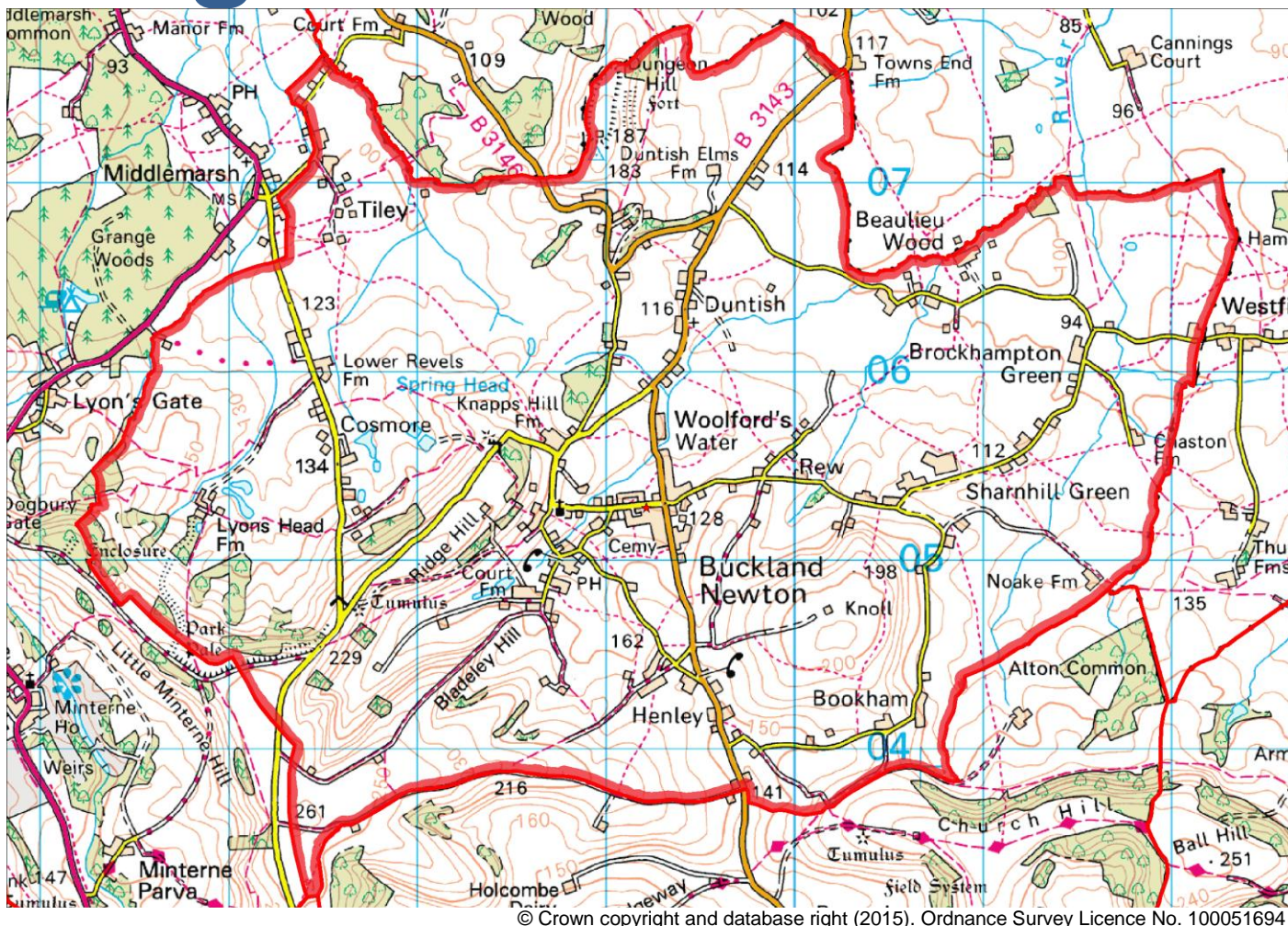


Buckland Newton Neighbourhood Plan



**Statutory Public Consultation
on draft plan**

May – July 2015

**Responses to comments
received**

Buckland Newton Neighbourhood Plan

Responses to comments from Public Consultation on draft plan May – July 2015

Draft for consideration October 2015 v4 16/10/15

Policy H1: Location and Amount of New Housing

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.

Major issues identified	Response	Proposed changes
<p>More information should be included about the site selection process and justification for housing proposed outside the current development boundary</p>	<p>A site selection report will be included as part of the evidence base.</p> <p>There are very few development possibilities left within the DDB. Land at Newlyn has not been submitted by the landowner and there is no indication of their intention to bring this site forward despite being in the DDB for many years. The same applies to the minor identified sites in SHLAA which have been identified by the District Council rather than submitted by landowners.</p> <p>The AONB team and the WDDC Design and Conservation Team were consulted at an early stage and their comments have been taken on board. The AONB team have reiterated their broad support for the proposed location, distribution and capacity of the sites within the AONB that have been brought forward.</p>	<p>No change</p>
<p>More justification should be included for the level of housing proposed and how this amounts to 'sustainable development'. This amount of housing could result in greater commuting and damage the environment of the village</p>	<p>The NPPF advises that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and the services that support them. Buckland Newton is considered a sustainable village in the context of this rural area and the local plan strategy, and includes a number of vital community facilities as identified in the</p>	<p>Include stronger reference in the supporting text to the role of Buckland Newton as a more sustainable location in this rural area, based on its range of community facilities, local employment opportunities and population size.</p>

	<p>neighbourhood plan. The village also acts as a focus for surrounding rural communities without such facilities as the school and shop.</p> <p>The AONB team considered that the 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, and feel that Policy H4 should achieve appropriate high quality design.</p>	
<p>The relatively high proportion of people wanting less than 2 houses per annum has been overlooked – a more appropriate rate reflecting public opinion would be 2 houses per annum (at the most). This would mean that the less sustainable / supported sites could be omitted.</p>	<p>Impossible to statistically calculate average from figures, but average could be much higher (even greater than 3 dpa). We have worked with the mode (2-4 dpa), and plan an average of 2.73 dpa. The sites are considered sustainable (see later comments against specific policies and suggested changes)</p>	No change
<p>The plan does not ensure that the development is phased on the 15 years, and it could therefore all be built early on, with no development for the last 10 years</p>	<p>The working group spent a huge amount of time trying to find an answer to this problem, and eventually came to the conclusion that building rates cannot be easily controlled. Previous house building has never been even; some years nothing, other years up to 10 or more houses completed. However the final number is fixed. See page 10 in the draft plan.</p>	No change
<p>Local people supported development spread across the parish – however the sites chosen focus development in Buckland Newton</p>	<p>The proposal to distribute sites across the parish was supported, however this depends on the availability of suitable sites in the smaller settlements. No other suitable sites were put forward for consideration in other parts of the parish, and the focus of development at the larger village of Buckland Newton is considered more in line with the Local Plan strategy.</p>	No change
<p>We wish the full curtilage of Woolford House to be included in the plan</p>	<p>The draft plan did not propose changes to the development boundary although notes that this may be appropriate where development has taken place on the sites identified. As such there is no justification for this change, as no housing is being proposed.</p>	No change

Land at the Gaggle of Geese should be allocated for housing as it is an ideal site and income from this development would ensure the pub remains a viable community facility	This site was not submitted for consideration during the plan preparation process, and it has not therefore been through the same rigorous assessment and consultation. A recent planning application for a single dwelling on this site was refused on the likely impact on character, potential flood risk and impact on the future functioning of the pub. On this basis, its inclusion as a potential site is not considered appropriate.	No change
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<p>Policy H2: Type and Size of Housing</p> <p>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).</p> <p>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.</p>		
Major issues identified	Response	Proposed changes
The policy should be clearer under what circumstances, and which, development rights would be removed.	This is only intended to apply to new 1, 2 or 3 bedroom homes (where permission is granted after the neighbourhood plan is made). At the current time extensions up to a certain size are permitted, and it is these rights which would be removed. The need for flexibility to meet local affordable housing needs will also be a consideration.	Clarify in the policy and supporting text how this policy should be applied.
Houses should be limited to 2 bedrooms if the parish is to present a balanced community	We hope a mixture of 1, 2 and 3 bed houses will be built. Limiting houses to 2 bedrooms is considered to be unnecessarily restrictive and potentially cause young families to leave the village.	No change

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

Major issues identified	Response	Proposed changes
<p>Affordable housing definition and use of rural exception sites do not match the NPPF or Local Plan, in relation to</p> <ul style="list-style-type: none"> - Low cost homes for sale - Exception sites - Requirements for local connection 	<p>It is intended that the affordable houses should remain at a discounted price in perpetuity given the ongoing need for affordable homes. The policies in the neighbourhood plan do not have to be fully compliant and it is anticipated that the NPPF will be updated to align with the Housing and Planning Bill's support for starter homes as a form of affordable housing. A local connection is considered appropriate, given the rural nature of the area. The NPPF does not specifically state that rural exception sites cannot be identified in a plan, and these still remain an exception to the general policy approach in the Local Plan.</p>	<p>Clarify that starter homes may be considered as affordable housing provided that they remain genuinely affordable in perpetuity.</p>
<p>Thresholds for affordable housing delivery in line with changes in government guidance mean that larger sites of 10 or more homes should be prioritised to ensure the delivery of affordable homes</p>	<p>The thresholds have now been removed following a high court legal challenge, although the Government are appealing this decision. Also this threshold did not apply to cross-subsidised rural exception sites, which is the main route by which the neighbourhood plan seeks to deliver affordable housing.</p>	<p>Update the text to clarify the removal of the national threshold requirements but the potential for this to be re-introduced by the Government within the plan period.</p>

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

Major issues identified	Response	Proposed changes
Terms such as ‘interesting’ are unclear and may lead to inconsistency in decision making.	Agree that ‘interesting’ is not clear and is unnecessary	Reword bullet point as “The use of lintels and other architectural detailing”
Surface water comments – see other comments	--	--
Light pollution should be included as a consideration	Agree – this is mentioned in the supporting text but not covered by policy.	Insert new bullet point: <i>“Minimising external lighting and potential light pollution.”</i>

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

Major issues identified	Response	Proposed changes
This site allows 60% of the housing on this site to be delivered as open market housing, which is inconsistent with Policy H3.	Sites A, B and H are under the same ownership and will as a whole deliver 6 affordable homes and 5 open market homes. However this linkage needs to be made clear by reference to the coordinated delivery of affordable housing across the three sites as a whole.	Group the sites into a single policy as per RES3, which would allow the delivery in phases subject to the affordable housing units being provided in tandem.

The extent of the allocation is unclear on the map.	Noted – this can be rectified	Annotate map to make clear there areas in which the housing may be built (as shown in red). Amend supporting text to clarify that the concrete shed base is to the north-west corner of the site (not NE)
The development will be an inappropriate cul-de-sac layout or too crowded	The site is of sufficient size to accommodate five dwellings in a row fronting onto the main street, as shown in the indicative layout. This density is not out of keeping with other development in the village. The policy (with indicative layout shown) was broadly supported (64% of 97 responses) from the Autumn 2014 consultation with suggestions for both lower and higher numbers made.	No change
Traffic / access concerns - owner suggests access would be more appropriate further south	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion. However detailed design of access/egress could be agreed at planning application stage in order to retain flexibility to consider other solutions.	Remove “Access to the B3143 highway will be at northern corner.” from Policy RES1
Wildlife concerns (habitat around and including the pond and loss of hedgerow and grassland habitats)	All the sites in the plan have been subject to a phase 1 ecological appraisal, and any mitigation incorporated into the policies. The policy proposes that area to south of site will be managed for wildlife. Further ecological surveys will be required at planning application stage and any identified mitigation measures implemented.	No change
Flooding concerns (potential to exacerbate flood risk including surface water)	The Environment Agency has no objection to the plan as put forward. However reference to flood risk and surface water management could be made to more clearly recognise the issues.	Amend last sentence of the first paragraph of Policy RES1 to read “managed for wildlife, flood risk and surface water management.”
Amenity concerns to neighbouring residents from increased noise and lighting	The site is of sufficient size to ensure the amenity of neighbouring residents is not unduly affected. The Local Plan policy on amenity will still apply to ensure that these issues are considered at planning application stage	No change

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.

Major issues identified	Response	Proposed changes
Inevitable loss of mature oak tree due to extensive root protection area	The site is of sufficient size to avoid harm to the mature oak, and this issue is covered in the policy wording.	No change
Flooding concerns (potential to exacerbate flood risk from surface water runoff off-site)	The Environment Agency have no objection to the plan as put forward, and DCC consider that surface water is sufficiently covered (subject to amendments to the objective / policy on the wider environment)	No change
Traffic / access concerns (Castle Lane not ideal and will add extra traffic on an already busy and fast road)	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion. Detailed design of access/egress will need to be addressed at planning application stage.	No change
Amenity concerns to neighbouring residents (privacy)	The site is of sufficient size to ensure the amenity of neighbouring residents is not unduly affected. The Local Plan policy on amenity will still apply to ensure that these issues are considered at planning application stage	No change
The development will be an inappropriate estate layout or too crowded	The site is of sufficient size and not prominent in the village streetscene. .	No change

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.

Major issues identified	Response	Proposed changes
Ribbon development / estate appearance encroaching into the countryside and reducing gap with Duntish. Impact on AONB / rural character. Comprehensive approach needed to secure delivery	There is no objection from the AONB Team. Both sides of the road are required to have frontage development in the policy wording. Agree that a comprehensive approach is appropriate on these	Amend second sentence of RES3 to read "The site should be designed comprehensively, but may be delivered in phases, provided that no more than 2 open

of affordable units and create an attractive entrance to the north of the village	two sites for the reasons cited	market homes are built prior to the delivery of the affordable housing units.” Add additional sentence prior to final sentence of second paragraph “The design approach should emphasise that the traveller is entering / exiting the village at this gateway location.”
Flooding concerns – exacerbating surface water flooding on and off-site	The Environment Agency have no objection to the plan as put forward, and DCC consider that surface water is sufficiently covered (subject to amendments to the objective / policy on the wider environment)	No change
Traffic / access concerns (visibility, disturbance)	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion. Detailed design of access/egress will need to be addressed at planning application stage – the potential for the landscaped gap to be used as an access is to clarify the flexibility over the nature of this gap and is not a policy requirement on access location.	No change
Amenity concerns to neighbouring residents (privacy and noise)	The site is of sufficient size to ensure the amenity of neighbouring residents is not unduly affected. The Local Plan policy on amenity will still apply to ensure that these issues are considered at planning application stage	No change
The site would require mains water extension	Noted – this is further justification why 100% affordable housing may not be deliverable and cross-subsidy is appropriate.	Make reference to this potential cost in the supporting text.
The site should be 100% affordable local housing	The requirement for this site to be 100% affordable local housing would mean that no housing (and no affordable housing) would be delivered.	No change

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.

Major issues identified	Response	Proposed changes
Unclear how the development will relate to the Parish Field	The policy wording states that the layout should provide a positive frontage across the existing and proposed playing fields to the east and north. It is not considered appropriate that the two policies need to be linked in terms of delivery, given that this site is providing affordable housing.	Amend second sentence of policy to read "The site layout, orientation and design of the housing should provide a positive frontage..."
The development will be inappropriate backland layout out of keeping with village character. Encroaches into Lydden green corridor and likely to spoil attractive views. Land directly behind Brookfield should be excluded	The site is some distance from the safeguarded local green space for the river corridor. The site layout would be outward looking over the public spaces and not considered alien to the character of the village. However the land to the rear of Brookfield is not needed and the site owners have confirmed that they would not object to this area being excluded from the site.	Amend site area to remove the land to the rear of Brookfield
Traffic / access concerns (access point close to school drop-off area, where there are not footpaths)	Access to be through what will be existing road for already approved development on road frontage. DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change to policy - note in supporting text regarding existing permission and the fact that this will give suitable access
Existing footpath	Footpath will remain, but may need to be diverted by a few metres along some of its length	No change

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.

Major issues identified	Response	Proposed changes
The site is not close to a settlement with facilities and stronger justification is necessary to support this allocation, in particular demonstrating how it contributes towards sustainable development	Local consultation highlighted support for development to be distributed around the village and in the other hamlets in the parish, rather than just the village of Buckland Newton. The focus of most of the proposed housing is at the larger village of Buckland Newton (in line with the Local Plan strategy) however a small element of housing in the	No change

	other parts of the parish is considered appropriate and unlikely to cause significant environmental harm. As a rural exception site it is providing the social (and economic) benefits of affordable housing.	
Other sites in the hamlet would be preferable eg the northern field, or disused building adjacent to Hermits Cottage	Alternative sites were considered where put forward by the landowners.	No change
Requirement for cottages to 'face the road' is too prescriptive and may not be the most appropriate layout	Noted – however this is not worded as requirement in the policy but as a possible (suitable) configuration	No change
The site should be 100% affordable local housing	The Housing Enabling team recognise that there is likely to be limited demand for affordable housing in this location, and there the landowner has indicated that he would require one or two of the houses for his own use. The requirement for this site to be 100% affordable local housing would mean that no housing (and no affordable housing) would be delivered.	No change
Flooding concerns – potential surface water flooding on and off-site	A flood risk assessment has been carried out. The Environment Agency have no objection to the plan as put forward, and DCC consider that surface water is sufficiently covered if referred to in the policy text.	Amend last sentence of RES5 by adding “and appropriate surface water management”
Traffic /access issues – no pavements, significant speeding	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change
Amenity concerns to neighbouring residents (privacy, daylight and light pollution)	The site is of sufficient size to ensure the amenity of neighbouring residents is not unduly affected. The Local Plan policy on amenity will still apply to ensure that these issues are considered at planning application stage	No change
Wildlife concerns	All the sites in the plan have been subject to a phase 1 ecological appraisal, and any mitigation incorporated into the policies. The policy proposes that area to south of site will be managed for wildlife. Further ecological surveys will be required at planning application stage and any identified mitigation measures implemented.	No change

The site would require mains water extension	Noted – this is further justification why 100% affordable housing may not be deliverable and cross-subsidy is appropriate.	Make reference to this potential cost in the supporting text.
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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.

Major issues identified	Response	Proposed changes
The site is not close to a settlement with facilities and stronger justification is necessary to support this allocation, in particular demonstrating how it contributes towards sustainable development and whether 100% affordable housing would be deliverable	The buildings are Listed and therefore it is appropriate to find a viable use to ensure they can be maintained. The Parish Council has included this policy for 4 affordable homes, with the agreement of the landowner, who indicated that such homes would be for local persons in need of affordable accommodation, and that such a policy would provide greater flexibility to meet local needs than the existing s106 agricultural occupancy agreement.	No change
The site is unsuitable for housing due to space (garden) limitations poor access and proximity to road	The Parish Council consider that the site can be sympathetically designed as per the draft plans submitted with application WD/D/15/000165	No change
The site has no foul water sewer	Noted – it is the responsibility of the developer to provide appropriate and acceptable foul water sewer.	Make reference to this potential cost in the supporting text

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.

Major issues identified	Response	Proposed changes
Flooding concerns – potential surface water flooding on and off-site (although also suggested that this does not exist)	The Environment Agency has no objection to the plan as put forward. DCC note that the prevailing risk of surface water flooding and runoff from elevated ground is highlighted, and consider this to be appropriate (subject to minor wording change).	Amend first sentence of HS1 to read: “The development of the site for up to two modest two bedroom single storey homes should include measures to bring about an improvement to the flooding problems experienced by nearby properties, by reducing the surface water run-off from the site.”

Traffic /access issues – additional traffic on local roads	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change
Visual impact – too prominent for even single storey development, and would create overlooking	The site is of sufficient size to ensure the amenity of neighbouring residents is not unduly affected. The Local Plan policy on amenity will still apply to ensure that these issues are considered at planning application stage. The AONB team are not objecting to this policy on grounds of its potential visibility.	No change

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.

Major issues identified	Response	Proposed changes
Stronger justification is necessary to support open market housing and how this contributes towards sustainable development.	This site is reasonably close to the existing DDB and is not a greenfield site. The site will contribute towards affordable housing providing social (and economic) benefits.	No change
Lack of clarity over what may be new build and what may be re-use of existing buildings	The supporting text states that development could be by the conversion or replacement of the existing farm building on this site. However it is anticipated that some new build could take place on the northern portion of the site. This can be clarified.	Amend first sentence of second paragraph to refer to the existing farm buildings. Add new paragraph to the supporting text to read: "The northern part of the site also provides a potential area for further built development. The site as a whole has the potential to accommodate up to 3 new dwellings, of which one at least one should be an affordable home for local needs." Amend policy to specify in general that at least one of the homes should be affordable.
Flooding concerns – potential surface water flooding on and off-site	A Flood Risk Assessment has been carried out. The Environment Agency have no objection to the plan as put forward. DCC note that the prevailing risk of flooding is highlighted, and consider this to be appropriate (subject to minor wording change).	Add the following wording to HS2: "Given the prevailing risk at this location, flood risk and surface water management should be carefully considered."
Traffic /access issues – additional traffic on local roads, conflict with HGVs	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change

Impact on neighbouring properties – potential overlooking if replaced by 2 storey housing	Noted – the policy can be amended to clarify how the scale and design should be appropriate in this context, and make reference to the retention and improvement of the roadside hedges.	Amend HS2 “provided all other Neighbourhood Plan policies regarding size, design, etc. are met” to read “The scale and design of the new buildings should be no more than 1½ storeys in height, and should face west to avoid overlooking. The existing hedge to the east should be maintained and new infill hedge planted along the northern boundary.”
Current site is an eyesore / junkyard and a requirement should be made to clear this mess up.	Noted – the development of this site would accomplish this aim.	No change

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.

Major issues identified	Response	Proposed changes
Stronger justification is necessary to support open market housing and how this contributes towards sustainable development.	This site adjoins the existing DDB and will provide a financial contribution towards affordable housing providing social (and economic) benefits.	No change
The development should be limited to single storey due to elevated nature of site, to be more in keeping with development opposite and reduce overlooking	1 ½ storey house – roof would not extend above tree line as seen from bungalows opposite, which themselves are elevated.	No change
Traffic /access issues – additional traffic on local roads, conflict with HGVs	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change

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.

Major issues identified	Response	Proposed changes
This site is isolated and open market housing would not be sustainable or conform to national or local policy. 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.	Local consultation highlighted support for development to be distributed around the village and in the other hamlets in the parish, rather than just the village of Buckland Newton. The focus of most of the proposed housing is at the larger village of Buckland Newton (in line with the Local Plan	No change

	strategy) however a small element of housing in the other parts of the parish is considered appropriate and unlikely to cause significant environmental harm. The development of a house will provide a financial contribution towards affordable housing providing social (and economic) benefits.	
Flooding concerns – close to potential fluvial and surface water flood risk areas	The Environment Agency has no objection to the plan as put forward. DCC note that proximity to areas at risk of flooding is highlighted, and consider some minor wording change to be appropriate.	Add new sentence to HS4: “Given the prevailing risk at this location, flood risk and surface water management should be carefully considered.”
Traffic /access issues – lack of safe access / exit	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change

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.

Major issues identified	Response	Proposed changes
This site is isolated and open market housing would not be sustainable or conform to national or local policy. 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.	Local consultation highlighted support for development to be distributed around the village and in the other hamlets in the parish, rather than just the village of Buckland Newton. The focus of most of the proposed housing is at the larger village of Buckland Newton (in line with the Local Plan strategy) however a small element of housing in the other parts of the parish is considered appropriate and unlikely to cause significant environmental harm. The development of a house will provide a financial contribution towards affordable housing providing social (and economic) benefits.	No change
Wildlife concerns – potential impact on SNCI	The wording could be strengthened to reflect the proximity to the SNCI	Amend final sentence of HS5 to read: 'Existing hedges must be preserved except to form a suitable vehicular access and there must be no impact on the adjacent SNCI and its boundary'
Traffic /access issues – proximity to junction	DCC Highways have no major concerns with the proposed access, although would encourage early dialogue as part of any pre-application discussion.	No change

The site has no water main or foul water sewer	Noted – this is further justification why an affordable house may not be deliverable in this location.	Make reference to this potential cost in the supporting text.
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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.		
Major issues identified	Response	Proposed changes
Inconsistency in supporting text which suggests there are no policies on this matter	Agree that the supporting text is misleading, and the policy could be more clearly worded	Replace "As such, no additional policies specific to this area are included in the neighbourhood plan." With "The following policy is therefore supportive of the Local Plan policies, but highlights specifically the need to consider the impact on rural character, amenity and scope to improve existing buildings" Amend first sentence of EB1 to read "Applications for change of use of redundant rural buildings to business uses, or extensions to existing small businesses, will be favourably considered..."
Traffic /access issues – impact on residents from resulting traffic	Policy EB1 makes specific reference to the living conditions and amenities of residents, and Policy COM 7 in the Local Plan deals with creating a safe and efficient transport network	No change

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.		
Major issues identified	Response	Proposed changes
For the policy to reflect the NPPF (paragraph 67), reference to amenity and design as planning considerations needs to be made.	The NPPF refers to amenity and public safety, and whether the advertisements would have "an appreciable impact on a building or on their surroundings" Reference to amenity in terms of modest design could therefore be added for clarity	Amend TT1 to read "The provision and siting of appropriate direction signs to community facilities, such as the village hall, pub and shop, and to business parks, will be permitted on private land, with the landowners' and Parish Council consent, where this does not cause a safety issue and the sign is of modest appearance in terms its scale and design."

It is unclear whether this policy should apply to all advertisements	It is only intended to apply to direction signs to community facilities. This is a project being undertaken by the Parish Council, and therefore a coordinated approach is considered essential	See above amendment
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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

Major issues identified	Response	Proposed changes
The community facilities listed in this policy should relate to land uses rather than services which cannot be controlled by planning.	Although some services are not subject to planning permission per se, there may be elements of their infrastructure that require planning consent	No change
See comments also on allotments (C4)	--	--

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.

Major issues identified	Response	Proposed changes
The use of the word 'central' could reduce opportunities for development due to the layout of the settlement.	Agreed that this could be overly restrictive	Remove "central and" from policy C2

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.

Major issues identified	Response	Proposed changes
It is unclear where provision of parking spaces for the users of the outdoor all weather pitches is planned.	The Parish Council consider that the provision of car parking for the community uses should be considered comprehensively as part of an overall review, and need not be limited to this site. This can be clarified in the supporting text.	Amend supporting text to state that the Parish Council will liaise with the County Council Highways to deliver adequate parking that will serve the combined area of this site, the playing field and parish room.
Lack of need for the facility	Identified as an issue / concern under Young People's Interests in the Parish Plan	No change
Lack of overlooking of the site and potential for vandalism	The proposals for new housing on RES4 / Site E: Field north of Brookfield will provide good surveillance in addition to surveillance from the existing users of the Parish Field	No change
Connection with Brookfield site	The area for this facility was put forward by the working group, not instigated by the landowner. As considered under RES4, there is no overriding reason for the two to be linked	No change
A site on the school would be preferable providing a shared facility	The school has confirmed that it is not willing to have access for general public on its premises.	No change

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.

Major issues identified	Response	Proposed changes
The River Lydden corridor might be considered to be an extensive tract of land, which could be contrary to the NPPF	The protected corridor is intended to be of minimal width (5m either side of the river bank) and this can be clarified in the supporting text as it is not easily delineated on the maps. It is not considered that this will result in an extensive area, will not impinge on any proposed development and provides scope for the landscape buffer strip advised by Abbas Ecology's suitable for migrating otters..	Clarify in the supporting text that the river corridor subject to the local greenspace designation extends to 5 metres beyond the top of the riverbank on either side of the river.

<p>The allotment site is used as allotments but was bought with the intention for use as a replacement school in the future – designation as a local green space would undermine this future potential.</p>	<p>The key issue relates to the importance on the allotments as a community facilities, and therefore it is agreed that there would be better considered under Policy C1</p>	<p>List the allotments under Policy C1 – Existing Community Facilities and amend the supporting text to C1 to clarify that retention could be through the relocation of an existing community facility</p>
<p>Hountwell Pump is inappropriate as a local green space as it does not have clear physical boundaries on the ground, there is no pump present, the designation includes private access point and garden</p>	<p>The area specifically delineated is the small parcel of land known as Hountwell Pump which has historically been in public use. It has for many years had clear boundaries which are shown on maps up to and including the current OS database, but were removed in 2007 and 2008 by the adjoining landowner, and attempts to reinstate these have been resisted. The access area is not in private ownership (although the adjoining landowner does have access rights).</p>	<p>No change</p>
<p>Other sites should be considered:</p> <ul style="list-style-type: none"> – wild flower meadows, – Henley Common, – Duntish Common, – site of old Liberal party hall 	<p>These sites, although potentially of merit, are not considered to be well known to the wider community nor of the same value as the proposed spaces.</p>	<p>No change</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.

Major issues identified	Response	Proposed changes
<p>This should include mention of light pollution</p>	<p>See amendment to Policy H4</p>	<p>No change to Policy E1</p>

Other comments.		
Major issues identified	Response	Proposed changes
<p>Flooding issues could usefully be included in the objectives. Surface water management and sustainable urban drainage should be included as a policy consideration – potentially to Policy H4</p>	<p>Surface water flood risk is a local issue and should be adequately covered in the plan. Policy H4 is aimed at building design, and it would be more appropriate to include reference to this under Policy E1</p>	<p>Amend last objective (p3) to “To reduce vulnerability to the impact of severe weather, such as flooding from rivers and surface water run-off” Insert new text at end of Policy E1 (and retitle ‘The Wider Environment’) “Appropriate consideration should be given to surface water management and the inclusion of sustainable urban drainage” and update supporting text to refer to this local issue</p>
<p>Nitrate neutral rule</p>	<p>The Draft Nitrogen Reduction in Poole Harbour SPD is currently out for consultation. This specifies the catchment area and it appear that Buckland Newton Parish mainly falls outside the catchment area (although small parts on the southern edge may lie within). As such it is not relevant for much of the area, and the SPD will provide mitigation where necessary</p>	<p>No change</p>
<p>Neighbourhood Plan is being rushed</p>	<p>The Neighbourhood Plan has been in preparation for over four years, with several public consultations and regular publicity, including a dedicated website and regular updates in village news. There were regular invitations for parishioners to participate on the working group and various focus groups. The draft plan has been based on feedback from the various public consultations.</p>	<p>No change</p>