

[REDACTED]

From: Stuart, David [REDACTED]
Sent: 25 July 2016 17:50
To: [REDACTED]
Subject: RE: Regulation 14 Consultation on the Bourton, Dorset, pre-submission Draft Neighbourhood Plan

Dear Mike

I have now been able to go through the draft Plan and supporting documents on your website. To confirm, other than consultation on the SEA screening and Scoping exercises of a year ago and more, we have not previously had access to the emerging content of the Plan.

We are most impressed by the Plan's grasp of the area's local distinctiveness and particularly how that is formed by its historic character and landscape. The previous Village Design Statement was obviously useful in helping to define key aspects of local value in this respect, and we are pleased to see that policies to protect and enhance them are the first to be set out in the Plan.

The focus of our attention is the proposed sites for the new village hall and associated residential development which prompted the need for an SEA. We have looked at the Plan, the SEA (the need for which was prompted by this proposal), LVI Assessment, and Site Appraisal and Selection reports to see how an understanding of the existence and significance of heritage assets – designated and undesignated – has informed these various exercises.

We see from the Site Appraisal report that a simple "within 20m of a heritage asset" criterion has been used to assess heritage impact and inform site suitability. Within the SEA report the distance from relevant heritage assets has been identified but no evidence appears to be available to explain how this information relates to the significance of the heritage asset or how it has been used to inform decision making and the overall efficacy of the Plan. It is not clear either how an understanding of the significance of other heritage assets has allowed them to be excluded as relevant considerations. And in order for the Plan to be consistent in its aspirations it also makes sense for the sites in their allocation not to inadvertently cut across Policies 1 & 2 for the protection of the visual and landscape setting of the village.

These observations highlight the need for the significance of heritage assets to be understood on an individual basis as each will have its own character and setting. A 20m distance threshold, or any other distance for that matter, is in that respect an abstract generalisation. However, so long as the historic environment won't actually be adversely affected by the principle of allocating these sites for development such gaps in evidence might be seen as academic niceties, particularly at such an advanced stage in the Plan's preparation. That said, although the nearest designated heritage asset (the Grade II Chaffeymoor Farmhouse) to Jubilee Field is stated to be 140m away, the Grade II Sandways Farmhouse is adjacent to the Sandways Farm site and development could presumably have a significant effect upon its setting.

We appreciate that for all sorts of reasons these might still be the optimal sites for a village hall and associated development and it is probably unreasonable after all the work undertaken and at this point in the Plan preparation process to engage in further analysis to address the matters we have raised. But while the statutory provisions of the principal legislation under the various Planning Acts and the National Planning Policy Framework (NPPF) - as well as your own Plan - can provide a safety net to ensure the allocation of the sites and any development which comes forward on them won't harm heritage assets relevant to each, there may be value in reiterating this need by considering whether to add an additional bespoke requirement to this effect in the schedule set out under part d) of Policy 5. This should hopefully, and simply, address all the above.

Kind regards

David

David Stuart | Historic Places Adviser South West
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 24 July 2016 18:34
To: Stuart, David
Cc: Liz Beth; PAUL OVERINGTON; Glynis Overington; Alison Scott; David Scott; Nick Hall; Brian Martin
Subject: Re: Regulation 14 Consultation on the Bourton, Dorset, pre-submission Draft Neighbourhood Plan

Hi David,

As we are moving our process along can I ask that you get back to me with any comments you may have by Friday 29th July.

Thank you.

Mike Withers

On Monday, 18 July 2016, 17:13, "Stuart, David" [REDACTED] wrote:

Dear M A Withers

Thank you for getting back to me so quickly. If the total size of the email exceeded 12mB then, yes, it wouldn't have got through. Looks like the message did but the attachments were somehow stripped off.

We did look on the website but the only document there appears to be the SEA scoping report. Are we looking in the right place?

Many thanks

David

David Stuart | Historic Places Adviser South West
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 18 July 2016 16:47
To: Stuart, David
Cc: PAUL OVERINGTON; Glynis Overington; David Scott; Nick Hall; Brian Martin; Liz Beth
Subject: Re: Regulation 14 Consultation on the Bourton, Dorset, pre-submission Draft Neighbourhood Plan

Dear Sir,

There were a lot of documents attached and I can only imagine that this overloaded your system. Perhaps it would be easier now if you logged into our village website where you will find all of the documents. The address is [REDACTED]. Should you have any difficulties please contact me again.

Regards,

M A Withers

On Monday, 18 July 2016, 16:21, "Stuart, David" [REDACTED] wrote:

Dear Sir/Madam

Thank you for your consultation on the Bourton neighbourhood Plan.

Our profuse apologies for not responding before now. We must also advise that your email did not have any documents attached on its arrival.

Would it be possible to resend these and we will aim to get any response to you within a few days of receipt?

Many thanks

David

David Stuart | Historic Places Adviser South West
[REDACTED]
[REDACTED]

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From: [REDACTED]

Sent: 30 May 2016 09:58

To: Hannam Trust - Peter Hawkins; Clublight Developments-John Fay; Bourton VHMC - H. Palmer; North Dorset District Council; Dorset County Council; The Coal Authority; Homes & Communities Agency; Natural England; Environment Agency; Stuart, David; Silton Parish Meeting; Network Rail; Highways England; Mono Consultants Limited; Dorset Clinical Commissioning Group; Scottish & Southern Energy; Southern Gas Network; Wessex Water; Dorset Association of Parish and Town Councils; Dorset Wildlife Trust; Dorset CPRE; Zeals Parish Council; Spectrum Housing Association; Synergy Group Housing Association; Magna Housing Association Limited; Stonewater Housing Association; Gypsy And Traveller Liaison; The Gypsy Council; Dorset Racial Equality Council; The Showmens Guild of Great Britain; Churches Together in Dorset; The Dorset Chamber of Commerce and Industry; Penselwood Parish Council; Dorset Learning Disability Partnership Board; North Dorset Disability Action Group; Dorset Local Enterprise Partnership; Dorset AONB Partnership; Cranborne Chase and West Wiltshire Downs AONB; Cucklington Parish Meeting; Somerset County Council; South Somerset District; Wiltshire Council; Brimble Lea - Diccon Carpendale

Subject: Regulation 14 Consultation on the Bourton, Dorset, pre-submission Draft Neighbourhood Plan

Dear Sir or Madam,

Bourton Parish Council has been drawing up a Neighbourhood Plan to form part of the development plan for the Village and Parish for nearly four years. This work has previously been the subject of consultation locally, and you may already be aware of it. However, this email is formal notification of the required statutory six week consultation to be undertaken by the Qualifying Body (Bourton Parish Council) before it submits the Plan to the Local Planning Authority, as required by Regulation 14 of the Neighbourhood Planning Regulations 2012.

The consultation begins on 30th May 2016 and lasts until 11th July 2016. Any views or comments you have on this Draft Plan will be welcome. A copy of the Draft Plan is attached to this email together with a Response Form for your convenience. Please use the Response Form provided, as it will make our task easier, and provides a clear framework for linking comments to the relevant policies or other sections of the Draft Plan.

In addition to the Draft Neighbourhood Plan and Response Form, there are also five further supporting documents. However, with the exception of the Strategic Environmental Assessment (SEA), these relate solely to the potential allocation of a site for a new village hall. These are also attached and comprise:-

- Site Selection Report
- Visual Impact Statement
- SEA
- Ecological Survey for site adjoining Sandways Farm
- Ecological Survey for Chaffeymoor Farm site

Please email Response Forms to: [REDACTED]

- Bourton Village

A community website to provide information about the village.

View on www.bourtondorset.org

Preview by Yahoo