

**EXAMINATION OF THE BROADWINDSOR GROUP PARISHES  
NEIGHBOURHOOD PLAN (WEST DORSET DISTRICT COUNCIL)**

**QUESTIONS FROM THE EXAMINER TO WEST DORSET DISTRICT COUNCIL AND BROADWINDSOR  
GROUP PARISH COUNCIL**

<p><b>EQ1</b></p>	<p>WDDC question the need for the reference to 0.1ha in Policy BGNP4A. In West Dorset, are Biodiversity Mitigation and Enhancement Plans routinely required on sites over 0.1ha, even if there is no good reason to suppose that there will be an adverse impact on biodiversity?</p> <p>What is the justification for this requirement?</p>
<p><b>RESPONSE</b></p>	
<p><b>EQ2</b></p>	<p>Paragraph 5.13 of the BGNP says that the Local Plan (West Dorset, Weymouth and Portland Local Plan 2011-2031) ‘identifies Broadwindsor as the main focus for new development ... it would follow that most, if not all, new housing and employment should be located at this village’. Paragraph 5.30 of the BGNP says that the Local Plan strategy suggests that ‘at least 70% of growth [should be] within or close to Broadwindsor’.</p> <p>Where are these statements made in the Local Plan?</p> <p>Paragraph 3.3.27 of the Local Plan says: ‘This plan does not include targets for development in these [the rural] areas’. Policy SUS2 of the Local Plan says ‘Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs’.</p> <p>These statements appear to fall well short of the interpretation given in the BGNP.</p> <p>Are there any other relevant references in the Local Plan?</p>
<p><b>RESPONSE</b></p>	
<p><b>EQ3</b></p>	<p>Paragraph 5.3 of the plan, and its accompanying footnote, purport to define the meaning of ‘starter home’. There are definitions in Planning Policy Guidance and in the Housing and Planning Act 2016. There is a definition in the revised versions of NPPF (but not in the original 2012 version, which is the relevant version for this examination). There may be other definitions.</p> <p>Which definition does the BGPC rely on?</p> <p>Where is the reference to ‘a minimum 15 year period’ to be found?</p>
<p><b>RESPONSE</b></p>	

<b>EQ4</b>	<p>Paragraph 5.38 of the plan describes the setting of a proposed site for housing. A neighbouring building, Manor Farmhouse, is described as a 'Locally Important Building'. WDDC express concern about 'a Grade II Listed Building in close proximity to the site'. From the documents before me, the location of the listed building referred to by WDDC is not clear.</p> <p>Where is it in relation to the site?</p>
<b>RESPONSE</b>	
<b>EQ5</b>	<p>What are the boundaries of the AONB?</p> <p>Are the settlements in the NP area 'washed over' by the AONB?</p>
<b>RESPONSE</b>	
<b>EQ6</b>	<p>In Table 2 ('Proposed Local Green Spaces'), does 'DWT' stand for 'Dorset Wildlife Trust'?</p>
<b>RESPONSE</b>	
<b>EQ7</b>	<p>What is the straight line distance between the northern edge of Housing Site 7a and (a) the nearest building and (b) the nearest curtilage in Netherhay?</p>
<b>RESPONSE</b>	
<b>EQ8</b>	<p>Paragraph 5.25 refers to a planning application expected to be submitted in Spring/early Summer 2018.</p> <p>Has such an application been made?</p> <p>If so, what was the outcome?</p>
<b>RESPONSE</b>	

**Date:** 1 April 2019

**Examiner:** Brian Dodd

**Sent to:** WDDC and BGPC (for reply)