

Buckland Newton Neighbourhood Plan Examination
Parish Council and WDDC response to questions from the Examiner

1. Please confirm the full date on which the Neighbourhood Plan area was designated.

4th February 2013

2. Please confirm how many questionnaires were undertaken and the dates of the questionnaire(s) and the percentage response(s).

This is largely covered in the Overview Summary:

(https://www.dorsetforyou.gov.uk/media/211333/Overview-of-Plan-Preparation-Process-and-Consultation-Summary-Buckland-Newton-NP/pdf/Overview_of_plan_preparation_process_.pdf) and supplementary reports.

The following general consultations using questionnaires were run (i.e. excluding focused consultations such as 'Call for Sites' leaflet and Housing Needs Survey):

- *Autumn 2012 Public Consultation ran from 27th September to the 31st October 2012: 109 responses received (approximately 36% of households, 18% of total population)**
- *Autumn 2014 Public Consultation ran from 8th to 30th September 2014: 108 responses received (approximately 36% of households, 18% of total population)**
- *Pre-submission Consultation ran from 21 May to 04 July 2015: 37 responses not including statutory consultees (approximately 12% of households, 6% of total population)**

**Please note response rates are very approximate. Although the numbers are the questionnaires/comments forms received, some came from joint names within a household (counted as one response) whilst in other cases there were several responses from a single household. Household response rates are almost certainly less than stated. Further detailed analysis can be carried out if required.*

3. Please advise whether there are any European sites near the Plan area. I understand that the Cerne and Sydling Downs Special Protection Area is located to the west and adjacent of the Plan area. Is this correct? Are there any other European sites within, adjacent or nearby the Plan area?

Please see the attached map which depicts the closest European sites to the Plan area.

The Cerne and Sydling Downs Special Areas of Conservation (SAC) is located to the southwest and adjacent the Plan area. The Holnest SAC is located 2km to the northwest and Rooksmoor SAC 4km to the northeast of the Plan area.

As a matter of clarification the Cerne and Sydling Downs is a SAC and not a Special Protection Area (SPA).

4. Is the Defined Development Boundary on page 12 of the Plan the same as defined in the Local Plan?

The intention was that it remains unchanged. An error in plotting however has been

spotted with the omission of one property in the north, "Brooklands", on the east side of the B3143. It would be preferable to retain this within the boundary as there is no justification for the change.

5. What is the significance of "no grant funding" being required to deliver the affordable homes in Policy H3?

The intention of the phrase "no grant funding" is to be clear in policy text that the lack of any grant funding should not be used as a viability reason for providing less affordable housing than that sought through policy i.e. schemes should be self sufficient.

This reflects the guidance given by the Homes and Communities Agency (HCA) that public grant funding is unlikely to be available for affordable housing scheme where other sources of income / cross-subsidy can be used.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/343896/affordable-homes-15-18-framework.pdf

It was considered important that this was fully understood in pursuing such a scheme, in order that there could be reasonable confidence in its delivery.

6. There does not appear to be a Policy RES2 or a Policy HS1? Please advise.

As partly explained in the contents page of the Plan the intention is to revisit the sequential numbering.

Policy RES2: Field to rear of 1-6 Majors Common on B3143 and Policy HS1: Field to the east of Landscombe Vale were policies in the pre-submission draft. These were combined into single policy RES1 to provide the best approach to securing the affordable housing delivery as all 3 sites were in a single ownership.

7. Site I (Land at Knap Farm) is identified in the table on page 13 of the Plan as a rural exception site which is subject to Policy H3. Policy HS2 then includes this site as an "other identified housing sites" indicating it is suitable for 3 dwellings, one of which should be an affordable housing unit. The introductory text to this section of the Plan (page 30) explains that the sites included in this section are not suitable to be treated as rural exception sites. Please advise about this apparent discrepancy in the Plan. Is Site I a rural exception site (in which case it would seem to be in conflict with Policy H3) or is it a housing site which should then accord with the first paragraph of Policy H3.

This site is considered an anomaly, and the asterisk under the table at the top of page 30 tries to show this, together with the policy justification.

The site has space for two new build homes, which as a rural exception site could be one affordable and one open market home. As the barn could also be converted to a 'restricted' dwelling type (affordable, holiday let or rural worker) under Local Plan policy, this opportunity was also factored into the potential mix. However with 3 houses, under RES the requirement for 2 of the 3 to be affordable was considered potentially unviable given the higher costs of converting barns.

This is why it is considered that it falls more within the 'other' sites, but in delivering either 2 or 3 homes at least one should be affordable.

If the current proposals are considered to raise an unacceptable conflict, an alternative solution could be to treat the 'new build' element as RES (under Policy H3), and not include the potential conversion in the mix.

8. Policy C4 seeks to protect Local Green Spaces. The supporting text to the policy identifies four such spaces. Was it the intention that the policy would (only) relate to these four areas?

Yes –other sites were suggested (e.g. through the pre-submission consultation) but not considered to meet the NPPF criteria.

9. Is the “Abbas Ecology Report” referred to in some of the bundle of documents forming part of the Consultation Statement including the Public Consultation Autumn 2014 Identification, Selection and Assessment of Potential Housing Sites & Report on Public Consultation in the public domain?

The full report was shared with the District Council and working group members. The summary of issues was considered sufficient in terms of what was published.

10. Please update me on the latest position in relation to planning application WD/D/15/000165 in relation to Site G, Old Farm Buildings, Brockhampton Dairy Farm.

The planning application was approved subject to conditions on the 11th February 2016 by Development Control Committee. Delegated authority was given to the Head of Planning (Development Management and Building Control) to approve subject to conditions and the completion of a unilateral undertaking to secure a financial contribution of £25,000 to the provision of off-site affordable housing.

The planning application was reconsidered by Planning Committee on the 16th June 2016 in the light of changes to national policy on affordable housing and WDDC's response to those changes. As a proposal for 4 dwellings the application of the threshold in national policy would not require any contribution towards affordable housing. The application was approved without the need for any Section 106 agreement and subject to the conditions previously agreed.

11. Please update me on planning application WD/D/15/000376 referred to on page 26 of the Plan. Is the application site the same as Site E?

The planning application WD/D/15/000376 was approved by delegated authority on the 3 August 2015. Housing monitoring carried out in March 2016 indicates that the site is now under construction. The planning application site is not the same site as Site E which is a 0.4ha field directly to the north of the planning application site. There is access to Site E through the planning application site.

Buckland Newton Parish Council & West Dorset District Council

8 July 2016