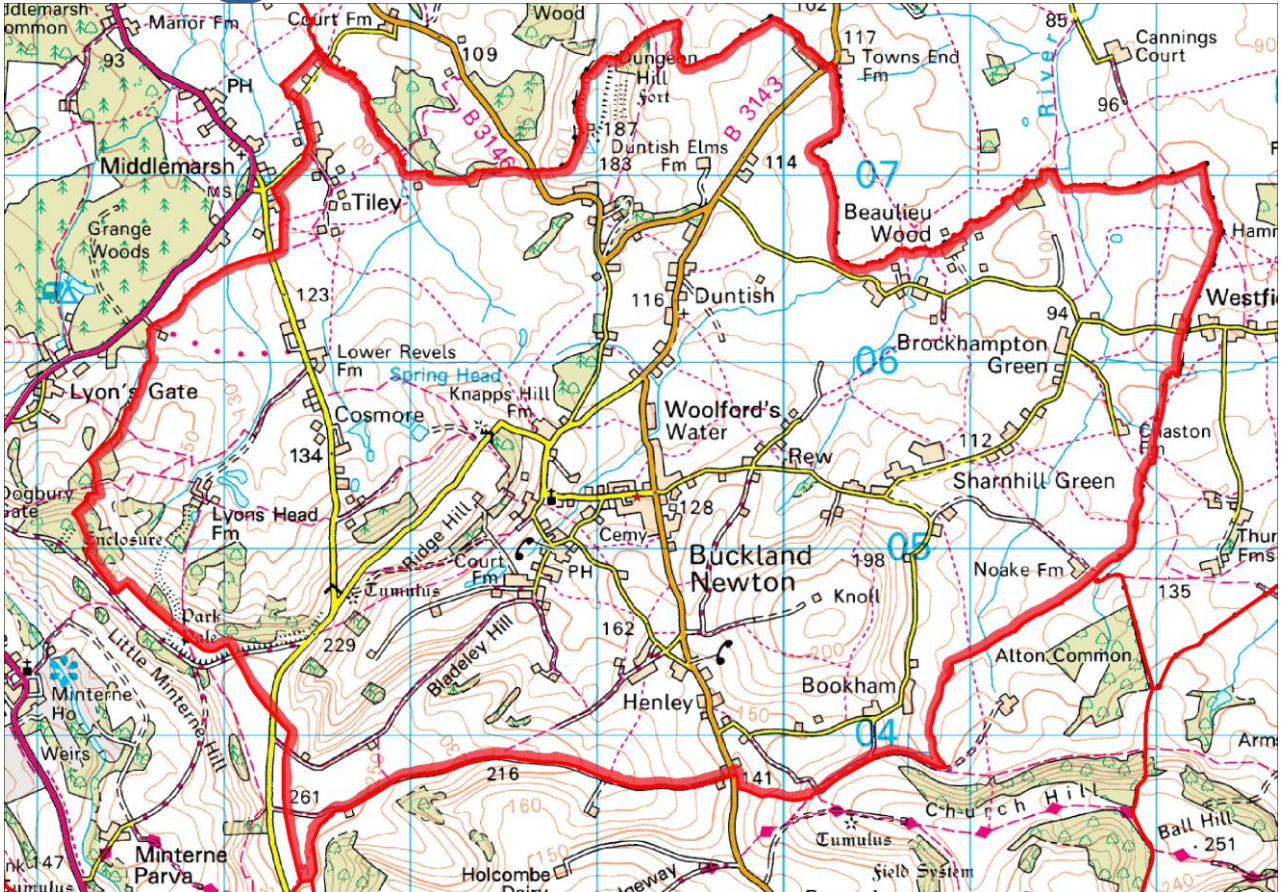


Buckland Newton Neighbourhood Plan



**Statutory Public
Consultation on draft plan
May – July 2015
Comments received by
Policy**

Buckland Newton Neighbourhood Plan

Comments from Public Consultation on draft plan May – July 2015

Policy H1: Location and Amount of New Housing	
<p>New housing development may take place within the defined development boundary of Buckland Newton and on sites allocated in this neighbourhood plan (as shown on the Policies Map). In addition, homes to meet specific needs for local, affordable housing or rural workers may be permitted as set out in the local plan. The sites in this neighbourhood plan have the potential to provide sufficient land for up to 40 new homes (an average of 2.7 per year) over the plan period of 15 years.</p>	
Statutory consultee	Comments
WDDC	<p>(Summarised)</p> <p>It would be helpful to set out why the continuation of the historic level and rate of development is proposed, and how this would contribute to the achievement of sustainable development, especially since most of the neighbourhood plan area lies within the Dorset AONB.</p> <p>It would be useful for the plan to include some commentary on how the development potential and deliverability of the sites within the DDB was assessed, to provide clearer justification for investigating additional sites for development outside the DDB, as well as more information about the site selection process, in order to provide stronger justification.</p> <p>Consideration could be given to extending the DDB to incorporate the open market housing sites where these adjoin the boundary, rather than at any subsequent review (as proposed on Page 10). This approach will make it easier to distinguish between rural exception sites and open market housing sites.</p>
Comments form no.	Comments
6	<p>The original questionnaire showed that 48% voted for 2-4 houses to be built in the next 10-15 years. But a further 36% voted for 'very little development' (had they been given the option of 'no development for the time being', they would have voted for that). This means that 84% voted for 0-4 houses per year, at best equating with an average of 2 houses per year, or a total of 30 houses over 15 years. The Draft Plan is suggesting a possible total of 41 houses.</p> <p>Despite people's desire to see any new building spread across the parish, under this Draft Plan Buckland Newton itself would see the majority of development, with only 4 sites outside the main village.- 2 sites in Duntish, one in Brockhampton and one in Spring Grove (site K and site L being among 'Other identified sites' – see below). Given the size of the parish, that is truly disappointing and greatly at odds with residents' wishes, particularly as Buckland Newton has seen some sizeable developments in recent years.</p>
11	<p>Good plan overall. Just one concern: developments need to be gradual If there is no phasing of development it could get out of hand. Parishioner respondents to the original questionnaire supported a rate of development of 2 to 4 homes per year. Some form of control is necessary to stick to this limit. Moreover, if all the development goes ahead in say, the first five years of the plan, what would be the implications for the last ten years?</p>
18	<p>An increase of 100 households in 50 years is 2 per year. The use of percentages throughout rather than numbers gives an distorted view. 0 to 2 houses per year should be more than adequate to meet demand and should be largely affordable housing for those</p>

	working locally. BN should not be a dormitory area for elsewhere in Dorset.
19	No objective to build within Defined Development Boundary where possible! (Shameful)
21	Sites south of the cross (on both sides of the Piddle Valley road) have been objected to by residents affected by overlooking and overcrowding. These sites are not necessary to fulfil the 30+ houses mandate. They are all negatives and no positives.
31	This plan caters for far too much building around Buckland Newton, which would be unnecessary, and would also damage the environment of the village.
35	The plan states that the development rate should be between 2 and 4 houses per year. The plan does not state how this will be managed/controlled as it should. This paragraph states: "...being in the AONB, (development) should not be visually intrusive. The development currently proposed for sites A and J do not meet this requirement.
37	We wish the full curtilage of Woolford House to be included in the plan

Policy H2: Type and Size of Housing

The type and size of new open market housing should reflect the need for small homes of one, two and three bedrooms. As a guide, one or two bedroom properties should measure no more than 100m² gross internal floor area, and three bedroom properties should measure no more than 125m² gross internal floor area. All new housing should meet the nationally approved minimum space standards, and on sites of more than one dwelling, one in every two dwellings built should be designed to be adaptable for occupation by elderly persons (ie go beyond the minimum Building Regulation standards and achieve M4(2): category 2 accessible and adaptable dwellings).

Permitted development rights for new homes that would undermine the objective of retaining the stock of smaller homes will be removed. The substantial enlargement of new homes (ie homes that are built after the adoption of this Neighbourhood Plan), through combination or extension and alterations that reduces the stock of the smaller, more affordable homes, will not be supported, other than a conservatory or other non-habitable small extensions such as an external porch.

Statutory consultee	Comments
WDDC	(Summarised) The blanket removal of PD rights through a neighbourhood plan is not appropriate as the need should be considered on a case by case basis. It is not clear whether this policy would relate to any new market housing in the neighbourhood plan area, or whether it would only apply to the sites which have been allocated. Nor is it clear which PD rights would be removed. These points should be made clear. We suggest that the second paragraph of Policy H2 should relate only to the control of the enlargement of homes built on the sites allocated in the neighbourhood plan. The policy should focus on seeking to control extensions and / or alterations that require planning permission. The supporting text can clarify that the District Council may consider removing permitted development rights for the extension and / or alteration of new homes when planning applications for new housing development come forward on sites allocated in the neighbourhood plan.

Comments form no.	Comments
6	Further, consultations and public meetings made it clear that the parish was in need of small starter homes, to buy or rent, and 'downsize' homes for older people. Figures given in the Plan show that the percentage of 1 and 2 bedroom houses in the parish is half that in West Dorset. Apart from providing larger houses specifically for families in need as part of an extension of the Community Land Trust development, these houses should be limited to 2 bedrooms if the parish is to present a balanced community.
29	Hopefully the majority of houses will be two bedrooms and small gardens, so many people cannot come along and extend the properties pricing them out of reach of local people who will be unable to afford.

Policy H3: The delivery of Affordable Housing

Affordable housing for local needs should be provided on sites of six or more homes (with at least one affordable home for every two market homes), unless new evidence clearly indicates that there is no demonstrable need, or a legal agreement has been entered into that secures the equivalent financial contribution (and the number of units / overall size is no more than 10 units or 1,000sqm).

On rural exception sites identified in this plan at least one affordable home will be required for each market home built. Where open market housing is proposed a viability appraisal should be submitted that demonstrates that no grant funding will be required to deliver the affordable homes.

Elsewhere the local plan policy on rural exception sites will apply.

Restrictions will be applied to ensure that the affordable housing remains so in perpetuity. It is expected that low cost housing for sale should be available at no more than 65% of open market value, and remain so in perpetuity

Statutory consultee	Comments
WDDC	<p>(Summarised)</p> <p>The ability for neighbourhood plans to cross-subsidise exception sites with open market housing is supported by the draft Joint Local Plan (paragraph 5.2.11). At the current time there is insufficient evidence to justify that 20 new affordable homes should be provided - the housing register currently shows a need for approximately 7 affordable homes although this number is expected to increase in the near future. Furthermore the smaller rural exception sites are unlikely to attract housing associations to manage them.</p> <p>Because the plan specifically identifies rural housing exception sites, it may be that these then are not technically exception sites under the definition in national policy.</p> <p>The inclusion in the affordable housing definition of 'low cost housing for sale (where the re-sale price is kept below market value through a legal agreement)' may be contrary to the NPPF glossary definition which states 'Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes'. This form of housing would only fall within the national definition of affordable housing if proposals included provisions for the homes to remain at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. You may wish to make it explicitly clear that any low cost housing for sale proposed on the sites allocated in the neighbourhood plan should fall within the national definition, if that is your intention.</p> <p>It is not normal practice to require a local connection for the affordable housing required on open market sites – we recommend that you should broaden the definition to reflect the draft Joint Local Plan.</p>

	<p>Site A does not meet the supporting text proposal that up to 50% of the housing may be delivered as open market housing (as the policy would allow 60% of the housing on this site to delivered as open market housing). This should therefore be reconsidered. The policy and supporting text could be made clearer to address the points made above and more closely align to the provision in the table on page 14</p>
Comments form no.	Comments
12	<p>Draft Policy H3 seeks to deliver a mix of open market and affordable homes through the allocation of several “<i>Rural exception sites</i>”. This approach is <u>unsound</u>. In order to be found sound at Examination, the policies in the draft Neighbourhood Plan must be compliant with the Local Plan. The purpose of the rural exception site policy set out in the adopted Local Plan and the emerging Local Plan is to facilitate the delivery of affordable homes to meet a demonstrable local need on sites which would otherwise be contrary to planning policy (i.e. only in exceptional circumstances). <i>(Extracts from the adopted Local Plan and the emerging Local Plan in letter not included due to space)</i></p> <p>By allocating sites for development in the Neighbourhood Plan, the principle of residential development will become specifically supported by planning policy and so, by definition, cannot be ‘exception sites’. In simple terms, the allocation of an exception site is a contradiction in terms. On this basis, this fundamental policy of the neighbourhood Plan is <u>unsound</u>.</p> <p>Although the Neighbourhood Plan cannot allocate exception sites, it can allocate sites for residential development However in doing so it must be mindful of recent changes to national planning guidance which removes the requirements for sites to deliver affordable homes or other tariff style contributions on sites of 10 units or less. An extract from the relevant section of the national Planning Practice Guidance is set out below: <i>(extract not include due to space)</i></p> <p>This means that financial contributions towards the delivery of affordable homes can only be secured from sites of 6 dwellings or more. However, even then such contributions will go into a district level funding pot which may end up being used to provide affordable homes in a completely different part of the district. As such there is no guarantee that such moneys will be used to fund the delivery of affordable homes in Buckland Newton.</p> <p>The only way to ensure that affordable homes are delivered on the ground in Buckland Newton is to allocate a site (or sites) for 10 or more dwellings as such sites would be required to deliver affordable homes as part of the development mix in accordance with Local plan policies.</p>
35	Rural exception sites C and D should be 100% affordable local housing,

Policy H4: Housing Design

All new housing development should be of a scale (in relation to its mass and height) and use an appropriate variety of materials as seen locally and level of detailing which respects the rural character of Buckland Newton Parish. In considering whether proposals achieve this requirement, particular regard should be paid to:

- The variety of plot sizes in the vicinity and the scale and massing of nearby buildings
- The predominant use of building materials as seen locally (cream / grey limestone, render, and red / yellow-grey brick, flint, timber cladding, thatch, tiles and slates)
- The typical door and window styles (casements and vertical sashes)
- The variety of local roof forms and pitches
- The use of interesting lintel and other detailing
- The typically modest proportions of extensions, including porches and garaging
- Energy efficiency, making use of modern energy efficient materials and technology

Statutory consultee	Comments
DCC	DCC recommends that an additional bullet point be added in relation to surface water drainage since this is an important aspect of housing design in this locality. This would also provide a general reference point for any future surface water management conditions required in the process of developing sites. The additional bullet point could read as follows: <i>“Appropriate consideration of surface water management and sustainable urban drainage.”</i>
AONB Team	I note that Policy H4 has been developed to address the issue of housing design and we support the principles that are detailed within.
WDDC	The bullet points included in this policy could be made more specific with the avoidance of terms like ‘interesting’ to make the policy easier to interpret in practice.
Comments form no.	Comments
30	Need anti-light pollution clause inserted into one or both policies (E1/H4). (to support plan main objective – protect and enhancelandscape). My suggested clause is: <i>Any new building/development should have minimal external lighting. Therefore, any external lighting (and its associated control system) should be designed so as to minimise light pollution.</i>
32	One essential requirement in a new build <u>must</u> be rainwater harvesting

Policy RES1: Field south of 'Higher Still', west of B3143

The site is identified as a rural exception site to provide at least 2 affordable homes, and up to 5 homes in total. The built development will be limited to the north-eastern part of the site. The concrete shed base in the north-west will be removed and the area landscaped appropriately, and the area of the site to the south managed for wildlife and flood alleviation benefit.

The scale of development should take into account the sloping nature of the site, and limited to 1 to 1½ storey homes. The housing should be set back a reasonable distance to avoid overlooking of the homes opposite. A suitable configuration would be for 2 pairs of 1½ storey semi-detached houses and a bungalow.

Access to the B3143 highway will be at northern corner. In addition to residents parking, provision for at least 6 parking spaces will also be made available and reserved for visitors to the local shop during normal opening hours

Statutory consultee	Comments
DCC	Site A – site characteristics and an existing pond / low spot are identified. The supporting text makes reference to flood mitigation measures and the indicative layout avoids the area of potential flooding but should include reference to the need for <i>appropriate surface water management</i> . To this end the last sentence of the first paragraph of Policy RES1 should be amended to read “managed for wildlife, flood risk and surface water management.” (instead of “wildlife and flood alleviation benefit”).
WDDC	(Summarised) The location of this exception site is in general conformity with local planning policy subject to demonstrating affordable housing need. However the extent of the allocation is unclear on the map. The location of the concrete shed base is described as NE on one sentence and NW in another.
Comments form no.	Comments
12	UN SOUND. This site is identified for the development of up to five dwellings. Considering the size of the site, this could only be achieved through a cul-de-sac style of development. This would be entirely at odds with the vernacular of development in this area of the village, which is characterised by frontage/ribbon development. The site lies within an area known to have high ecological value and it has been noted that recent works have already caused harm to the pond habitat that lies in the southern part of the site, Any development on this site, even if it avoids the pond, could cause harm to it as a habitat for local wildlife.
15	I like the idea of providing safer parking for the shop
16	Yes
17	Ideal for elderly opposite shop and near village hall. Good to provide extra parking for shop. Single storey preferred. Traffic calming to be incorporated
18	Adds to traffic hazard
22	Far too many houses on plot mainly for traffic related reasons. More suitable plots available with safer pedestrian and traffic access. Impact of opposite properties.
23	From shop to crossroads: All building plots put forward will add extra traffic on an already busy and fast road.

	Also it will add to extra runoff water, drives, etc. and make flooding worse on crossroads.
25 and 26	<ul style="list-style-type: none"> •Too many houses too close to road. This would impact greatly on character and amenity of neighbouring properties. Safety has got to be the priority here. This road carries a lot of traffic, with not only cars, but HGVs, buses and farm vehicles. The road runs alongside the proposed site. The road narrows and there is also a bend just before you approach the proposed site. Traffic does not slow down to required speed (30 mph). To emphasise our concerns about safety we would like to bring your attention to the fact that just a couple of weeks ago there was a road traffic incident involving a vehicle that collided with a sign on the shop forecourt and then hit the planter which resulted in the driver losing control of the vehicle and veering across the road ending up in the hedge destroying a concrete post. Fortunately the driver was uninjured but had there been anyone crossing the road at the time this could have resulted in a serious injury or even worse. •Proposed houses on this site will increase traffic around an already busy area because of the shop. For us, as residents, and that of our neighbours, exiting our driveway can be hazardous because of the number of vehicles parking around the shop area and reversing into our drive. Even if there is a designated parking area for the shop within the proposed development site, people will still park outside the shop (disabled/parents with children, to avoid crossing the road. People will also park outside the shop if it is raining, rather than getting wet crossing the road. •We calculate that the proposed number of houses will generate 10 vehicles (averaging x2 per family) + additional visitors' vehicles, with the possibility of this number increasing as children reach driving age. •Noise levels will inevitably increase with more vehicles. •Flooding/drainage is an issue here as currently, with heavy rain, the road turns into a river, with water pouring off the surrounding fields. •The priority of the parish is to provide affordable housing in the village, attracting more young families, in order to keep the school viable, therefore the most obvious suitable site to be developed seems to be C, with a maximum of 6 houses. There is already an existing footpath from the playing field, opposite the school, to Lydden Meadows. This could be extended to Site C, making a safe route for parents/children going to the school. •We are also concerned that objectors to Site a will be in the minority as there are only a few of us who will be directly affected. How will this be dealt with fairly? <p>We feel site a would be better suited left as a green site with the hedging preserved, particularly as this is a natural habitat for house sparrows, which are very much in decline because farmers are taking out hedging and replacing it with fencing. If building goes ahead here the hedging will be destroyed and the house sparrows and other wildlife lost. We have recently had the pleasure of a barn owl flying around the field, as well as seeing a hare and deer. We feel the pond should be preserved, as it was stated that it would be originally, and perhaps the decision on this could be revoked which would protect the existing wild fowl, frogs and toads.</p> <p>The surrounding grassland also attracts wild life and insects, which should be encouraged, not destroyed. We feel it would make an ideal area for villagers and visitors to enjoy, along with future generations. There is already a designated walk way along the edge of the proposed site which is used by the villagers and visitors to enjoy the local landscape.</p>
27	There is an accident hazard should this plot be developed due to increase in traffic at a bottleneck at the village boundary.
33	<p>Objection;</p> <ul style="list-style-type: none"> •Wildlife – deer, badgers, hare and barn owl use this field. Previous years toads and frogs have crossed the road to pond •Light pollution, sensors flashing into houses opposite

	<ul style="list-style-type: none"> •Parking – at least 8 spaces for residents needed – too many. Parking for shop would add to danger of traffic pulling in and out. Shoppers would not park in car park, they are in and out of shop in minutes. The fact that cars park on road slows speed of traffic, which speeds when shop is closed. •Danger – speeding traffic, no proper footpath, poor visibility (improving it will increase speed). Recent accident outside shop. Pedestrians vulnerable. •Keep for wildlife amenity for future generations •Flooding <p>Sloping site not ideal for development.</p>
36	<p>This should be kept as a wildlife area as it is the site of the only village pond and several species of wildlife are to be found there. To quote one of the main objectives of the village plan “to protect and enhance the natural environment of the parish including its landscape, built heritage, archaeological sites and wildlife habitats”.</p> <p>There is also potential for flooding, therefore increasing water problems on the main st. In heavy rain. It would be visually intrusive to the houses opposite.</p>

Policy RES2: Field to rear of 1-6 Majors Common on B3143

The site is identified as a rural exception site to provide 4 affordable homes in total. The built development should avoid any impact on the mature oak along the eastern boundary of the site, and make provision for a footpath link to be created from Castle Lane to the B3143 (through Major’s Common) and Landscombe Vale. The housing should be located and orientated to avoid overlooking the private amenity space of adjoining homes. A suitable configuration would be for two pairs of facing semi-detached houses broadly opposite the Major Common access point.

Statutory consultee	Comments
DCC	No specific comments. Surface water management to be appropriate as per generic planning conditions and Objective 6 and Policy H4 (as proposed to be amended).
WDDC	(Summarised) The location of this exception site is in general conformity with local planning policy subject to demonstrating affordable housing need.
Comments form no.	Comments
12	UNSOUND. One of the key site constraints is the presence of a mature oak tree on the site’s eastern boundary, which the policy aims to retain. Mature trees of this size inevitably have extensive root protection areas which extend out beyond the tree canopy. All development, including dwellings, roads and parking areas will need to avoid the root protection area if the tree is to be retained unharmed, something which is not achieved in the indicative site layout provided. The proximity of existing dwellings adjoining the site on all sides is also a significant constraint affecting the site. As such there are concerns over whether four homes can be developed on this site without impacting upon the amenity of these neighbouring properties.
16	Yes
17	No objection Good use of land in already intensely developed area
19	Adds to traffic hazard
23	From shop to crossroads: All building plots put forward will add extra traffic on an already busy and fast road.

	Also it will add to extra runoff water, drives, etc. and make flooding worse on crossroads.
34	This development should be limited otherwise, with the houses already recently built; it would create an estate-like feeling not suitable to our village. Any new housing would have an impact on the privacy of all the houses in the vicinity. Access into Castle Lane would not be ideal and any new road or parking areas would increase the run-off of surface water into Castle Lane. There is already a major problem with flooding outside Kwan Yin and The Snug during heavy rain when cars and pedestrians are unable to go through the water which is up to 18" deep so improvement to the surface water drainage is essential.

Policy RES3: Land north of Lydden Meadow and Brooklands, on either side of the B3143

The site is identified as a rural exception site to provide 6 affordable homes, and up to 10 homes in total. The site may be delivered in phases, provided that no more than 2 open market homes are built and occupied prior to the delivery of the affordable housing units. Development of the site west of the B3143 should provide six new homes and include frontage development facing onto the road. There should be a landscaped gap between the new development and Lydden Meadow, which may also provide the main point of access to the site. Development of the site east of the B3143 should provide up to four new homes and comprise frontage development facing onto and close to the road. A suitable landscape buffer should be maintained alongside the river for wildlife benefit.

Statutory consultee	Comments
DCC	Sites C & D – these are seen to be in proximity to fluvial Flood Zones (2&3) and indicative surface water flooding, but not directly impacted. Given the proximity of these sites to areas liable to flood risk, it would be prudent to include “ <i>and to enable suitable surface water management to ensure no worsening of the current situation.</i> ” to the final sentence within Policy RES3.
WDDC	(Summarised) The location of this exception site is in general conformity with local planning policy subject to demonstrating affordable housing need. The proviso of occupation on the first two open market homes could result in four market houses being built prior to the delivery of the affordable units. A comprehensive approach should be taken to qualify as a rural exception site, and would also help create an attractive entrance to the north of the village. We recommend removing the requirement to occupy.
Comments form no.	Comments
2	Public footpath goes across this field. Land in field is very waterlogged, would have bad drainage problems as we have had in Lydden Meadow. Land north of Lydden Meadow - would totally object to having houses here as would totally ruin our privacy in our back garden and all our windows face to this land + do not want access near our garden
9	We are concerned about the entrance to this site. It is suggested that “the main point of access to the site” should be at the “southern edge” of the defined site. This would be directly opposite our driveway (and that of our neighbours). Also – definitely not a good idea from a visibility point of view onto the B4143 road, where 30 mph regulation is not adhered to.
12	UNSOUND. The cul-de-sac at Lydden Meadow forms a defined “rounding off” to development in this part of the village. Development beyond this point on Site C would represent an encroachment into the open countryside, thus significantly harming the setting of the AONB. Site D would be particularly constrained due to its location within the flood zone, as identified by the Environment Agency’s online flood

	map. Residential development is a <i>'more vulnerable land use'</i> which should not be located within areas subject to flood risk. The river adjoining site d will certainly also provide an important ecological habitat which may be harmed by development.
15	I feel that houses should not be built here as it would result in an 'estate' like environment together with the existing houses in Lydden Meadow – not an appropriate rural development.
16	No. Ribbon development.
17	No to C, reservations re D. Smacks of Ribbon Development
18	Should be disallowed "given the peripheral and rural nature of the site"
28	I oppose development on these sites as it would accentuate the merging of Duntish and BN.
32	Concern for flooding in this area as has been noted particularly in Winter 2013/4
33	Appropriate sites for development – but not directly onto road. Needs to be set back – less visual impact (cf: logical future development)
34	This appears an ideal area to carry on with development. Development on the east side of the B3143 would have to take into consideration the levels for access to the main drainage system
35	Rural exception sites C and D should be 100% affordable local housing.

Policy RES4: Field north of Brookfield, west of Parish Field

The site is identified as a rural exception site to provide 3 affordable homes, and up to 6 homes in total, comprising a mix of 2 and 3 bedroom properties. The site layout should provide a positive frontage and surveillance across the existing and proposed playing fields to the east and north.

Statutory consultee	Comments
DCC	No specific comments. Surface water management to be appropriate as per generic planning conditions and Objective 6 and Policy H4 (as proposed to be amended).
WDDC	(Summarised) The location of this exception site is in general conformity with local planning policy subject to demonstrating affordable housing need. We would recommend a comprehensive design approach should be taken to take into account the proposals for the new recreational space under policy C3.
Comments form no.	Comments
6	Development by Parish Field would be 'visually intrusive'; even if it was connected with (as yet) any development along the road. Bad access (opposite the school from road to site, likely to be used by up to 12 vehicles. From a practical point of view it could only be done as part of any roadside development. As it is it looks totally unconnected to anything and therefore intrusive. Also, not mentioned in the Draft Plan is that this site and the proposed new sports facility are crossed by a well-used (particularly by dog-walkers) public right of way.
7	<ul style="list-style-type: none"> We believe a side road here would create danger to children arriving and leaving school Parking and congestion along the road at school times will become worse from June 2015 when the pre-school start and leave at the same time as the junior school Consider using the development area as a car park for the school

	<ul style="list-style-type: none"> Consider a footpath along the road near the school
8	<ul style="list-style-type: none"> We believe a side road here would create danger to children arriving and leaving school Parking and congestion along the road at school times will become worse from June 2015 when the pre-school start and leave at the same time as the junior school Consider using the development area as a car park for the school Consider a footpath along the road near the school
12	UNSOUND. The site would comprise backland development that would be out of character with the village vernacular. Access to the site would be derived from directly opposite the primary school, presenting a potential safety hazard.
16	No to suggested site Happy to see dilapidated buildings used for 2/3 terrace affordable housing, but traffic/school/children are a deciding factor
17	Concerns re proximity to school with the parking problems associated. Prefer option of replacing dilapidated farm buildings with terrace of 2 bed houses
18	Should be excluded by being in the Lydden corridor
25 and 26	Safety has got to be priority here as it is so close to the school
27	4 homes have been approved for planning permission; however <u>no</u> provision has been made to ensure the safety of children, carers and teachers accessing Buckland Newton School. With the expectation of heavy plant and vehicles attending the site along with other vehicles, there is a danger of accidents and severe congestion. It is incredulous and entirely inappropriate for the BNNP Working Group to wash their hands of all responsibility in this regard.
32	Would prefer to keep this field as a valuable green, open, space for all to enjoy
34	This development should definitely not go as far West as the back of Brookfield as it would be intrusive and spoil the best view in the village.
37	Suggest land directly behind Brookfield be excluded (I understand this is already in hand)

Policy RES5: Land opposite Duntish Farm, east of B3143

The site is identified as a rural exception site to provide up to 4 homes in total, of which at least half should be affordable to local people. They should reflect the character of modest farmworker dwellings. A suitable configuration would be for two pairs of semi-detached cottages facing onto the road front.

The layout of the development should take into account the potential biodiversity interest of the site.

Statutory consultee	Comments
DCC	Site F – whilst we acknowledge that a Flood Risk Assessment (FRA) has previously been compiled in support of this site, the northern element is thought be at risk from (severe) surface water flooding (1:1000yr event). The reference made within the supporting text to off-site impacts is appropriate, but it would be precautionary to include reference to “ <i>and appropriate surface water management</i> ” at the end of the last sentence of Policy RES5.
WDDC	(Summarised) As the settlement does not have a DDB and the proposal could be considered as ‘isolated homes in the countryside’ stronger justification is necessary to support this allocation, in particular demonstrating how it contributes towards sustainable development.

Comments form no.	Comments
4	<p>2 properties should be located on north field, rather than south, as this would contradict your stated overriding objectives to:</p> <ul style="list-style-type: none"> -be “complimentary to neighbouring properties” <p>Building on south field will compromise our natural light and privacy, whereas north field isn't overlooked</p> <ul style="list-style-type: none"> -“protect and enhance the natural and built environment” <p>The south field is not an appropriate location for development due to rich wildlife habitat, as recognised in the draft plan (These stated objectives should be numbered for easier reference as they are an important reference point when assessing applications)</p> <p>Other considerations:</p> <p>For the benefit of community diversity, the development on this land should all be affordable.</p> <p>More housing on a road with no pavement and significant speeding issues? (as recorded by recent community speed watch surveys.)</p> <p>Meet your objective of a 'safe and healthy community'?</p> <p>Consult council re speeding deterrents?</p> <p>Ensure properties are built to minimise light pollution with a requirement to continue to do so in the future</p>
6	Why not all affordable?
12	<p>UN SOUND. The site is located 1 mile from the village centre along a road with no pedestrian walkway. It is highly unlikely that future residents of properties in this location would walk the long distance into the village centre and so they would be reliant on private cars. As such development in this location would be contrary to planning policy at national and local levels, which seek to resist residential development in isolated locations.</p> <p>Development on this site would constitute an isolated form of development within the AONB. Although there are a small number of dwellings here, these are related to the agricultural use of the farm and the antique conservation business. The character of the area is therefore that of 'countryside' rather than 'residential'.</p>
15	I think that in such a small hamlet 2 houses, not 4, would be appropriate
16	Yes/no.2 affordable units. <u>But</u> not on suggested site but on site of disused building adjacent to Hermits Cottage
17	The site opp. Duntish farm (redundant buildings) would be much better site + no flooding issue.
18	The photos speak against it
28	I don't agree that these potential properties should face the road, preferable to have them set back to avoid 'strip development'.
30	<p>Agree that south field is the wildlife rich site. This should not be built on. (Would be contrary to plan main objective – protect and enhance...wildlife habitats).</p> <p>If there is not enough defined area allocated in north plot, then expand this to enable the development as required.</p> <p>Why insist that the cottages 'face the road'? Removing this would enable creative orientation of buildings within north plot (perhaps a dog-leg footprint).</p> <p>Would prefer only 2 cottages but if more then ALL should be affordable as originally requested by landowner. I don't understand why this gift should be devalued on this site (To support main plan objective –meet local housing need..taking into account...social requirements)</p>
32	Definitely a flood risk area – to build here would be foolish

33	A dangerous stretch of road – not ideal
34	This appears an ideal site for development with clear access to the road and main services and new build would improve and enhance the area

Policy RES6: Old farm buildings, Brockhampton Dairy Farm	
The site is identified as a potential rural exception site to provide up to 4 affordable homes for local people. The conversion of the listed building will need to be guided by a statement of its heritage significance.	
Statutory consultee	Comments
DCC	No specific comments. Surface water management to be appropriate as per generic planning conditions and Objective 6 and Policy H4 (as proposed to be amended).
WDDC	(Summarised) As this area / small complex of buildings do not have a DDB and the proposal could be considered as ‘isolated homes in the countryside’ stronger justification is necessary to support this allocation, in particular demonstrating how it contributes towards sustainable development. Furthermore, the viability of converting the buildings for affordable housing may make this scheme undeliverable given the increased construction costs associated with the redevelopment of Listed properties
Comments form no.	Comments
12	Although the location of the site is not sustainable, the conversion and re-use of traditional barns for alternative uses is supported by national planning policy.
13	Absolutely no benefit to village. Too many properties for the site. Development is too close to a listed property. No gardens. Poor access. This is personal gain, not community based. Who are properties for? Are they for sale?
14	Too many properties on site. Brockhampton farmhouse not shown on site maps – this property adjoins boundary. Site too close to highway windows obnoxious – right opposite our farmland. Too much traffic on road already. No public transport, some homes will need cars. No gardens Buildings already in use. No clear indication who will be living in these properties.
16	Yes
17	No problem / good use of redundant buildings
18	Suitable for affordable housing conversion
33	A good use of redundant buildings + <u>outside</u> of village

Policy HS1: Field to the east of Landscombe Vale

The development of the site for up to two modest two bedroom single storey homes will be permitted if it would bring about an improvement to the current flooding problems experienced by nearby properties as a result of reducing the surface water run-off from the site. The design and layout of the development should ensure nearby properties and private garden areas are not adversely overlooked.

Statutory consultee	Comments
DCC	<p>Site H – we note that the prevailing risk of surface water flooding and runoff from elevated ground is highlighted. This is appropriate and any new development must not exacerbate existing problems. However given the limited scale and nature of the proposed developed it is difficult to see how it might offer an improvement as such. To this end we suggest that potential improvement be sought from new development, rather than made conditional, as suggested by the wording of Policy HS1. The NPPF obligates development to match greenfield runoff rates, but not to exceed it.</p> <p>It is suggested that Policy HS1 be amended to read: “The development of the site for up to two modest two bedroom single story homes “<i>should include measures to</i>” bring about an improvement...” (instead of “will be permitted if it would “)</p>
WDDC	<p>(Summarised) See earlier point – we would recommend extending the DDB to include this site. However given the location, we consider that stronger justification is necessary to support open market housing and how this contributes towards sustainable development.</p>
Comments form no.	Comments
1	I am not sure about the value to the community of these small sites
12	<p>UN SOUND. The policy identifies potential issues as to whether surface water run-off can be adequately addressed on this site. Unless the matter can be satisfactorily resolved the development cannot be delivered on this site</p> <p>Site constraints would require the construction of a fairly long stretch of new road to serve the new dwellings this will add significantly to the cost of development. It is important to acknowledge that proposals for 100% affordable homes are always marginal projects and so it is unlikely that a development of two affordable dwellings in this location would be financially viable.</p>
16	No. Too “high up” even for a single storey
17	Not a good site – too prominent a position even with single storeys
18	Inappropriate and money makers for present owners
19	Indicated design of road leads to suspicion of intention to encourage landowner to propose further development at a later date. Development of this site cannot improve ‘current flooding problems’ which do not exist
23	<p>From shop to crossroads: All building plots put forward will add extra traffic on an already busy and fast road. Also it will add to extra runoff water, drives, etc. and make flooding worse on crossroads.</p>
25 and 26	We object to the proposal for development of this site on the grounds that any dwellings would overlook existing properties and into their gardens so would be intrusive as the field is above the current housing level. Why not leave this as a green area?
33	Good

Policy HS2: Land at Knap Farm, off Lockett's Lane

The development of the site for up to one pair of new open market semi-detached homes will be permitted, provided all other Neighbourhood Plan policies regarding size, design, etc. are met. Conversion of the existing farm building to provide one affordable home will also be permitted.

Statutory consultee	Comments
DCC	<p>Site I - we note that the prevailing risk of flooding is highlighted, and that a FRA has previously been compiled. This is appropriate, and any redevelopment of the site must not exacerbate existing problems or increase risk either to the proposed dwellings or adjacent properties. However given the limited scale of any redevelopment and brownfield nature of the site it is difficult to see how significant improvement might be achieved. Our understanding of the flooding issues at this location are that they are associated with runoff from elevated ground to the south / south-west and limited capacity within the adjacent (culverted) watercourse. Improvements to off-site runoff and the watercourse / structures would be outside the red line or site boundary, as shown in the plan document. Accordingly we suggest that the prevailing flood risk and emphasis on (improved) surface water management be stressed within the relevant policy (HS2). Suggested additional wording would be:</p> <p><i>"Given the prevailing risk at this location, flood risk and surface water management should be carefully considered."</i></p>
WDDC	<p>(Summarised)</p> <p>This site would provide some affordable housing – and therefore the introductory paragraph that says this section lists sites that are not of sufficient size or in an appropriate location to provide affordable homes as a matter of policy is misleading.</p> <p>Given the location, away from a settlement with a DDB, stronger justification is necessary to support this site, in particular demonstrating how it contributes towards sustainable development.</p> <p>It is not clear whether the two new build open market homes result from the replacement of some existing farm buildings, or whether the replacement, rather than the conversion, of the existing farm building to form an affordable unit would be permitted.</p>
Comments form no.	Comments
1	I am not sure about the value to the community of these small sites
7 and 8	<ul style="list-style-type: none">• Height of proposed buildings. Two storey would <u>overlook</u> Ridge Hill Court. The development site is nearly 6ft (1.8metres) higher than RHC.• If the existing single storey buildings were converted and remained the same height, this would be acceptable• Access to the site should be between Locketts and Bladeley Cottage and not opposite RHC• Site to be suitably screened from RHC with further hedging in keeping with the existing at this location• If planning goes ahead, the yard to be cleared of scrap and junk• Erection of signposting at the entry to Locketts Lane to prohibit HGVs• Flooding regularly occurs in the roadway at the entrance to Ridge Hill Court after heavy rainfall. Flood risk assessment required and council to instigate improvements to drain water away
12	No objection
16	No. Knap Farm traffic problems in lane. Water/flooding (personal experience)

	Yes to "Locketts. 1 / 2 single storey affordable
17	Flood risk a real issue, Locketts Lane can run like a river with run-off from Bladeley Hill, plus traffic issues. The one affordable home/existing farm buildings only to be considered.
18	Inappropriate and money makers for present owners. Would increase traffic problems in Lockett's Lane; it would add to the heavy traffic already using Lockett's Lane and its approaches, which is bad due to industrialisation and lack of planning control in the locality.
32	Are services adequate in this area to support additional dwellings?
33	Would clear up an eyesore

Policy HS3: Land adjacent to Lydden Cottage, Lockett's Lane

The development of the site for a one and a half storey dwelling of up to three bedrooms, fronting onto the lane, will be permitted, provided all other Neighbourhood Plan policies regarding size, design, etc. are met.

Statutory consultee	Comments
DCC	No specific comments. Surface water management to be appropriate as per generic planning conditions and Objective 6 and Policy H4 (as proposed to be amended).
WDDC	(Summarised) See earlier point – we would recommend extending the DDB to include this site. However given the location, we consider that stronger justification is necessary to support open market housing and how this contributes towards sustainable development.
Comments form no.	Comments
1	I am not sure about the value to the community of these small sites
6	Why 3 bedrooms?? With these last three sites only offering 1 dwelling each it does, unfortunately, give the impression of landowners using the Plan to gain permission for their own purposes rather than for the good of the Community.
12	No objection in principle as site is centrally located and presents an opportunity for a small scale development in keeping with the character of the village
16	Yes. To match opposite /single storey at road level
17	Single storey to balance those opposite, and not impinge on views/privacy, etc.
18	Inappropriate and money makers for present owners. J's land was taken from the field: house building was refused by a Planning Inspector. It was subsequently given planning approval for garden with 'planning conditions' against any building. It would add to the heavy traffic already using Lockett's Lane and its approaches, which is bad due to industrialisation and lack of planning control in the locality.
32	Are services adequate in this area to support additional dwellings?
33	No objections provided ground level lowered
36	Close to road – impacted by farm and commercial traffic

Policy HS4: Land south of The Old Mill, Duntish

The development of the site for one modest dwelling, no bigger than 3 bedrooms, fronting onto the road, will be permitted, provided all other Neighbourhood Plan policies regarding size, design, etc. are met.

Statutory consultee	Comments
DCC	Site K – as acknowledged within the supporting text the site is in close proximity to areas that are prone to both fluvial and surface water flooding. The indicated site boundary appears to fall marginally within Flood Zones 2 (1:1000yr) and 3 (1:100yr / high risk). We suggest therefore that the prevailing risk is highlighted within the relevant policy (HS4) and that the involvement of the Environment Agency (EA) as relevant planning consultee is anticipated. Suggested additional wording would be: <i>“Given the prevailing risk at this location flood risk and surface water management should be carefully considered.”</i>
WDDC	(Summarised) The site fails to conform with the settlement strategy as set out in the emerging Local Plan and given the open market nature of the proposal and its isolated location, we consider that it does not contribute towards sustainable development and fails to address the requirements of paragraph 55 of the NPPF. We recommend that this policy should be deleted.
Comments form no.	Comments
1	I am not sure about the value to the community of these small sites
6	Why 3 bedrooms?? With these last three sites only offering 1 dwelling each it does, unfortunately, give the impression of landowners using the Plan to gain permission for their own purposes rather than for the good of the Community.
12	UN SOUND. The site is isolated from surrounding development and from local services and facilities. Its development would represent a visual intrusion in what can only be described as an open countryside location and would cause unacceptable harm to the character and appearance of the AONB.
16	Yes
17	No
18	Inappropriate and money makers for present owners
33	Would prefer not to see development along roadside. Safe access/exit could be issue

Policy HS5: Land to north-east of Knapps Hill Cottages, Spring Grove

The development of the site for one modest single storey dwelling, no bigger than 3 bedrooms, fronting onto the road, will be permitted, provided all other Neighbourhood Plan policies regarding size, design, etc. are met. As much of the existing hedge as possible must be preserved.

Statutory consultee	Comments
DCC	<p>Environment</p> <p>There are several SNCI's surrounding the village but, of these, only one is in proximity to a suggested development site and this is referred to in the Plan - Site L next to Pop Mallers Coppice. Policy HS5 specifies that this land would be used for one modest 3 bed dwelling and that 'as much of the existing hedge as possible must be preserved'. Dorset County Council would encourage the wording on this to be strengthened to something like: <i>'Existing hedges must be preserved and there must be no impact on the adjacent SNCI and its boundary'</i></p> <p>No specific comments. Surface water management to be appropriate as per generic planning conditions and Objective 6 and Policy H4 (as proposed to be amended).</p>
WDDC	<p>(Summarised)</p> <p>The site fails to conform with the settlement strategy as set out in the emerging Local Plan and given the open market nature of the proposal and its isolated location, we consider that it does not contribute towards sustainable development and fails to address the requirements of paragraph 55 of the NPPF. We recommend that this policy should be deleted.</p>
Comments form no.	Comments
6	<p>Why 3 bedrooms?? A single storey dwelling with 3 bedrooms is not 'modest' and would present too big a footprint.</p> <p>With these last three sites only offering 1 dwelling each it does, unfortunately, give the impression of landowners using the Plan to gain permission for their own purposes rather than for the good of the Community.</p>
12	<p>UNSOUND. The site is isolated from surrounding development and from local services and facilities. Its development would represent a visual intrusion in what can only be described as an open countryside location and would cause unacceptable harm to the character and appearance of the AONB.</p> <p>Being adjacent to a site of nature conservation in the form of ancient woodland, it is possible that development here may fall within the root protection area of these trees. Access to the road would necessitate the removal of hedgerow which may also result in ecological harm.</p> <p>Creating access here may also prove difficult as it is located close to a tight road junction between spring grove and factory lane</p>
15	<p>I think no development should take place on this site re. Landscape impact – the space between Knapps Hill Cottage and Pop Mallers Copse</p>
16	<p>Yes</p>
17	<p>No problem – as long as kept to single storey and well designed</p>
18	<p>Inappropriate and money makers for present owners</p>
28	<p>An inappropriate site, any new development would detract from the natural beauty of the neighbouring cottages. It would look like "infill".</p>
33	<p>Where would access be?</p>

Policy EB1: Employment and Business

Applications for change of use of redundant rural buildings or extensions to existing small businesses will be favourably considered, providing there is no harm to the rural character of the area or to the living conditions and amenities of residents. Where existing buildings are modern or utilitarian in character (and do not make a positive contribution to local character), opportunities should be taken to improve the building's appearance and energy efficiency.

Statutory consultee	Comments
WDDC	We would suggest replacing the phrase 'no additional policies specific' with 'any specific allocations' as this statement is followed by policy EB1 Employment and Business. Notwithstanding this amendment, the policy is in general conformity local planning policy.
Comments form no.	Comments
18	The plan with its building and industrialisation ideas does not comply with the traffic statement on page 33, "However there were concerns that new businesses may increase the level of unsuitable heavy lorry traffic on narrow rural roads, and noisy or smelly businesses could impact on people's living conditions or detract from the enjoyment of the countryside".

Policy TT1: Direction signage

The provision and siting of appropriate direction signs to community facilities, such as the village hall, pub and shop, and to business parks, by the Parish Council, will be permitted on private land, with the landowners' consent and where this does not cause a safety issue.

Statutory consultee	Comments
DCC	Dorset County Council is supportive of the use of signage that respects the local context, such as finger posts in rural areas
Dorset AONB	Concerning your provisions under the 'Transport and Traffic' topic, could I take the opportunity to promote the Dorset Rural Roads Protocol and Traffic in Villages Toolkit, which can be accessed via our website (http://www.dorsetaonb.org.uk/our-work/rural-roads). These resources address a number of issues that are referenced within this element of your Plan, such as the potential conflict between the promotion of road safety and the preservation of rural character. Furthermore, with specific regard to fingerposts, the AONB Team has been undertaking substantial work in support of restoring these important features. In other areas it has been possible to incorporate additional fingers, providing signage to local services/facilities, during the refurbishment of existing fingerposts. We would be happy to share our experience with you should you consider this beneficial
WDDC	For the policy to reflect the NPPF (paragraph 67), reference to amenity and design as planning considerations needs to be made. For ease of interpretation, the supporting paragraph which sets out the design criteria for signage should be made clearer and clarification given if there is any intention for this policy to apply to all advertisements, not just those made by the Parish Council. Also the policy only refers to the landowners' consent and safety issues in terms of restrictions to potential signage – this may reduce options for the appropriate location of signage.

Comments form no.	Comments
18	Broadly agree with general theme of "Traffic and Transport Section"

Policy C1: Existing Community Facilities

Community facilities (as listed below) should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services. Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.

- Church and Church Yard / Cemetery
- Primary School
- Village Hall and associated parking
- Bus Shelter and bus service
- Public House and skittle alley
- Village Shop
- Parish Room
- Parish Toilet(s)
- Play Area

Statutory consultee	Comments
DCC	See comments on C4
WDDC	(Summarised) The community facilities listed in this policy should relate to land uses rather than services which cannot be controlled by planning. It could usefully cross-refer to the Local Plan policy COM3.
Comments form no.	Comments
18	Agree

Policy C2: New Community Facilities

Proposals for new facilities which would be of benefit to the community, e.g. education, training, recreation, social or health services, will be supported in locations that are central and accessible to their main catchment population and other complementary facilities that would support their long-term viability.

Statutory consultee	Comments
WDDC	We recommend the removal of the word 'central'. The use of the word 'central' could reduce opportunities for development due to the layout of the settlement.
Comments form no.	Comments
18	Agree but policy looks very expensive. What are the costs/ Who pays? Is it justified with aging population and facilities available in local towns? It should not be in the Lydden corridor. Refers to C3? – see below

Policy C3: New recreational space adjoining the parish field

A site adjoining the parish field is reserved for the provision of a new outdoor all weather pitch suitable for tennis, 5-a-side football, hockey etc. No permanent flood lighting should be allowed. The hedge between this site and the Parish Field should be retained.

Statutory consultee	Comments
WDDC	This policy should also consider issues of accessibility and the provision of parking spaces for the users of the outdoor all weather pitches. There should also be consistency in the site description 'Parish Field' and the label on the plan. As previously mentioned there could be potential for linking the provision of the playing field with policy RES4.
Comments form no.	Comments
6	The major part of the Parish Field is unused, apart from use by the village school. There is ample room to provide a grass tennis court and/or a pitch for 5-a-side football (and 5-a-side football strongly indicates there would not be enough interest among residents to field a full football team). If people can at times use the Parish Field for playing cricket and football, then there is no reason not to make further use of the Field. That the village should buy further land that may not be used by enough people is a nonsense and a total waste of money. Any Parish money spent on care, marking out lines, providing equipment such as nets etc. would be better spent on the Parish Field. This site is also too close to the River Lydden corridor.
10	I have some concerns that the proposed recreation area next to the current recreation field will be overly screened from view. There could be a risk that the area could be subject to misuse and/or vandalism, plus a potential litter problem. I recall that the tennis court at the school was withdrawn from use for similar reasons?
16	The suggested site looks like a "quid pro quo" for getting approval for the Brookfield site. Both developments diminish the openness of the Parish Field and I am opposed to both. Can the tennis court be re-established at the village school in such a way to meet school and village requirements?

17	Good idea – but could this not be incorporated on the site of the school playground, i.e. where old tennis court was sited?
18	Agree but policy looks very expensive. What are the costs/ Who pays? Is it justified with aging population and facilities available in local towns? It should not be in the Lydden corridor.

Policy C4: Protection of local green spaces

Local green spaces are considered to be of particular local importance, either for their local landscape quality, history or wildlife value, to the extent that no development will be permitted within them that would harm their green character and reason for designation.

Statutory consultee	Comments
DCC	<p>Policy C4 identifies a number of green spaces around the village which it is intended should be protected beyond the plan period. This includes Site G4 which is currently used as allotments.</p> <p>The site is owned by Dorset County Council and is leased to the Parish Council for use as allotments. The land was purchased by the County Council for use as a replacement school. There are no current plans to build a new school, however the proposed policy designation would prevent any future school provision upon the land, should it be necessary. It is unlikely that the County Council would be able to fund the purchase of an alternative site.</p> <p>Dorset County Council therefore requests that the allotments are withdrawn from Policy C4.</p> <p>An alternative option would be to list the allotments under Policy C1 – Existing Community Facilities. This may require an amendment to the supporting text to C1 to clarify that retention could be through the relocation of an existing community facility.</p> <p>This change would give the degree of flexibility that the County Council requires in case the site is needed for school redevelopment whilst still retaining the allotments as a community facility in the interim.</p>
WDDC	<p>While the green spaces identified in the neighbourhood plan generally reflect the NPPF, further clarification is necessary to justify the identification of the River Lydden corridor (which is shown as G5 on the policy map) as a Local Green Space. There is a concern that due to its length, this green space might be considered to be an extensive tract of land, which could be contrary to the NPPF. You may wish to consider whether the proposed Local Green Space designation could be justified having regard to the other criteria in paragraph 77 of the NPPF.</p>
Comments form no.	Comments
5	<p>Please note the following points on a without-prejudice basis.</p> <p>It has recently come to our attention that an area labelled as ‘Hountwell Pump’ has been included on the Neighbourhood Plan. You refer to this land which is ‘delineated’ on your plan as an ‘Important Green Space’.</p> <p>(1) According to local planning guidance, all important local green spaces should have clear physical boundaries on the ground</p> <p>“there may be occasions when the boundaries are not clear, in these circumstances a site visit may be helpful to form a clear understanding. In formal policy terms the site area must be clearly defined on a map, as designations will have a legal weight once the neighbourhood plan is ‘made’..”</p> <p>https://www.dorsetforyou.com/...Local-Green-Space– Neighbourhood Planning Guidance – Local Green Spaces 2012</p>

	<p>This is NOT the case.</p> <p>(2) There is NO pump here. Why are you referring to this area as Hountwell Pump?</p> <p>(3) It includes the entrance to a workshop, our pigsty, timber cutting area and garden machinery storage area and also our garden. How can this possibly be an 'important green space'?</p> <p>(4) In the local authority planning guidance, we should have been contacted at an early stage of the consultation. We have not been contacted in any way about the inclusion of this land in the neighbourhood plan.</p> <p>(5) This land is already protected as an AONB – no further benefit would be gained by designating it a local green space as we are not prepared to grant any public access. "If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space."</p> <p><i>https://www.dorsetforyou.com/...Local-Green-Space</i> – Neighbourhood Planning Guidance – Local Green Spaces 2012</p> <p>In view of the above points we feel that you should remove this from the neighbourhood plan.</p>
6	<p>A useless and tiny list. Among other sites, why no mention of the wild flower meadows in the heart of the village? The Pound and Hountwell Pump are not 'green spaces'. They and other historical sites that need protection should be recognised and listed separately.</p>
16	<p>Should also include Henley Common, Duntish Common, both of historical importance and "green". Also site of old Liberal party hall adjacent to Sir Keith Lindblom's field and opposite Veronica Cottage</p>
17	<p>I feel strongly that the areas of common land should be included, i.e. Duntish and Henley – both have shrunk over the years. Duntish: remnant remains between Duntish Mill Farm and the Old Chapel on both sides (n.b. Chapel was built on common land) Henley: the wide verges from telephone box / Chris Mitchell's house to top of hill leading to shop. (n.b. this hill was known as the "common"). Also site of Old Liberal hall opposite Veronica Cottage</p>
18	<p>Local green spaces should include many more sites than listed and have not been researched or listed properly. The wider environment is very briefly described and is not taken into consideration in many parts of this Plan</p>

Policy E1: Landscape and wildlife benefits

Whenever possible and appropriate, development should include planting schemes of native hedgerows and trees to preserve and enhance the special characteristics of Buckland Newton Parish. Any landscaping should be in sympathy with the existing natural landscape, including the preservation and strengthening of existing wildlife corridors.

Statutory consultee	Comments
Environment Agency	<p>Biodiversity We support the inclusion of a policy to improve the area with local native species and to create / enhance any local green infrastructure opportunities. .</p>
WDDC	This policy is in general conformity with local policy.

Comments form no.	Comments
6	Environment concerns. It was promised that the Environment statement written mainly by the AONB team for our use would be published in full in the Plan. Where is it??
30	Need anti-light pollution clause inserted into one or both policies (E1/H4). (to support plan main objective – protect and enhancelandscape). My suggested clause is: <i>Any new building/development should have minimal external lighting. Therefore, any external lighting (and its associated control system) should be designed so as to minimise light pollution.</i>

Other comments.	
Statutory consultee	Comments
DCC	<p>All sites would need a Phase 1 survey (this is a system of classifying habitat types and wildlife features to provide a baseline of what ecological interest there is on a site) but we would expect this to be covered later in the planning process.</p> <p>Highways matters Dorset County Council has reviewed the sites proposed in the Draft Plan. Whilst there are some highways concerns, particularly concerning some of the pedestrian links, there may be ways to mitigate these. We would therefore encourage the Parish and future applicants to enter detailed discussions with the Highways department before proceeding on each individual site.</p> <p>Surface water Management (main objectives – p3) Dorset County Council is reassured to see that planning of severe weather and flooding issues is highlighted at an early stage in the document and is directly referenced within Objective 6, following the mission statement (p3). However we would recommend that the objective could be strengthened with the inclusion of the wording “<i>and appropriate surface water management</i>” added after “ie flooding”, since this is a major cause of flood events in this area. This will provide a general reference point for future consideration of planning applications.</p>
WDDC	<p>(Summarised) Please ensure that the SEA Screening Report (which concludes that the plan is unlikely to have significant environmental impacts) is submitted to the Council alongside your neighbourhood plan proposal, and a copy placed on your website, to comply with the legal requirements</p>
Environment Agency	<p>Flood Risk We have no objection to the plan as put forward but we would highlight that some of the development locations are within / adjacent to the map flood zones for planning (especially sites D&K). In order to meet the requirements of the National Planning Policy Sequential Test all new built development must be located in flood zone 1 (low risk). The sites that include the flood zones in their curtilage will require a site specific flood risk assessment to support any planning application to demonstrate that they can be undertaken safely and have the appropriate mitigation for their lifetime. There must be no ground raising or new structures, fences etc within the flood zones as this may impact on the flow or storage of flood water.</p>

	In order to better understand the flood risk in this location you may also wish to refer to the surface water flood maps. You could consider having a local flood risk policy to strengthen this matter if you feel that this is necessary.
AONB Team	<p>The rate of planned rate of housing growth is considered appropriate in the context of the historical trend and identified future need. Furthermore the proposed approach of dispersing housing growth across the Plan area is supported. This approach has the potential to incrementally increase housing provision in a manner that conserves and/or enhances existing built character and respects the AONB setting. Of course, to achieve this end, high quality design and build will be required. I note that Policy H4 has been developed to address the issue of housing design and we support the principles that are detailed within.</p> <p>Having had the opportunity to comment previously on those potential housing sites within Dorset AONB whilst these were being investigated, I am broadly satisfied with modifications that have been made in response to my earlier comments. Overall we support the location, distribution and capacity of the sites within the AONB that have been brought forward.</p>
Historic England	<p>We note its main objectives and are pleased to see that these include the protection and enhancement of the built environment of the parish, including its landscape, built heritage and archaeological sites.</p> <p>The main focus of our attention is in the allocation of sites for housing development, particularly those which lie outside the development boundary of Buckland Newton as Rural Housing Exception Sites. It is important to ensure that these allocations, in the principle of their change of use, do not cause harm to heritage assets in order to demonstrate conformity with the Local Plan and National Planning Policy Framework.</p> <p>Reference is made in the Plan to a separate report on the site selection process though a copy of this has not been included in the current consultation so we are not able to comment on the methodology which has been used. We would therefore take this opportunity to emphasise that the settings of heritage assets in particular, as aspects of their significance, will need to be understood and used as evidence to inform and confirm the suitability for development of the sites which have been identified.</p> <p>It may be that, as with other neighbourhood planning exercises in West Dorset, planning and conservation officers from the Council have been actively involved in the site appraisal process. Their endorsement of those sites selected would help confirm their appropriateness and conformity with overarching national and local planning policy.</p>
Highways England	In general, the proposed policies are unlikely to lead to development that will cause a severe impact on the A35 to the south of the plan area nor the A303 north of the plan area. Highways England therefore has no specific comments to make, but in general terms we welcome the focus of the proposed policies to enable limited growth to reflect local needs and support sustainable community facilities, which should help reduce the need for out-commuting.
Homes and Communities Agency	I do not have any specific comments on the plan but if you feel the HCA can help you delivery your priorities please do not hesitate to get in touch.
Southern Electric Power Distribution	<p>Where overhead lines cross development sites, these will, with the exception of 400kV tower lines, normally be owned and operated by Southern Electric Power Distribution.</p> <p>In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.</p>

	(Plus further generic comments not specific to this plan – available on request)
Wessex Water	We note the housing allocations and locations. There are a number of locations where there are limited services available. (Abstract: All sites have water and waste availability except: C & D require mains water extension F requires mains water extension G has no FW sewer L has no water main nor FW sewer No public surface water systems are recorded in these locations. We advise that no surface water connections will be permitted to the foul sewer.
Comments form no.	Comments
3	New developments need to take into account the nitrate neutral rule that is new planning applications – several of the developments proposed are outside the mains sewerage network
6	I feel that the community is not truly engaged in this project; that most of the plan focuses purely on development, not people or place; the only thing that is actively offered apart from houses are fingerpost signs to local amenities; all else is already covered by regulation that, and, importantly, if any referendum is held, participation will be low and the result, whether for or against, will have no democratic viability.
16	AONB. Whilst “green spaces” are important, the major benefit the village enjoys is that it is in the AONB. <u>All</u> development will detract from this. The less development the better. Traffic. Whilst acknowledging the risks re narrow country lanes, the damage to “Wheelwrights” at the entrance to Locketts Lane and the prohibited use of Locketts Lane by Buckland Newton HGVs would make further development questionable.
18	Page 3 Whole Plan The plan does not reflect the mission statement. 24 pages out of 38 are about building houses, expressing detailed views favouring builders and developers, making it strongly biased. Other aspects of this AONB village, its countryside, agriculture and wildlife are glossed over and superficial. The plan does not take account of the AONB regulations or building in the current green AONB spaces and impinging on the Lydden green wild life corridor. If West Dorset 2000 had been consulted and used, the Plan would have been given a more balanced view of the need to protect the important environmental aspects of our village. (It was endorsed by the PC at the time. We have a copy if the PCC (sic) does not). Page 4 Fig 4 The population is largely middle aged or older, who may be retired or work from home, like the rural village life and don’t need more industry. How many people downsizing per year have moved to local towns? Page 8 Fig.3 and onwards An increase of 100 households in 50 years is 2 per year. The use of percentages throughout rather than numbers gives an distorted view. 0 to 2 houses per year should be more than adequate to meet demand and should be largely affordable housing for those working locally. BN should not be a dormitory area for elsewhere in Dorset.
19	The village will be spoiled by adoption of this plan.

20	Other than the provision of affordable housing which could be achieved on the plots on page 22 (C&D), the rest of the plan would have a very negative effect on the village.
23	No land has been given or made for school traffic to be taken off road
24	Concern about the lack of discussion toward the non- mentioned species such as buzzard/honey buzzard, red kites which we have in the area on any effect any building in their feed grounds. Concern toward the adding of housing will have on sewers, telephone/broadband speed and inter structure of the village such as agriculture, etc. Increase of traffic.
25 and 26	We feel there are too many proposed sites within the village. We feel that the Neighbourhood Plan is being rushed through and that villagers are not really being given enough time to realise the full impact of the plan
27	I'm yet to be convinced either way (in supporting the neighbourhood plan) but the dogmatic and negative attitudes of some on the working party are not appropriate or helpful.
28	Plan needs more/stronger emphasis on affordable housing. Number of sites identified seems to have been driven by perceived need to meet target of 40 homes. Sites C,D and L are inappropriate: landowners change and other sites that keep the differentiation between Duntish and BN might become available in future years.
30	Page 7 – the badger is NOT a rare species in BN by any measure
35	The plan has apparently been prepared by a committee. The members of this committee have not been identified in the plan as they should be. Also, the committee members should publicly declare any potential conflicts of interest which could affect their activities and decisions as committee members.
36	There is no mention in the plan of the names of the committee members. They should declare a conflict of interest if this occurs.