

Motcombe Neighbourhood Plan

Consultation Statement

This document provides a summary of consultations with residents and other third-party organisations undertaken in the preparation of the Motcombe Neighbourhood Plan

1. Initial residents' meetings and workshops: developing a vision for Motcombe

Initial meetings were held on to introduce the concept of neighbourhood planning to Motcombe residents. These meeting was held in Motcombe Memorial Hall on April 18th and 23rd 2016, with 150 (9.4% of residents) attendees attending overall, who heard Cllrs Leask and Mouncey introduce the topic, followed by a detailed presentation from Jo Witherden, the consultant selected by the Parish Council to provide professional support. The presentations were followed by structured workshop sessions to generate views on Motcombe, which were then coded into topics, in order to create a detailed analysis of life in the parish, identify issues/concerns, and create an initial vision for Motcombe. A list of forty prospective volunteer helpers was compiled from attendees.

Photographs taken at these meetings are included in **Appendix 1**; examples of the publicity material are included in **Appendix 2**.

2. Village fete

A stand, run by the MNP group, was set up at the Village Fete, held on June 18th 2016, where residents were able to view the overall vision developed from the earlier workshops, express their support or otherwise for the vision, and raise any queries on the proposed plan. In total, 69 visitors to the fete indicated support for the vision, and 13 indicated issues they had concerns about.

Photographs of the stand are included in **Appendix 1**.

3. Survey of households

A census survey of households was conducted in October 2017. 593 questionnaires were delivered in the week of the 9th October to households within the parish by the team who deliver the monthly Villager newsletter. The closing date for responses was October 27th, giving residents a minimum of 2 weeks to respond. Return envelopes were enclosed in the pack. Responses were to be either returned by post/hand to the Chair of the MNP team at his home address, or via a drop-box in the Motcombe Community Shop. The questionnaire asked residents for their views on the overall vision for Motcombe, and for the visions covering key aspects of village life. Data was also collected on local amenities; housing needs; attitudes towards future housing development; employment and journeys to work; household profiles. In total, 293 were completed and returned, a response rate of 49.4%. The findings showed a high level of support for the overall vision for Motcombe and the supporting topics. The findings from the survey were used to support the development of the final draft plan, and, in particular, to identify the nature of future housing development that was most favoured by residents.

Examples of publicity for the survey are shown in **Appendix 2**.

The questionnaire, covering letter and a summary of the key findings, are shown in **Appendix 3**.

4. Consultation on development sites

A three week consultation was conducted in April-May 2018 (April 28th-May 21st), including two drop-in sessions held in the Memorial Hall, each lasting 2.5 hours, held on 28th and 30th April 2018, to provide residents, and other interested parties, the opportunity to see the details of the sites evaluated for possible future housing development, and to vote on those that have been selected as preferred sites. For residents unable to attend these sessions, all details, including a down-loadable response form, was included on the Parish Council website's

Neighbourhood Plan pages. The drop-ins were well attended, around 100 at each session (101, 30th April), around 12% of residents. In total, with 198 (12.4% of residents) completed questionnaires being received by the end of the consultation period. The opportunity was also taken to provide residents with a summary of the key findings from the survey of residents.

The response form also asked residents to indicate if they were interested in attending a future workshop to help finalise Design Guidelines for inclusion in the Plan.

Photographs from the drop-in meetings are included in **Appendix 1**.

Examples of publicity for this consultation are included in **Appendix 2**.

The form used to collect responses, and a summary of the main findings, are included in **Appendix 4**.

5. Building design guidelines workshop

Following help from an AECOM consultant to develop draft Building Design Guidelines, an afternoon workshop was held with residents on July 14th 2018 in the Memorial Hall, attracting 24 participants (in total, 52 residents had indicated interest in attending, all of whom were contacted with the date and time of the workshop). Participants were divided into groups, with the discussions facilitated by members of the Neighbourhood Plan team. This led to several significant changes to the draft. In addition, two local resident architects were contacted to provide their views on the draft guidelines.

6. Pre-submission consultation

The final round of consultation, lasting just over six weeks, was held between October 17th-November 30th, where residents and other interested or statutory parties, were asked to comment on the draft Plan prior to submission to NDDC. As part of the consultation, two 2.5 hr drop-in sessions were held in the Memorial Hall on 27th October and 10th November, with 63 and 53 people respectively (7.2% of residents) attending the two sessions. In total, 131 responses were received from residents (120 from residents, 7.5% of all residents), landowners/agents and other local/statutory bodies. This included a view submitted by a planning consultant, commissioned by a group of local residents, who also responded individually to the consultation. In addition, ten emails were received from residents concerning one aspect of the draft Plan, the decision to exclude Site 13 on the advice of NDDC. The results showed the following pattern of support:

- Support the Plan as drafted: 38 responses
- Generally support the Plan but would like to see some minor changes: 39 responses
- Generally support the Plan but would like to see 'substantial' changes: 39 responses (residents had changed the wording on the response form from 'minor' to 'substantial')
- Do not support the Plan: 4 responses

Photographs from the drop-in sessions are shown in **Appendix 1**

Examples of the publicity material are shown in **Appendix 2**

The response form, plus the detailed comments from the consultation, are included in **Appendix 5**

6. Ensuring access to consultations

In all rounds of consultation, apart from the survey of households, copies of the necessary documents, including downloadable response forms where necessary, were included in the section of the Motcombe Parish Council website created to support the Neighbourhood Plan. In addition, the community shop was used to publicise each stage of consultation, and acted as a post-box for completed questionnaires from the survey of households. Copies of the pre-submission draft were also available in the Copplridge pub and Memorial Hall.

In all rounds of consultations, apart from the household survey, those responding were asked to provide name, address and other contact details to try and prevent duplicate responses.

7. Promotion

All rounds of consultation were promoted via the Villager newsletter, announcements in the Blackmore Vale magazine, posters throughout the parish and a big banner erected outside the Memorial Hall, with examples shown in **Appendix 2**.

8. Other specific local consultations

- **Survey of employers:** all employers within the parish had the opportunity to provide data on their organisation for the development of the draft Plan.
- **Local schools:** meetings were held with the head teacher and chair of governors of Motcombe Primary School, and with the bursar of Port Regis independent school.
- **Housing market:** a survey of local estate agents was conducted to help gain a better understanding of the property market in Motcombe.

Discussions were also held with the trustees and management of Motcombe Community Shop, and the trustees of Motcombe Memorial Hall.

Appendix 1: Photograph evidence from consultations

- Initial open meetings



- Stand at the village fete



- Drop-in sessions during the consultation on the development sites



- Drop-in sessions within the Pre-submission consultation



- Publicity for the initial open meetings

Motcombe Neighbourhood Plan Public Meetings

The Parish Council invites all residents of Motcombe to attend either of two meetings to be held in the

Memorial Hall
Monday, April 18th at 7.30pm
or
Saturday, April 23rd at 2.00pm

What is a Neighbourhood Plan?

A Neighbourhood Plan for Motcombe will be a **community view** on how the strategic policies in the recently approved North Dorset Local Plan should be applied to our village. We can influence planning decisions by deciding on preferred sites for development; identify constraints on development; produce guidelines on buildings design. The final Plan must be realistic and deliverable.

At the meetings we want to hear *your* views on:

- **Local needs** - housing; business/employment; social; transport; other infrastructure.
- **Assets we should protect** - landscape; heritage, environment, community facilities.
- **Identify** - places that could be changed for the better or provide development opportunities.

The meetings will also be an opportunity to volunteer to become involved as part of the bigger team we will need to develop the Plan

For more information please contact either:

- Peter Mouncey peter.mouncey@zen.co.uk 01747 858496
- Nicky Phillips Motcombe@dorset-aptc.gov.uk

If you are unable to attend a meeting your ideas are still welcome, please send them to either of the contacts above.

- **Publicity for the survey of households**

Press release October 2017

MOTCOMBE PARISH COUNCIL

FROM: DEE WORLOCK, PARISH COUNCILLOR MOTCOMBE

CONTACT: d.worlock@btinternet.com 01747 850739

SUBJECT: MOTCOMBE NEIGHBOURHOOD PLAN

MOTCOMBE RESIDENTS REACH FOR THEIR PENS:

as part of the preparation for the Neighbourhood Plan for Motcombe, the Parish Council has sent a survey to every household in the village, some six hundred in total.

Councillor Peter Mouncey, who is leading the preparation of the Plan, said 'at a meeting last year to which every resident was invited, we sought, and obtained, the residents' views on a wide area of factors they would like to see in their village in the next fifteen to twenty years. Inevitably, there were also many comments on what the residents would not like to see, and that is fine, it all helps to shape the Plan. Housing is a major concern for the residents, both to achieve the numbers needed to fulfil our share of the total for North Dorset, and to protect those areas that residents feel strongly about, this part is an important element of our Plan'.

The Parish Council has a small group of Councillors who are dedicating their time to the compilation of the Plan, in addition to housing, it covers areas such as roads, transport, green spaces and the less tangible issue of the cohesive nature of a village such as Motcombe. Residents feel strongly that they want to maintain their village identity, and not become a satellite of Gillingham and Shaftesbury.

Chairman of the Parish Council, Alistair Leaske, said 'the team is working on a very important Plan for Motcombe, we hope that all residents will find the time to complete and return the survey; we know how busy everyone is, particularly those with young families to look after, but their views are almost the most important. We want to do our best to leave Motcombe in good shape for future generations'.

Another village wide meeting will be held in early 2018 to give residents the feedback on the outcome of the survey.

- **Publicity for the consultation on development sites**

<p style="text-align: center;">Motcombe Neighbourhood Plan Consultation on sites for development</p>

At the heart of the Motcombe Neighbourhood Plan will be the sites within the Parish that residents feel are those most appropriate in meeting the North Dorset District Council's (NDDC) target for future new housing. All the sites that are currently logged by landowners with NDDC have been extensively evaluated and a short-list of preferred sites has now been drawn up.

Two drop-in events have been arranged where residents can see the list of preferred sites and vote on the suitability and acceptability of each one.

SATURDAY 28th APRIL 11.30 to 3.30 at the MEMORIAL HALL

MONDAY 30th APRIL 2.00 to 6.30 at the MEMORIAL HALL

We hope the choice of dates will give as many people as possible the opportunity to drop in where members of the MNP team will be available to answer questions.

This is an important milestone in the progress of the NP. The support of residents is a key factor in moving the Plan forward. Your views are vitally important, and you will have the opportunity to complete a short questionnaire on the proposals.

We will also be sharing with residents the key findings from last autumn's survey of residents.

Following the two drop-in sessions, the Team will be able to complete the draft plan for further consultation with residents later this year before it is submitted to NDDC.

You can be sure of a warm welcome at either of the drop-in sessions – and a tea or coffee as you fill in your questionnaire. If you cannot get to either of the sessions, information will be available on the Parish Council website from April 28th.

Cllr Peter Mouncey
peter.mouncey@zen.co.uk
01747 858496

- **Publicity for the pre-submission consultation**

Motcombe Neighbourhood Plan: Pre-submission consultation

Villager notice

The start date for the Pre-Submission consultation has had to be postponed due to a last-minute revision needed to the draft Plan. This has now been amended.

The consultation will now start on **Wednesday October 17th**, and finish on **Friday November 30th**.

The drop-in sessions will be held in the Memorial Hall on **Saturdays October 27th** and **November 10th (14.00-16.30 on both dates)**.

Copies of the plan will be available from October 17th to read on-site in the Community Shop, the Coppleridge, the Memorial Hall noticeboard and for reading or downloading on the Motcombe Parish Council website under: http://www.motcombeparishcouncil.org.uk/Neighbourhood_Plan_8298.aspx

Response forms, to record your views, will be available in the Community Shop, to download on the Parish Council website, and at the drop-in sessions.

MOTCOMBE NEIGHBOURHOOD PLAN **FINAL DRAFT**

Drop-in sessions (offering choice of a preferred date) for residents to read, discuss and provide comments on the final pre-submission draft of the Neighbourhood Plan have been arranged at Motcombe Memorial Hall

On: SATURDAYS: 27 OCTOBER and 10 NOVEMBER 2018

Time: 14.00 - 16.30 for each date

View the Plan at the Village Shop or on the Parish Council website at : www.motcombeparishcouncil.org.uk

From: 17 OCTOBER to 30 NOVEMBER 2018

Appendix 3: Survey of households

Letter used:



Motcombe Parish Council

Neighbourhood Plan

Survey of Residents

Your opportunity to influence the future of Motcombe

Last year we held two open meetings as the first step in developing a Neighbourhood Plan for the Parish of Motcombe. This Plan will give the Parish more control over how the Parish develops in the future. We have now reached the stage in the development of the Plan when we need to find out the views of households on Motcombe as it is today and how you would like to see it develop over the next 10-15 years. We also need to know more about life in Motcombe, to help us ensure we have a complete picture of the Parish.

This survey will provide vital information to help us identify the views and needs of residents that can then be used in finalising the Plan, and, demonstrate that the Plan is evidence based. Therefore, we do need your completed questionnaire to ensure the findings are truly representative.

As we are only distributing one questionnaire to each home in the Parish, please discuss the enclosed questionnaire with all members of your household so we can try to represent as many views as possible.

Our final plan needs to ensure we can meet the targets set in the North Dorset District Plan for new housing. Currently the NDDC Plan expects all the larger villages to accommodate some growth, which for Motcombe could mean as many as 65 new homes over the next 13 years. We have been developing a list of preferred sites to meet this target, if that level of need is confirmed, and we will also be seeking your views on these at a residents' meeting in early 2018.

Your individual answers to the questions will remain confidential and only used to produce anonymised information covering the views of all residents.

When you have completed the questionnaire (comprising 6 sections), you can either place it in the box provided within the community shop or post it back to us in the envelope provided. We need your completed questionnaire by OCTOBER 27th at the latest. Your reply will help ensure future generations enjoy living in Motcombe.

If you have any queries, please contact Peter Mouncey on either 01747 858496, or at peter.mouncey@zen.co.uk

The results of this survey will be presented at the open meeting in early 2018.

We hope you will take part in this survey.

Motcombe Neighbourhood Plan team.

Motcombe Survey of Residents 2017

This your chance to influence the future of our Parish. By completing this questionnaire YOU can tell us about what you think is important. The more responses we receive, the more we can make sure our Neighbourhood Plan sets the basis for the type of place you want Motcombe to become.

Based on the feedback from the residents meetings held in April 2016, we developed the following vision for Motcombe: 'To keep Motcombe as a separate and distinct, village-based community, rather than it becoming a dormitory suburb of the neighbouring, rapidly expanding towns, of Shaftesbury and Gillingham'.

1. To what extent do you agree with the above vision for Motcombe (please tick one box only)?

Fully agree Partially agree Do not agree Don't know

2. If you feel that you do NOT 'Fully agree' with this vision for Motcombe, could you please write in your reason(s) below:

3. Please indicate the extent to which you agree or disagree with each of the following statements about what you feel contributes to the character of Motcombe.

	Strongly agree	Agree	Not sure	Disagree	Disagree strongly
The mix of old and new housing styles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The green spaces within the village and footpaths into the surrounding countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The views remind you that you live in the countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The range of community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The community spirit within the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The scale and style of newer housing developments is appropriate to the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Working farms remind you that you live in the countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The country lane style of the roads within the village and wider parish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part 2: Parish amenities and green spaces

4. We would now like your views on the range of amenities within the village, including the green spaces open to the public.

The following statement describes the roles played by the amenities within the village developed from the residents meeting:

'The range of important amenities, such as the community shop and Post Office, Memorial Hall, schools, churches – and the activities provided through these amenities, provide the basis for the strong community spirit and help meet many day to day needs of local residents'.

To what extent do you agree with the above statement (please tick one box only)?

Fully agree Partially agree Do not agree Don't know

5. If you feel that you do NOT 'Fully agree' with this statement, could you please write in your reason(s) below:

6. Here is a list of the amenities within the parish. Please indicate how important to you and your household are each of these amenities (tick only one box for each amenity).

	Very important	Quite important	Not very important	Very unimportant
Memorial Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Memorial Hall field and childrens' play area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community shop, cafe and Post Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe primary school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
St. Mary's church and churchyard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Methodist chapel/hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Coppleridge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe Meadows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Port Regis school leisure facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Network of footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kingsettle Woods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tumpike Showground site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Please indicate how frequently each amenity is used by your household.

	Used more than once a week	Used once a week	Used once or a few times a month	Used once or a few times a year	Never used
Memorial Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Memorial Hall field and childrens' play area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community shop, cafe and Post Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe primary school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
St. Mary's church and churchyard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Methodist chapel/hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Copperidge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe Meadows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motcombe Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Port Regis school leisure facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Network of footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kingsettle Woods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. If there are any improvements, you would like to see to any of the current amenities on the above list, or any new amenities that you would like to see in Motcombe, please describe them below

9. This is the vision developed from the residents meeting for green spaces and the rural character of the village: 'Protect the important green spaces within the parish that are valued by local residents. Retain the essential rural character of the village, and improve the level of access into, and visual links with, the surrounding countryside'.

To what extent do you agree with the vision described above (please tick only one box)?

Fully agree Partially agree Do not agree Don't know

10. Should the section of Frog Lane, from Shorts Green Lane up to Frog Lane farm lined with oak trees, be protected as a green space. This would not affect its usage as a public road.

Support this idea Don't support this idea Not sure

11. If there are any other areas in the parish that are important green spaces, please list them below

Part 3: Housing

12. The vision for new housing development, based on the views of residents at last year's meetings, is as follows:

'Ensure housing needs are met at a level that reflects the amount of new homes required by the Local Plan, and specific needs identified through local evidence. The house types should suit people of different ages and abilities, so that the mix of people living here is well balanced. New housing, when it is built, should be in small scale incremental developments that reflect the village character and its linear nature, rather than suburban-style estates'.

To what extent do you agree with the above vision (please tick only one box)?

Fully agree Partially agree Don't agree Don't know

13. If you feel that you do NOT 'Fully agree' with this vision, could you please write in your reason(s) below

14. As we stated in the letter accompanying this questionnaire, we may have to accept an allocation of about 65 new houses over the next 13 years. These could be provided in a number of ways. Please indicate below the how acceptable or unacceptable you view each option.

	Very acceptable	Quite acceptable	Quite unacceptable	Very unacceptable	Don't know/not sure
Infill of single houses within the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small-scale infill developments within/on the edge of the village alongside the main roads (3-15 houses, such as we have in Red House Close);	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Larger estates (15-30 houses, such as we have in Hunters Mead, The Paddocks) on fields behind the existing housing;	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large estates (30 houses or more, such as we have in The Limes / Willow Way or around Prideaux Drive / Summer Oaks) located on the edge of the village.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. To what extent do you agree that Motcombe would benefit from the following types of housing development?

	Agree strongly	Agree	Not sure	Disagree	Disagree strongly
Low cost starter homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shared ownership (part buy/part rent)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rented accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retirement accommodation (independent living)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retirement accommodation (assisted living)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Smaller accommodation for single people/couples	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Larger accommodation for families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. How strongly do you feel about priorities for allocating future affordable housing?

	Agree strongly	Agree	Not sure	Disagree	Disagree strongly
That affordable homes are offered to local people (living in Motcombe) first	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing should be available to whoever needs it	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Looking at the architectural styles of housing development that there might be in the future, which of the following styles of recent development in the village would you prefer to see for new housing (please tick as many boxes as necessary)?

- | | |
|---|---|
| <input type="checkbox"/> The Limes/Willow Way | <input type="checkbox"/> Stainers Mead |
| <input type="checkbox"/> The Paddocks | <input type="checkbox"/> Hunter's Mead |
| <input type="checkbox"/> Prideaux Drive/Summer Oaks | <input type="checkbox"/> None of these developments |

18. If you feel that there are other examples that should be considered for the future, please name or describe them below:

19. On-road parking is necessary for many existing residents in Motcombe. Does this cause you any concern in your part of the parish?

- Yes it does No it doesn't

20. Current standards require 1 off-road space for 1-2 bedroom dwellings and 2 spaces for 3-4 bedroom dwellings. Do you think this level of requirement is sufficient or insufficient?

- This level is sufficient This level is insufficient

21. The Parish Council feel that all new developments should provide for a minimum of 2 off-road spaces per dwelling. To what extent would you support such a proposal?

- Support Do not support Not sure / don't know

22. The Parish already has a number of Listed buildings (see <http://www.motcombeaparishcouncil.org.uk/> under Neighbourhood Plan). Are there any other buildings in the Parish that you feel have local historic importance? For example, you may think that the many semi-detached cottages built by the Westminster/Stalbridge estate in the 19th century add to the character of Motcombe. Should such buildings be recognised as important in the Plan? This would only have a bearing on decisions when planning consent is required, and not on internal alterations.

- Support recognition of estate cottages in the plan Do not support inclusion of the estate cottages
- Not sure / don't know
- Other suggestions of locally important buildings (please specify)

23. Are you, or anyone else in your household, likely to require different housing within Motcombe Parish in the next 5 years (you may need to tick more than one box)?

- Yes – different home (due to changing circumstances) No
- Yes – additional home[s] for existing household members Not sure

24. If YES, which of the following best describes the housing you might need (tick as many boxes as you need to)?

- Larger home to accommodate more children More affordable home (to rent privately)
- Larger home to accommodate elderly relatives More affordable home (to rent from a housing association)
- Smaller home (downsizing) More affordable home (to own)
- Home suitable for health and/or age reasons (e.g. limited mobility) More affordable home (shared equity)
- Starter home for young adult/couple A home suitable to run a business from
- Other (please specify)

25. Do you have other family members currently living outside of Motcombe who are likely to want to live in the Parish in the next 5 years?

- Yes No Not sure

26. If YES, which of the following best describes their housing need (please tick as many boxes as necessary)?

- | | |
|--|--|
| <input type="checkbox"/> Family home to buy | <input type="checkbox"/> A home suitable for someone with health and/or age issues |
| <input type="checkbox"/> Family home to rent | <input type="checkbox"/> Affordable home to rent |
| <input type="checkbox"/> Small home (couple/single) | <input type="checkbox"/> Starter home to buy |
| <input type="checkbox"/> A home to run a business from | <input type="checkbox"/> Shared ownership home to part-buy |
| <input type="checkbox"/> Other (please specify) | |

27. Are you, or anyone else in your family, already on the North Dorset District Council housing register?

- Yes Applied but don't qualify No current need to do so

Part 4: Highways and transport

28. This is the vision for the highways within the Parish based on the feedback from the residents' meetings:

'Ensure that additional traffic from development can be safely accommodated on the rural road network, and that opportunities are taken to support public and community transport options, improve footpaths and cycleways, and make roads safer, in ways that are compatible with the rural village character of the area'.

To what extent do you agree with the above vision for the Parish (please tick only one box)?

- Fully agree Partially agree Don't agree Don't know

29. If you feel that you do NOT 'Fully agree' with the vision, could you please write in your reason(s) below:

30. To what extent do you feel there is sufficient street lighting within the village at present (please tick only one box)?

- There is already too much street lighting in the village
 There is sufficient lighting in the village at present
 Not sure whether we need more lighting in the village
 There should be more street lighting within the village

If you feel there should be more street lighting, how, or where, do you think it should be improved:

31. If there are any comments you would like to make about the roads within the Parish, please write them in below:

32. There is a long term proposal to convert the current bridleway from Motcombe (The Meadows) to Gillingham into a cycleway. To what extent would you support such a proposal?

- Fully support Partially support Don't support Not sure

If you do not Fully support this proposal, please give your reason(s):

Section 5: Employment

33. This is the vision on employment developed from the views of those who attended the residents' meetings:

'Support existing and new businesses within the parish, including those run from home, which are compatible with the rural village character of the area'.

To what extent do you agree with the above vision for the Parish (please tick only one box)?

- Fully agree
 Partially agree
 Don't agree
 Don't know

34. If you feel that you do not Fully agree with this vision, could you please write in your reason(s) below:

35. Do any members of your household regularly (daily or several times a week) travel to work?

- No one
 One person
 Two people
 Three people
 Four or more people

36. Please indicate where they travel to and from on these journeys to work and the mode (s) of transport used (tick as many locations and modes of transport as necessary)

	Walk / cycle	Household car/van/motorcycle	Taxi / share other vehicle	Bus	Train
Motcombe area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gillingham area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shaftesbury area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blandford area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yeovil area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Salisbury area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poole/Bournemouth/Dorchester areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frome/Westbury/Bath/Bruton/Castle Cary area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other location (please specify)

37. Do any members of your household primarily work from home?

- No one One person Two people
 More than two people (please specify)

38. Do you think that there should be better facilities in the village for those working from home?
(please tick as many boxes as necessary):

- | | |
|--|---|
| <input type="checkbox"/> Improved technology/communications | <input type="checkbox"/> Opportunities to meet other residents who work from home |
| <input type="checkbox"/> Professional help | <input type="checkbox"/> No additional facilities are needed |
| <input type="checkbox"/> Communal work spaces/office accommodation | |

39. Would you consider setting up a new business, or re-locate an existing business to Motcombe if there were opportunities to do so?

- Would consider setting up/re-locating to Motcombe
 Would not consider setting up/re-locating to Motcombe
 Does not apply to me or other members of the household

Part 6: Your household

Finally, although we do not need to know who you are, we do need to collect information about the households in the Parish to produce an up to date profile of all who live in Motcombe.

40. What is the composition of your household by age?

	Under 5	6-11	12-16	17-22	23-34	35-45	46-54	55-64	65-75	Over 75
First Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fourth Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fifth Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sixth person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seventh person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional people (please specify ages)

41. How long have you lived in Motcombe?

- Less than one year
 6-10 years
 21-30 years
 1-5 years
 11-20 years
 Over 30 years

42. Is this your main home?

- Yes
 No

43. What type of home do you live in, and how many bedrooms do you have?

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
Bungalow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Terraced house/cottage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Semi-detached house/cottage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Detached house/cottage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flat/apartment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

44. Approximately how old is your home?

- Under 5 years old 100 - 150 years old
 6-20 years old Over 150 years old
 21-50 years old Not sure/don't know when it was built
 51-99 years old

45. Does your household own or rent this home?

- Own (with/without mortgage)
 Rent privately
 Part rent/part own (shared ownership)
 Rent from employer
 Rent from housing association

46. How many off-road parking spaces (including any garages(s) that can be used for a car parking) does your home have?

- One Two Three More than 3 None

47. How many vehicles (excluding motor bikes) does your household own that are usually kept at this address?

- One Two Three Four More than 4 None

48. Finally, if there is anything else you would like to say about living in Motcombe, please do so below:

THANK YOU FOR COMPLETING THIS SURVEY

Key findings for the Vision

Survey response rate: 49.4% (293 usable returns)

<p>1. <i>'To keep Motcombe as a separate and distinct, village-based community, rather than it becoming a dormitory of neighbouring towns, Shaftesbury and Gillingham'</i> Fully agree 95%</p> <p>Contributing factors (where over 60% strongly agree): green spaces/footpaths; views of the countryside; working farms; country style roads; community facilities; community facilities</p>
<p>2. <i>'The range of important amenities....and the activities provided through them, provide the basis for the strong community spirit and help meet the day to day needs of local residents'</i> Fully agree 88%</p> <p>Main amenities (those over 50% Very Important): shop/PO; Meadows; footpaths; Memorial Hall; Mem. Hall field/play area; St Mary's church; primary school; Kingsettle Woods</p>
<p>3. <i>'Protect the important green spaces within the parish that are valued by local residents. Retain the essential rural character of the village, and improve the level of access into, and visual links with, the surrounding countryside'</i></p> <p>Fully agree 95%</p> <p>90% supported the lower section of Frog Lane being designated as a green space.</p> <p>71% fully supported the proposal for converting the bridleway to Gillingham into a cycleway</p>
<p>4. <i>'Ensure housing needs are met at a level that reflects the amount of new homes required by the (NDDC) Plan, and specific needs identified through local evidence. The house types should suit people of different ages and abilities, so that the mix of people living here is well balanced. New housing, when it is built, should be small scale incremental developments that reflect the village character and its linear nature, rather than suburban-style estates'</i> Fully agree 88%</p> <ul style="list-style-type: none"> • Preferred housing developments (Very acceptable/Quite acceptable): Infill of single houses (88%); Small scale 3-15 dwellings (88%); Larger estates (35%); Large estates (14%) • Preferred categories of new housing (Agree strongly/Agree): Smaller accommodation for single people/couples (79%); Low cost starter homes (73%); Larger homes for families (69%); Independent retirement (62%); Assisted living retirement (55%); Affordable rental (54%); Part buy/rent (58%) • Preference for current housing styles: Limes/Willow Way (49%); Prideaux Drive (43%); Hunter's Mead (28%); The Paddocks (21%); None of these (21%)
<p>5. <i>'Ensure that additional traffic from development can be safely accommodated on the rural road network, and that opportunities are taken to support public and community transport options, improve footpaths and cycleways, and make roads safer, in ways that are comparable with the rural village character of the</i></p>
<p>6. <i>'Support existing and new businesses within the parish, including those run from home, which are compatible with the rural village character of the area'</i> Fully agree 89%</p>

Examples of extracts of key results:

2	Strongly agree
1	Agree
X	Not sure
-1	Disagree
-2	Disagree strongly
	Please indicate the extent to which you agree or disagree with each of the following statements about what you feel contributes to the character of Motcombe.

	The mix of old and new housing styles	The green spaces within the village and footpaths into the surrounding countryside	The views remind you that you live in the countryside	The range of community facilities	The community spirit within the village	The scale and style of newer housing developments is appropriate to the village	Working farms remind you that you live in the countryside	The country lane style of the roads within the village and wider parish
Mean	1.19	1.82	1.82	1.57	1.62	0.72	1.68	1.66
X	16.2%	0.7%	1.4%	6.5%	6.2%	25.9%	3.8%	4.1%

2	Very important							
1	Quite important							
X	Not sure							
-1	Not very important							
-2	Very unimportant							
	Here is a list of the amenities within the parish. Please indicate how important to you and your household are each of these amenities (tick only one box for each amenity).							
	Memorial Hall	MH field and childrens' play area	Community shop, cafe and Post Office	Motcombe primary school	St. Mary's church and churchyard	Methodist chapel/hall	The Coppleridge	Motcombe Meadows
Mean	1.56	1.35	1.84	0.93	1.22	0.57	1.16	1.59
X	2.0%	2.0%	1.4%	2.4%	1.7%	2.4%	1.7%	2.4%
	Allotments	Motcombe Garage	Port Regis school leisure facilities	Network of footpaths	Kingsettle Woods	Turnpike Showground site		
Mean	0.67	0.76	0.58	1.58	1.27	1.02		
X	2.4%	2.4%	3.4%	2.4%	4.1%	3.1%		

	As we stated in the letter accompanying this questionnaire, we may have to accept an allocation of about 65 new houses over the next 13 years. These could be provided in a number of ways. Please indicate below the how acceptable or unacceptable you view each option.			
	Infill of single houses within the village	Small-scale infill developments within / on the edge of the village alongside the main roads (3-15 houses);	Larger estates (15-30 houses) on fields behind the existing housing;	Large estates (30 houses or more,) located on the edge of the village.
Very acceptable	51.4%	38.1%	6.5%	2.5%
Quite acceptable	36.8%	49.8%	28.6%	12.2%
Don't know/not sure	2.9%	1.1%	3.3%	6.5%
Quite unacceptable	4.6%	6.8%	25.0%	21.1%
Very unacceptable	4.3%	4.3%	36.6%	57.7%

	Looking at the architectural styles of housing development that there might be in the future, which of the following styles of recent development in the village would you prefer to see for new housing (please tick as many boxes as necessary)?
--	--

	The Limes/Willow Way	The Paddocks	Prideaux Drive/Summer Oaks	Stainers Mead	Hunter's Mead	None of these developments
	131	56	117	43	75	56
	46%	20%	41%	15%	27%	20%

To what extent do you feel there is sufficient street lighting within the village at present (please tick only one box)?	
There is already too much street lighting in the village	10.8%
There is sufficient lighting in the village at present	61.9%
Not sure whether we need more lighting in the village	14.0%
There should be more street lighting within the village	13.3%

Count	Bedrooms						
Vehicles	1	2	3	4	5	n/k	Grand Total
0	2	4	2		1		9
1	1	24	50	37	7	1	120
2		8	33	34	7	1	83
3		3	18	24	5		50
4			5	3	4	1	13
5			1	4	3		8
(blank)			2	1	1	6	10
Grand Total	3	39	111	103	28	9	293

	3	39	109	102	27		
50%ile	2	20	55	51	14		
75%ile	2	29	82	77	20		
85%ile	3	33	93	87	23		

Motcombe Neighbourhood Plan

Acceptability of sites for future development

As we described in the survey of residents, conducted last autumn, the current North Dorset District Council (NDDC) plan includes **targets for new dwellings** to be built in each of the Larger Villages, such as Motcombe, between 2016-2030. For Motcombe, the current target is **50** new dwellings. We now need to collect the views of **Motcombe residents** on the sites that we believe best meets this target.

Having conducted very detailed evaluations of all the sites currently proposed by landowners for possible future development, we have selected those that best meet the criteria for development in achieving the NDDC target, the criteria being:

- strengthening the character of the village,
- reinforcing the compact form of the village,
- retaining green spaces/key views,
- promoting a walkable village,
- minimising the risk of traffic accidents,
- promoting a working environment,
- meeting local needs,
- assessments covering: ecology, heritage, pollution, flooding, safe access.

The displays and map show the selected sites, plus reasons why other potential sites have been rejected.

Q1 Shown on the next page is the list of the sites that we believe are best suited for future development to meet the NDDC target. For each one, please write in a **score/number from 1-6**, depending on the degree to which you think it is an acceptable, or unacceptable, choice for development, where:

- 1** Highly acceptable
- 2** Acceptable
- 3** Neither acceptable or unacceptable
- 4** Unacceptable
- 5** Very unacceptable
- 6** Don't know the site well enough to have a view

There is also space for you to write in any **Comments** you may have about each site:

Site reference	Score 1-6	Comments
Site 2 Church Farm Barns		
Site 4 by Shire Meadows, Motcombe Road		
Site 13 Shorts Green Farm		
Site 18 Elm Hill (strip of land off Knapp Hill)		
Site 19 Sunset Ridge (garden)		
Sites 20/21 Elm Hill (west of 'Highlands')		
Site 25 The Nursery (The Street)		

Q2 If you feel that another site(s) should be considered for development, *including those that we have rejected*, please describe the location(s) below and why you think it might be suitable:

We are also developing design guidelines for future new housing in Motcombe. If you would be interested in attending a focus group to help finalise the guidelines, please tick the box and provide your telephone number so we can contact you:

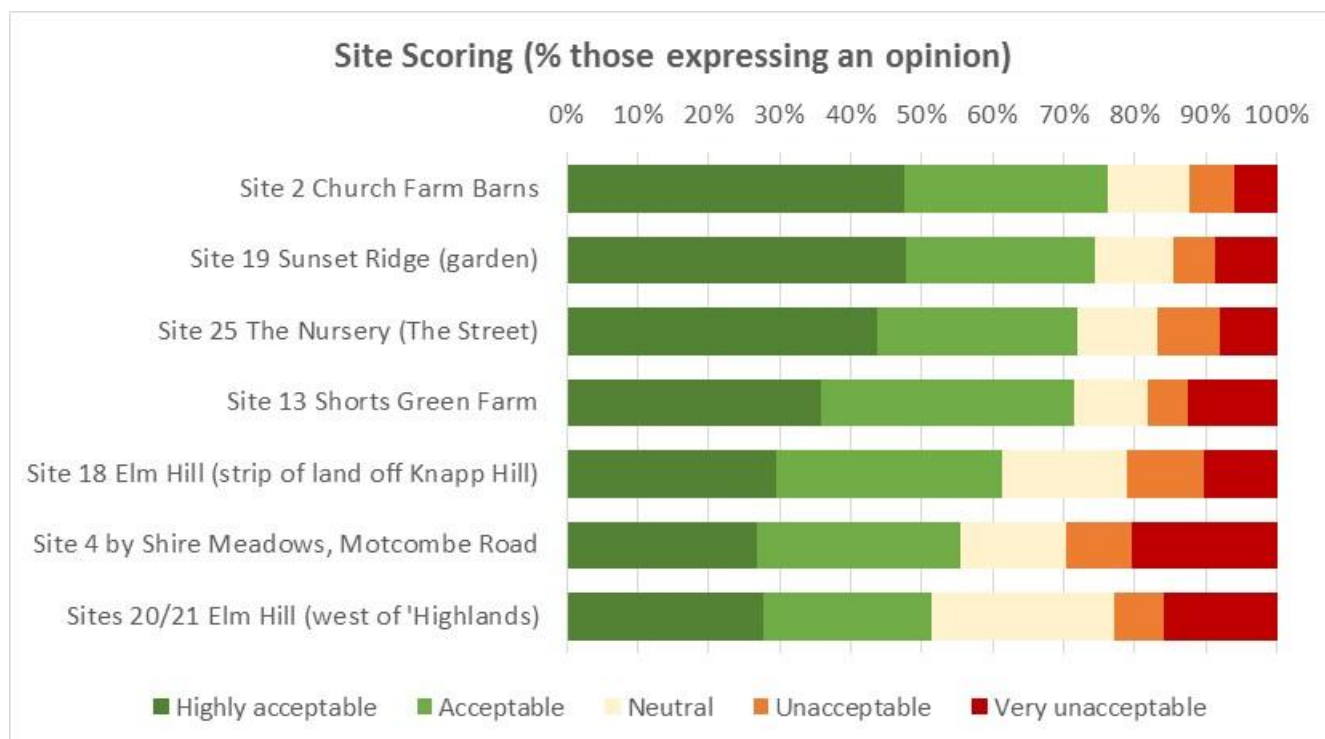
About you

Whilst we will **NOT** publish personal data, we need to check that we have avoided double-counting and we have reached a broad spectrum of Motcombe residents, so could you please write in your name and postcode below:

If you would like to complete this form later, please return to:

Clr Peter Mouncey, Gadshill House, Bittles Green, Motcombe SP7 9NX

Summary of main Findings



Site 2 specific comments:

- 5 dwellings max
- Access
- Access & parking issues
- Area next to it floods. Better as parking for school
- BETTER USE WOULD BE CAR PARK FOR SCHOOL
- BROWN FIELD VERY ACCEPTABLE
- Brownfield site on good road
- Busy exit for cars
- CONCERN RE TRAFFIC AND SCHOOL
- Consideration imperative to appropriate primary school parking
- Currently not attractive site; access issues; close to amenities
- driveway Flooding more cars by school
- Edge of village; unconnected to it
- EXISTING FARM BUILDINGS
- Flooding
- Flooding
- GOOD ACCESS
- GOOD TO USE BROWNFIELD SITES
- Improve school parking
- Improve school parking
- incorporate school car park
- Need better access
- Need to sort out the parking for the school
- nice development on brownfield
- No pavements/school parking issues need solution
- No pavements; school parking issues
- Parking for the school please
- Parking issues re school

- Parking issues/school
- Parking issues/school traffic
- PROXIMITY TO SCHOOL MAJOR SET BACK, ALSO OUTSIDE VILLAGE AREA
- Renovated barns would be attractive
- Resolve flooding issues
- School car park too ?
- School parking issues
- School parking issues
- School run/parking issues
- School traffic
- Subject to ensuring safe access
- SUBJECT TO SAFE ACCESS FROM T'PIKE, SCHOOL TRAFFIC
- This site should be rejected
- This will extend the village
- This will extend the village near to Church and School
- USING AN OLD FARM SITE
- VERY DIFFICULT SCHOOL TRAFFIC

Site 4 specific comments:

- 10 houses max.
- A mini 'Estate'. ??
- CAUSING SPRAWL STRETCHING VILLAGE
- CONCERN AT NO OF HOUSES
- Drainage & traffic issues
- Electricity cables need to be moved
- Encroaches on countryside
- encroaches on open land. Too far from the centre of the village
- Extends present developments
- Flooding issues off site; dangerous for pedestrians; affect RoW & rurality
- Flooding onto Bittles Green; light pollution; busy road; spoil views
- GOOD ACCESS MAY NEED TRAFFIC CALMING ON HILL
- Good access. Moves centre of gravity closer to hub of village
- I am the owner
- IN ENTRY TO VILLAGE, WOULD CHANGE PERCEPTIONS
- IN FILL
- increased traffic in problem area
- Keep to roadside only
- Lack of footpath
- Max of 10 properties, mirroring other side of the road
- need some open spaces
- NEEDS SAFE FOOTPATH TO VILLAGE
- Negative visual impact
- NO PAVEMENT AND SPEEDING TRAFFIC
- No pavements
- Not in keeping with linear Village. Traffic down Hollows already a problem. Makes it more like a town
- One single row of houses only
- Poor access to amenities
- Poor access; dangerous for pedestrians; not good intro to village; max 20 houses
- POSS TRAFFIC FLISSUES BY SCHOOL BY PEOPLE NOT USING THE HOLLOW
- Retain hedgerows

- Road already unsafe , fast traffic
- Road widening and footpaths must be considered
- Should be 10 – 12 houses max, otherwise a Shaftesbury merger will occur
- Surface water flooding issues
- There is a traffic problem
- TOO MUCH FAST TRAFFIC
- Toomany houses for access so close to bend on busy road
- Must retain green spaces
- Road already too busy

Site 13 specific comments:

- 20 houses
- Access from The Street
- Adjacent to site already planned would create estate merging with Summer Oaks
- beware Flooding
- Central site; good choice
- Central to amenities
- Centre of village, close to amenities
- Depends on travel survey and access along Frog Lane avoiding shop
- EXTENSIVE FLOODING
- FLOOD RISK
- Flood risk
- Flooding
- Flooding
- Flooding issues
- FLOODING ISSUES AND 10 NEW HOUSES THERE ALREADY
- Flooding risk
- FLOODING RISK
- Flooding?
- Good access increased traffic flow through Village
- GOOD CHOICE FOR LARGE DEVELOPMENT
- GOOD INFILL
- Good location but very intensive
- increased traffic in village
- INFILL
- Land floods currently
- Lower no. of houses
- Need more than one entrance for this and the plot of 10 Cases houses
- NEEDS VISUAL SCREENING, WILL DETERMINE NEW VILLAGE LOOK
- No more than 20 houses
- Only access The Street
- PROVISION FOR RUN OFF AND POSSIBLE ACCESS ISSUES
- Resolve flooding issues
- ROAD ACCESS NOT GOOD ENOUGH
- Severe risk of flooding
- SURFACE WATER RUN OFF TO BROOK? BROOK CHECKS FLOODS
- Too exposed to adjacent land , where building will be pursued
- Too large
- TOO MANY HOUSES
- Too many houses; waterlogged site & flooding nearby properties

- Too much development in the area
- Under 20 houses acceptable
- VERY GOOD LOGICAL INFILL
- HIGH WATER TABLE AND FLOODING
- How this site was accepted is beyond belief
- VISIBILITY OF LOW VEHICLES NOT EASY
- Well placed for amenities, but impact on nearby properties
- Will increase the traffic down the Hollows. Don't build on green fields, infill is better
- Will increase traffic in Shorts Green Lane

Site 18 specific comments:

- increased traffic. Moves hub away from church/hall/school
- would make the Village spread out
- Access issues
- access issues small road
- Bungalows
- Bungalows
- CONCERNED ABOUT TRAFFIC AND PARKING, NARROW
- DANGEROUS ACCESS , ELM HILL NARROW, NO F'PATH. BLIND BENDS
- DANGEROUS ROAD ACCESS AND NO FOOTPATHS
- Drainage from fields. Not covered in report
- Eat into countryside
- elevated visual impact, constained road access
- Entrance near junction
- I like it as it is
- increase of traffic in Shorts Green lane
- landscape and ecology will be impacted
- LEAST INTRUSIVE TO VILLAGE.LIKELY TO LIMIT TRAFFIC THROUGH VILLAGE
- Might lead to further building behind the site
- Narrow lane , no footpath, too far out
- Narrow road
- NARROW ROAD CORNERS AT END
- Near dangerous bend
- Neutral
- Neutral
- NO FLOODING, INFILL BUT TRAFFIC AND PARKING CONCERNS
- NO SIDE PATH AVAILABLE FROM CIRCLE
- Orchards not housing
- Poor access
- Poor access; dangerous to pedestrians (like Site 4)
- Poor visual impact
- Problem access onto narrow lane ?
- Ruins views & wildlife habitat; out of village
- Screen Southern Boundary
- Spoil countryside views
- Spoil countryside views
- STRIP TOO NARROW TO BE MEANINGFUL
- TOP OF VILLAGE GOOD CHOICE
- JUNCTION CORNER LANE V POOR DITTOWITH THE STREET/ELM HILL
- Traffic & access problems

- Very close to corner, access could be a problem
- Views should remain unspoilt
- visual impact worries

Site 19 specific comments:

- increased traffic. Moves hub away from church/hall/school
- would make the Village spread out
- Blind bend
- Blind bend
- Blind bend
- BROWN FIELD HIGH GROUND GOOD DRAINAGE
- Close to blind bend
- elevated site would need visual impact assessment
- Encourages 'sprawl'
- Encroaches on countryside
- INAPPROPRIATE
- LOGICAL INFILL
- LOW IMPACT ON VILLAGE, BUT LIKELY TO INCREASE TRAFFIC FLOW
- NICE RING COPPLERIDGE BACK INTO VILLAGETO B
- NO FOOTPATHS AND POOR ACCESS
- NO SIDE PATH AVAILABLE
- rural sprawl, listed property impact, dangerous corner for traffic, light pollution, poor pedestrian link to village
- Too far out of village; no footpaths

Sites 20/21 specific comments:

- increased traffic. Moves hub away from church/hall/school
- would make the Village spread out
- ?ACCESS
- 20/21 DWELLINGS SEEMS TOO MUCH WHEN HOMES HAVE 2 CARS. NEAR LARGE BEND
- 5 houses max.
- access
- ACCESS ISSUES FOR NUMBER OF HOUSES
- Already many houses around there
- Attractive for development
- Blind bend
- BROWN FIELD SITE GOOD HIGH GROUND, GOOD FOOTPATH
- concern as site is within area of traditionally managed meadow of nation biodiversity interest. Would require significant compensation if included
- Danger of joining up to Gillingham
- DANGEROUS BLIN BEND, NO FOOTPATHS POOR ACCESS
- Does it have to be so many ?
- Encourages 'sprawl'
- Encroaches on countryside
- encroaches on countryside
- encroaches on countryside
- High water problem down to Hunters Mead
- Large development for edge of village; near bend; wildlife in hedges; ruins views
- LOGICAL INFILL
- might open up rural area for further devl.

- Near bend in road
- Negative visual impact on views of village from road
- No pavement; effect on wildlife; blind bend
- No pavements; affect wildlife; blind bend
- No pavements; affect wildlife; blind bend
- RESTRICTED NO OF HOUSES, MORE ORGANIC TO NATURAL VILLAGE GROWTH
- road size
- rural sprawl, listed property impact, dangerous corner for traffic, light pollution, poor pedestrian link to village
- Site not meet criteria; rural heritage landscape; affects listed E. Coppleridge Farm; near dangerous bend
- TOO CLOSE TO NARROW LINE AND SPOILS SKYLINE
- Too many houses
- Too many houses; sharp bend
- TOTALLY INAPPROPRIATE , TAKES AWAY THE VIEW ON ENTRY TO THE VILLAGE
- Totally opportunistic. Too high number proposed
- Unnecessary building on open land
- VERY WET SPRING APPEARED RECENTLY BEHIND OUR HOUSE
- Visibility concerns from the Village. Landscape/trees needed

Site 25 specific comments:

- 2-3 dwellings only
- Access ?
- Back- filling
- BROWN FIELD VERY ACCEPTABLE
- Brownfield site, unobtrusive and central. Little impact on traffic
- car parking on The Street
- CLOSE TO CENTRE, LOW IMPACT, LIMITED NO OF DWELLINGS
- Dangerous exit for cars
- ENTRANCE ON TO BUSY STREET, FOOTPATH TOO NARROW
- GOO ACCESS
- Good central site
- increased traffic in village
- Limited Access opens door for development behind
- LOGICAL INFILL
- Max 3 houses
- May affect views from other properties
- Off-road parking needed
- Opens up land behind for future development
- Poor visual impact
- Precedent for double depth housing
- Shop proximity for cars
- Silly idea overcrowding
- too small
- Too small
- Traffic
- USING BROWN FIELD GOOD

General comments:

- Allowent Plantation
- I like the decision to have small sites rather than larger developments

- 15/16/17 SHOULD BE CONSIDERED AS IN VILLAGE.
- 15/16/17 SHOULD BE LOOKED AT AGAIN, 22/23 GOOD WALKING ACCESS
- 18/20 opportunistic. No ecology scores, need adequate survey for this
- All '1'
- All highly acceptable
- All preferred sites are Very Unacceptable
- Allotment Plantation- ascar park for school
- Are 50 houses over 14 years enough? Need affordable starter homes
- Better to create 2 areas rather than 1. two sites, such as 4 and 18 would create smaller areas which would not detract from the village
- Cases site an eyesore
- central village locations, not outliers
- CONGTATS TO ALL CONCERNED, WORK MUCH APPRECIATED
- Consider density, parking ,split new houses over all sites
- Consider infill on Corner Lane – need widening
- Detailed response doc. formulated by Clive Miller Planning Ltd on behalf of Mr and Mrs Bouchier.
- Develop north of railway & link to North End
- Develop north of railway to link to North End
- Ecology ! Wildlife has no voice
- essay re infrastucture, school traffic and flooding
- Exits onto busy roads
- Good locations
- IF SITE 4 INCREASED TO 31 THESE 7 SITES COULD REACH THE 50 TOTAL OR MORE ORGANIC IF NOS SHARED BETWEEN SITES 4 AND 20/21
- Increased Traffic concerns
- Increased traffic flow from all sites a serious factor. Infrastucture improvements required
- just a small number of houses in any location
- Keep housing within settlement area
- land opposite Coppleridge next to railway, near Grants copse
- LIGHT ACRE PLANTATION SEEMS ONLY OOSS SITE IN LOW SITE OPTIONS
- Longer term there would be scope for relocation of the school, green space and building
- Need affordable homes for younger people
- No comments
- No preschool in the village & school cannot cope with more pupils/traffic
- Not site 9
- pleased site 1 rejected. Can village cope with increase
- Possibility of access to rejected Site 8 from The Street
- PROVISION OF PAVEMENTS VERY IMPORTANT OTHERWISE USE OF VEHICLES TO ACCESS VILLAGE WILL INCREASE
- Rejected Site 5 in quiet lane should be considered
- School allotment plantation for housing and car park
- School needs a CAR PARK
- Site 1 Parking for school & Church
- site 1 & allotment plantation. Why does it affect Church when the school and house between
- site 1 . School car park
- Site 1 Should be considered
- Site 22/23 Has a visible access and is away from the road
- SITE 5 WORTHY OF MORE RESEARCH AOUTSIDE VILLAGE ACCESS TO SHAFTESBURY
- Site 9 completely unacceptable
- Sites 8 and 22/23 provide good space with minimal visual impact from Motcombe Road

- This form has other previously rejected sites which should be considered: These being Sites 1, 6, 7, 8, 9, 15/16/17 and 24
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- This form has other previously rejected sites which should be considered: These being Sites 1, 6, 7, 8, 9, 15/16/17 and 24
- We have considered filling in our garden the last house in the conservation area. How would this be viewed
- WELL DONE CONGRATS

Motcombe Parish Council

Motcombe Neighbourhood Plan Pre-Submission Consultation

October 5th-November 30th 2018

This response form provides residents of Motcombe Parish, and other interested parties, with an opportunity to state their views about the draft Plan, before it is finalised and submitted to North Dorset District Council for their appraisal. You can choose to comment on all or any of the policies, and at the end is a section for general comments and to provide an overall view. Be clear about what changes should be made, and why. Please keep your response as concise as possible.

We also ask for your name and address (and organisation if you are responding on their behalf) to ensure we have a clear audit trail of who has responded on what issues, and which will also enable us to contact you for further clarification, if necessary, and we have your permission to do so.

Please ensure that you return this form by the **30th November** at the latest to Cllr Peter Mouncey at Gadshill House, Bittles Green, SP7 9NX, or by email to Motcombe@dorset-aptc.gov.uk. **Responses received after that date will not be counted.**

About you	
Organisation (if applicable):	
Name:	
Address (and post code):	
Email address:	
Please tick the box if we can recontact you if necessary <input type="checkbox"/>	

Policies: your view (put a tick by either Support or Object per policy) and any Comments	
<p>Parish Amenities/Green Spaces: Policy MOT 1 Support: _____ Object: _____ Comments:</p>	<p>Flood alleviation: Policy MOT 2 Support: _____ Object: _____ Comments:</p>
<p>Public Rights of Way: Policy MOT 3 Support: _____ Object: _____ Comments:</p>	<p>Local Green Spaces: Policy MOT 4 Support: _____ Object: _____ Comments:</p>

<p>Woodlands: Policy MOT 5 Support: _____ Object: _____ Comments:</p>	<p>Local wildlife enhancement: Policy MOT 6 Support: _____ Object: _____ Comments:</p>
<p>Meeting the area's housing needs: Policy MOT 7 Support: _____ Object: _____ Comments:</p>	<p>Locational criteria for new housing: Policy MOT 8 Support: _____ Object: _____ Comments:</p>
<p>Church Farm Barns: Policy MOT 9 Support: _____ Object: _____ Comments:</p>	<p>Sunset Ridge: Policy MOT 10 Support: _____ Object: _____ Comments:</p>
<p>The Nursey (The Street): Policy MOT 11 Support: _____ Object: _____ Comments:</p>	<p>Shorts Green Farm: Policy MOT 12 Support: _____ Object: _____ Comments:</p>
<p>Rural Affordable Housing Exception Sites: Policy MOT 13 Support: _____ Object: _____ Comments:</p>	<p>Meeting employment needs: Policy MOT 14 Support: _____ Object: _____ Comments:</p>
<p>Grosvenor Estate Cottages: Policy MOT 15 Support: _____ Object: _____ Comments:</p>	<p>Building Patterns, Density, Landscaping: Policy MOT 16 Support: _____ Object: _____ Comments:</p>

<p>Building Size/Styles/Materials/Detail: Policy MOT 17 Support: _____ Object: _____ Comments:</p>	<p>Street Layout: Policy MOT 18 Support: _____ Object: _____ Comments:</p>
<p>Car Parking Solutions: Policy MOT 19 Support: _____ Object: _____ Comments:</p>	<p>Motcombe-Gillingham Cycleway: Policy MOT 20 Support: _____ Object: _____ Comments:</p>

Please use the box below to add to or make any other comments. Please make clear any changes you think should be made to the plan:

And finally, please tick **ONE** of the following:

- I support the plan as drafted
- I generally support the plan but would like to see some minor changes
- I do not support the Plan/I consider it needs fundamental change

THANK YOU FOR TAKING PART IN THIS CONSULTATION

The following summarises the main issues raised by consultees regarding the pre-submission consultation by Motcombe Parish Council. The following statutory and other consultees were directly contacted for their input at this stage:

Local Councils Consultees	Response	Other Statutory Consultees	Response	Local Service Providers	Response
– Dorset County Council	✓	– Environment Agency		– Motcombe School	✓
– North Dorset District Council	✓	– Historic England	✓	– Memorial Hall Trustees	✓
– Wiltshire (Unitary) Council		– Natural England	✓	– Port Regis School	✓
– Mere Town Council		– Cranborne AONB Team	✓	–	
– Gillingham Town Council		– Network Rail Infrastructure	✓	–	
– The Stours Group Parish Council		– Highways England	✓	–	
– Shaftesbury Town Council	✓	– Scottish & Southern Energy		–	
– Melbury Abbas & Cann Parish Council		– Southern Gas Network		–	
– Donhead St Mary Parish Council		– Wessex Water	✓	–	
– Donhead St Andrew Parish Council		–		–	

Response forms were also received from local residents and written responses were received from the following parties:

- Wyatt Homes (working with the owners of the land adjacent Shires Meadow, Motcombe Road)
- Bittles Green and Frog Lane Group (comprising 41 local residents, the majority who also submitted separate response forms indicating that they would like to see substantial changes) including a report from Planning Base Ltd

In total, 131 responses were received from residents, landowners/agents and other local/statutory bodies.

On the final question of the response form (please indicate if you support the plan as drafted, generally support the plan but would like to see some minor changes, or do not support the plan / I consider it needs fundamental changes), The results showed the following pattern of support:

- 38 responses: support the Plan as drafted
- 39 responses: generally support the Plan but would like to see some minor changes
- 39 responses: generally support the Plan but would like to see ‘substantial’ changes (residents had changed the wording on the response form from ‘minor’ to ‘substantial’)
- 4 responses: do not support the Plan.

The following summarises the key points raised and suggested way forward

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
0 General	We are satisfied that they are unlikely to result in development which would adversely affect the SRN and we therefore have no specific comments to make.	Highways England	Support noted.
0 General	There are no issues upon which we wish to comment other than to congratulate your community on its progress to date and to wish it well in the making of its Plan.	Historic England	Support noted.
0 General	Shaftesbury Town Council congratulate you on the work put into the plan and have no concerns about the content at all.	Shaftesbury Town Council	Support noted.
0 General	We do not have any comments.	Wessex Water	Support noted.
0 General	Supports plan as drafted.	Motcombe Primary School	Support noted.
0 General	It would be premature to proceed with the preparation of this Plan whilst the District Council cannot prove a five year rolling housing supply	Bittles Green and Frog Lane Group	Changes can still be made prior to submission in light of any planning decisions. Progressing the Neighbourhood Plan that includes housing site allocations should become influential in planning decisions (despite the absence of a 5 year housing supply) particularly once the Neighbourhood Plan has been examined and approval given for it to proceed to referendum. There is no requirement for an up-to-date Local Plan to be in place prior to developing a Neighbourhood Plan, as confirmed by BDW Trading Ltd. v. Cheshire West & Chester Borough Council [2014] EWHC 1470 (Admin) and R (Gladman Developments Ltd.) v. Aylesbury Vale District Council [2014] EWHC 4323.
1.02	Suggest that the Local Plan is referred to as the 'North Dorset Local Plan Part 1' in the first instance to avoid ambiguity particularly given the Dorset council's merger in April 2019 when the new authority will be responsible for multiple local plans. Also in the penultimate sentence clarify that the strategy is (not was)...	North Dorset District Council	Agreed. Proposed change – amend references as suggested.
1.09 / 1.19	The Introduction refers to views in and around the village. Identifying those views at this stage could be valuable when considering a future development proposal. It could also be useful to identify key views towards the AONB that	Cranborne AONB Team	Agree that it would be appropriate to include a policy on the importance of local views, which could be added to section 3. It would be difficult to provide a definitive list of all the key views, however examples can be given.

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	could help emphasise the location of Motcombe within the setting of this AONB.		Proposed change – add new policy (using similar wording to Holwell’s examined plan – that “The design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and preserve and enhance such views where possible.”) and supporting text identifying examples of such views.
1.19 / Policies Map	The Plan entitled ‘Policies Map – wider area’ could usefully show the Specific local needs identified include: AONB	Cranborne AONB Team	Noted – however it would then be appropriate to show all the other constraints (such as Listed Buildings, Conservation Area, flood risk areas, SSSIs etc) which would complicate the map. Proposed change – make clear on the map that this does not include other national or local plan policy designations, and include AONB designation on NP area map.
1.24	Consider increasing the plan period to 2031 to ensure that you are in general conformity with the Local Plan. See para 5.2-5.4 on the Examiner's Report into the Pimperne NP for recent thinking on plan periods.	North Dorset District Council	A longer plan period to coincide with the adopted Local Plan was considered but dismissed given the uncertainty over the Shorts Green Farm planning application, and the fact that the Neighbourhood Plan is likely to be reviewed within 5 years providing a further opportunity to allocate sites when the Local Plan has been reviewed. There is no legal or conformity requirement for the two timescales to coincide. The Pimperne Examiner only expressed an opinion as to whether the plan period proposed for that area (which did go to 2031) should align to the emerging Local Plan (ie to 2033) and did not consider such a change was necessary for conformity.
3	The AONB would also encourage the inclusion of a policy that prevents light pollution. Suggested wording provided: Dark Skies In considering new development, the first factor to consider is whether external lighting is necessary. If there is a case for its inclusion (for example for security or safety reasons), its design should minimise its impact, both on the amenity of the occupants of neighbouring properties, and in terms of light spillage and glare. Timed PIR lights, down-lighters or ‘wall washers’ are examples of lighting schemes that generally have less impact. Policy MOTXX - Dark Skies	Cranborne AONB Team	In response to the earlier household questionnaire, there were mixed views on lighting, with 11% indicating that there is already too much street lighting in the village, 62% that the lighting was sufficient, 14% were unsure whether more lighting was needed in the village and 13% more certain of their opinion that there should be more street lighting within the village. The Dark Skies map www.nightblight.cpre.org.uk illustrates the light pollution impact from Gillingham and Shaftesbury and how much more the AONB benefits from dark skies. The policy suggested by the AONB appears to strike an appropriate balance between protecting dark skies as far as

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	Development should be designed to conserve and enhance the intrinsic quality of the dark night skies. Lighting which is proposed to be installed should meet or exceed the level of protection appropriate to Environmental Zone 1 (as defined by the Institution of Lighting Professionals), with the addition that external lighting should not exceed a correlated colour temperature (CCT) of 3000K.		practical but recognising that where it is necessary it can and should be designed to minimise light pollution. Proposed change – add Dark Skies policy and supporting text to section 3 of the Neighbourhood Plan.
3.01 / MOT1	“Specific local needs identified include:...” ... “This should include contributions towards the above identified requirements...” - these appear to be projects rather than needs / requirements. For example, insufficient play facilities for the village children would suggest a need, upgrading the play area at the Memorial Hall is a project to address that need.	North Dorset District Council	Noted – amend second paragraph of Policy MOT1 to refer to “Specific local projects to address identified needs include:...”
3.01 / MOT1	Policy 27 in the Local Plan Part 1 (2016) already offers a level of protection for community facilities – there is no need to duplicate policies.	North Dorset District Council	The policy is more detailed than the generic policy in the Local Plan and similar supplementary policies have been accepted by Examiners of the other North Dorset Neighbourhood Plans.
3.02 / MOT1	As the Parish Council are already consulted on planning applications it would be useful to explain in the supporting text what else, if anything, is expected.	North Dorset District Council	Agreed. Proposed change – include supporting text to confirm that consultation on proposals affecting community facility should where possible be undertaken by the applicant prior to submitting an application (although there is no legal requirement at present for such pre-application requirement). Parish Council comments should be respectfully considered.
3.05 / MOT1	The relocation of the village shop would not be necessary to make housing development acceptable and therefore S.106 money cannot be spent on this (ref NPPF para 56)	North Dorset District Council	Noted. Proposed change – amend final sentence of third paragraph to read “This should include contributions towards the above projects where applicable to that application, and the consideration of any other needs that may be identified in consultation with the Parish Council.”
3.06 / MOT1	Additional parking for the school and church are urgently needed – ideally to the west, with a safe pathway and at least spaces for 50 cars.	Motcombe Primary School	A local landowner has indicated that they may be willing to consider working with the Parish Council to deliver a suitable scheme, subject to funding and viability. This will require

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
3.06 / MOT1	Whilst we appreciate the local issues at the school which the policy is seeking to address, the Highway Authority would be concerned if improved parking provision to serve the Primary School set a precedent at other schools - we are however supportive of park and stride where appropriate and safe.	Dorset County Council	further discussion and exploration. It is not considered that this will set a precedent and at this stage it is difficult to specify whether it would involve a park and stride solution. Proposed change – add informative text that the Parish Council would welcome proposals to provide a viable solution to this issue, and include information on the level of provision ideally required as indicated by the school.
3.16 / MOT4	Natural England welcomes the inclusion of this policy	Natural England	Support noted.
3.16 / MOT4	Need to clarify what would improve the enjoyment of a space, as this may otherwise be ambiguous – alternatively consider similar wording to Gillingham NP Policy 22.	North Dorset District Council	Similar wording to this (“Other than in very special circumstances, no development may take place which would harm the enjoyment of these spaces or would undermine their importance”) has been accepted in the examination of the Fontmell Magna Neighbourhood Plan.
3.17 / MOT4	NPPF para 100 states that LGS cannot be an ‘extensive tract of land’. At 10 hectares it is questionable whether Motcombe Meadows meets this criteria.	North Dorset District Council	Although measuring at just over 10ha this is not considered extensive in the context of the parish (which is just under 2,000ha – and altogether the three LGS designations would cover less than 0.7% of the Neighbourhood Plan area). Furthermore the area is public open space donated to the Parish (as describe in the supporting text).
3.18 / MOT4	The Recreation Ground was left on trust to the village largely for recreational use by its inhabitants, and concerned that there may be a conflict between existing or possible future conditions / restrictions on the use of the land as a Local Green Space and the trust duty to use it for recreational purposes.	Motcombe Memorial Hall and Recreation Ground Trustees	The area designated as LGS does not include the entire site (with the area closest to the settlement and including the play area excluded) in order to ensure that there is flexibility to provide for the built recreational needs if appropriate. Proposed change – for consistency St Mary’s Churchyard should also be included as a Local Green Space given that it meets the criteria and there is evidence from the 2017 household survey that it is locally valued as a green space.
3.20 / MOT4	Include MOT 9 (land adjoining Shire Meadows) as a green space	Local residents (41 comments)	The Household Questionnaire asked “If there are any other areas in the parish that are important green spaces, please list them below”. Of the 293 questionnaire returned, this area in general was only mentioned in 8 responses, suggesting that it is not particularly valued by most local residents for a specific reason (but only suggested as a Local Green Space at this stage due to the proposal for it to be developed).

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
3.22 / Map	Map needs a key / legend.	North Dorset District Council	Agreed. Proposed change – add key / legend as suggested.
3.22 / MOT5	Natural England welcomes the inclusion of this policy	Natural England	Support noted.
3.23 / MOT5	Gillingham NP Policy 6 encourages additional woodland planting in the GRF area – would it be useful to have something similar as the area designated by the Local Plan spans both parishes?	North Dorset District Council	Agreed that it would be appropriate to better reflect the GRF proposals, and although it does not commit local landowners to the project it does encourage and would result in biodiversity, recreational and cultural benefits.
3.23 / MOT5	Limit access to woods; plant more trees	Local residents (4 comments)	Proposed change – amend Policy MOT5 by the addition of wording similar to GNP Policy 6(a) “Proposals that enhance the landscape and low-key recreational use of the countryside in keeping with the character of the area will be supported, particularly through the provision of additional woodland planting in the Gillingham Royal Forest area.” Add informative supporting text that there is no Parish Council land within the Gillingham Royal Forest area suitable for further woodland planting, but the Parish Council would encourage local landowners to identify opportunities for further woodland planting on their land.
3.24 / MOT6	Natural England welcomes the inclusion of this policy	Natural England	Support noted.
3.24 / MOT6	Need wildlife corridors/biodiversity/community wildlife group/nest boxes	Local residents (7 comments)	
3.25 / MOT6 and MOT9(d)	Policy MOT6 duplicates requirements already set out with regard to the need for submission of an approved Biodiversity Mitigation and Enhancement Plan. We would suggest that the policy is not therefore necessary.	Wyatt Homes	This is not currently a policy requirement or specifically mentioned in the Local Plan, and therefore is appropriate to include as a policy. This has been supported at examination in the Fontmell Magna and other North Dorset Neighbourhood Plans.
3.26 / MOT6(d)	How are you defining a pond? With this policy, if someone creates a pond in their garden it immediately impacts on all their neighbours. This seems unreasonable and would likely discourage the creation of new ponds.	North Dorset District Council	A pond is noted in the advice to LPAs (https://www.dorsetforyou.gov.uk/countryside-coast-parks/countryside-management/biodiversity/pdfs/biodiversity-appraisal-survey-request-flow-chart.pdf) as a semi-natural habitat whose presence should be considered when determining whether an ecological survey should be carried out. The 10m buffer is considered to be a relatively low threshold given protected species such as Great Crested Newts have much greater range from ponds.

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			Proposed change – amend final criteria to read “works within 10 metres of a pond or watercourse or having the potential to affect any known ecological interests associated with nearby waterbodies.”
4.02 / MOT7	House completions are whole numbers. The policy could be better expressed as “The plan supports the delivery of X number of homes over the plan period.” The supporting text could add that this results in an average delivery rate of 3 to 4 dwellings a year – although you may get 10 completions one year and none for the next two years (for example).	North Dorset District Council	Noted. The policy can be amended to make clearer that this is an average over the plan period. However it is not felt necessary to round the annual figure (or express it as a range) purely for monitoring purposes. Proposed change – amend first sentence of MOT7 to read “The amount of housing growth supported is intended to deliver in the region of 3.6 dwellings per annum, averaged over the plan period.”
4.02 / MOT7	The housing figure of 285 dwellings per annum (dpa) in the adopted North Dorset Local Plan Part 1 (January 2016) is a minimum target. The North Dorset Local Plan Issues and Options Consultation (November 2017) proposes a 28% increase in the housing target from 285 dpa to 366 dpa to take account of the latest local housing need assessment figure using the standard method in national planning guidance. To ensure a robust plan it would be helpful to ensure that this increase is taken into account within the NP housing requirement figure, which throughout the document should also be referred to as ‘at least’ to be consistent with the reference at paragraph 60 of the NPPF to housing requirement figures being a minimum.	Wyatt Homes	The highest (2014-based Government projections) proposing 366dpa have yet to be tested through the Local Plan examination but have been used as the basis of the 3.6 homes a year in the Neighbourhood Plan – exceeding the pro-rata equivalent minimum target set in the adopted Local Plan which equates to the 2.8 homes a year. This increase has therefore been taken into account. Para 60 of the NPPF relates to strategic policies and does not therefore apply to Neighbourhood Plan policies. Given that paragraph 3.40 of the supporting text to the Local Plan Policy 2 explains that “In the recent past, housing development in the rural areas significantly exceeded planned rates, yet did not always enable rural facilities to be retained or enhanced. The Council does not want to see this unsustainable spatial distribution of development repeated.” implies that a minimum target that could be mis-interpreted as allowing any level of growth in excess would in itself raise a potential conformity issue.
4.02 / MOT7	Conformity issue with policy 8 (affordable housing) of the North Dorset Local Plan Part 1 (NDLP) which requires development of eleven or more net additional dwellings to contribute towards affordable housing and acknowledges, in line with government policy, that this figure may be	Wyatt Homes	The Local Plan Policy was modified at its examination on the basis of the Written Ministerial Statement dated 28th November 2014 when it was confirmed (among other things) that affordable housing contributions on sites of 10 units or less should not be sought. This element of the WMS has now

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	reduced if it can be demonstrated not to be viable at the planning application stage.		been superseded by the revised NPPF, to which the Neighbourhood Plan must have due regard. However it would be appropriate to refer briefly to the approach to be taken if the proposed mix would be unviable, as set out in the Local Plan and paragraph 57 of the NPPF. Proposed change – add paragraph “The viability assessments underpinning the adopted Local Plan suggested that in villages like Motcombe, it should be possible to build 40% of homes of larger sites as affordable. If site-specific constraints or circumstances mean this amount of affordable housing is not possible (confirmed by an ‘open book’ economic appraisal), then a different mix that maximises the number of locally needed affordable homes may be accepted.”
4.03 / MOT7	The suggested market housing mix within draft policy MOT7 (paragraph 4.5 also refers to it being unlikely that further 4 bedroom or larger homes will be needed) differs quite significantly from that set out within policy 7 of the NDLP, which was based on the Eastern Dorset Strategic Housing Market Assessment (SHMA). The provision of apartments is not likely to be appropriate on sites such as that allocated via policy MOT9. Suggest that the third paragraph of policy MOT7 be revised as: “The type and size of open market housing should provide a mix of homes to include, in appropriate locations, apartments or terraced properties, including those designed for age-ready housing.”	Wyatt Homes, Bittles Green and Frog Lane Group	The mix suggested through the Eastern Dorset Strategic Housing Market Assessment applies across urban and rural settlements and therefore although a useful starting point does need to be considered in the context of the current provision in Motcombe (as identified through the last Census) which shows a marginally lower proportion of households with 5 or more people (compared to North Dorset), and a much higher proportion of dwellings with 4 or more bedrooms. Apartments can be appropriate to a rural area if carefully designed and need not be urban-style flats. For example, Motcombe Grange has effectively been sub-divided into 31 apartments on a site of approximately 1.5ha. This can be clarified in the text. Proposed change – amend first sentence of paragraph 4.4 to read “The open market housing provided should be a mix of 1, 2 and 3 bedroom homes to include, if appropriate to the site, a significant proportion of apartments (designed in a manner appropriate to a rural area, such as a subdivided gentry-style building) and terraced properties (typically cottages)...”
4.03 / MOT7 and MOT12	The perceived need for housing in and around this AONB is for affordable dwellings. The AONB Partnership does,	Cranborne AONB Team	Support noted.

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	therefore, support the approach of the Motcombe Neighbourhood Plan to focus on the provision of smaller and affordable homes.		
4.12	<p>The land at Shorts Green Farm should be reinstated as an allocated site for housing development</p> <p>The site has been omitted due to concerns of theoretical flood risk of 1 in a 1000 years. However, as part of the planning application submitted for this site (2/2018/0057/OUT) it has been indicated that adequate flood mitigation measures to satisfy 1 in 30 and 1 in 100 years can be provided. As part of this or any subsequent planning application a requirement can be included for the necessary and acceptable flood mitigation measures to be implemented.</p> <p>Including this site would not result in an excessive housing supply over a 10 year period. Development of this site would not physically overwhelm the village and the site allows scope for a design in a traditional form and layout in line with the village character . If necessary development could also be phased over a period of time.</p>	Bittles Green and Frog Lane Group Local residents (48 comments)	<p>The reason for this site’s exclusion is clearly explained in paragraph 4.12. In essence, a significant part of the site is within a flood risk area and Government guidance is clear that development in such locations should be avoided where alternative sites at lesser risk are available, before mitigations measures can be taken into account. It is clearly the case that there are other potential sites which should therefore be preferred, and that the inclusion of this site would raise a significant conformity issue. However it may be useful to cover the implications to the plan if the site were to be approved (contrary to expectation).</p> <p>Proposed change – amend supporting text to clarify that if approval were to be given, the Parish Council would consider the implications of the decision on the plan.</p>
4.12	Some development at Sherborne Causeway should be considered as this location benefits from being located on the A30 and within much easier reach of Shaftesbury compared to any site being put forward in the draft Plan. Sherborne Causeway has more than 140 dwellings and is in lots of ways a more sustainable settlement than Motcombe village.	Bittles Green and Frog Lane Group	<p>A search for UPRN (unique postal addresses) on the Causeway within the parish identify 48 entries, of which 37 were residential (including 13 park homes).</p> <p>The underlying evidence on the Local Plan clearly shows that settlements with populations of less than 400 residents are relatively unsustainable and would require significant growth and facilities to change this. Policy 2 of the Local Plan makes clear that in such areas development will be strictly controlled unless it is required to enable essential rural needs to be met.</p>
4.12	Port Regis School has a site which could be considered under potential development sites for housing, retirement, etc. It is accessed via Motcombe, a lane close to the primary school. It opens out into a Victorian walled garden.	Port Regis School	The site has not been formally submitted for assessment, but is considered unlikely to be preferable to the allocated sites based on access (it is accessed from the village via a single access track for about 250m that floods on occasion).
4.16 / MOT8	1st bullet “site allocations” – consider adding “as detailed in Policies 9 to 11/12” to give the reader certainty what allocations you are referring to.	North Dorset District Council	<p>Agreed.</p> <p>Proposed change – amend references as suggested.</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
4.16 / MOT8	Policy MOT8 should be re-expressed more clearly in the following manner (and the existing text of the policy retained as supportive text): Locational criteria for new housing development New housing development should only take place within the designated village settlement boundary as shown in the Neighbourhood Plan.	Bittles Green and Frog Lane Group	The suggested text would not reflect national guidance and Local Plan policies which does allow some development in the countryside including the conversion of existing buildings and rural workers' dwellings where an essential need is proven.
4.16 / MOT8	Sites of biodiversity need greater protection	Local residents (38 comments)	Site allocations have had a biodiversity survey to ensure that they are not of particular interest, and Policy MOT6 provides further assurance that development should enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain
4.17 / MOT9 4.19 / MOT10 4.21 / MOT11	Quote the site reference number used on the Policy Map in order to give certainty as to which site you are referring to. Consider providing the estimated number of houses on each site.	North Dorset District Council	Agreed. Proposed change – amend references as suggested, including an indication of numbers in the policy (as per Table 5) but caveated that the number is based on achieving an appropriate density.
4.17 / MOT9	In order to maximise the benefits that development of this site can bring to the local community, including provision of affordable housing, and to make best use of the land available, consideration should be given to extending the proposed site allocation southwards (plan attached) to enable the provision of between 20 and 25 dwellings (at a density of up to 15 dwellings per hectare). Welcome the reference to 'as far as practical' within criterion e) but would also suggest that "and viable" is added.	Wyatt Homes	The development of a larger area as suggested by Wyatts Homes would mean that the development was not linear and therefore would not appear as an incremental, organic change in keeping with the village character. The land also rises to the south (before dipping again) and development to the rear would therefore be more prominent in the landscape. Local residents have also made clear that they would prefer smaller sites (up to 15 houses) and the majority of those responding to the household survey considered larger sites to be generally unacceptable. The wording 'as far as practical' is considered to encompass tests of viability (and deliverability).
4.17 / MOT9	Question legitimacy of including the site as an allocation. The meadow provides a special character to the southern end of the village – one of openness with the low hedges allowing wide-ranging views to passers-by and could be considered for LGS designation.	Bittles Green and Frog Lane Group Local residents (60 comments)	With approximately 60 of the 120 responses not supporting the inclusion of Site 4, there is significant local opposition to development on this site (and the comments indicate that this objection could not be easily remedied by changes to the policy criteria). The responses from this consultation represent approximately 10% of the local population – fewer

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	<p>It is not ideally positioned in relation to the services and facilities that are located in more central and northern parts of Motcombe. The route to The Street is not easily navigable, particularly in darkness, and this situation cannot readily be made good with pedestrian enhancements. The supporting text and the policy should be amended to make the provision of a safe pedestrian footpath an essential requirement of any development. There are no physical constraints for including footways within the site as the site is sufficiently large to accommodate such provision. There is also a need to include when the footways should be completed. The draft Plan discounts large parts of the village for infill on heritage and flood risk grounds when sensitive and small scale developments would make a valuable contribution to housing supply. It would be prudent and appropriate to make sure that any necessary appropriate flood mitigation measures.</p> <p>It would shift the existing settlement boundary both southwards and eastwards and fail to retain the 'compact form of the village'.</p>		<p>than those responding to the options stage (which had about 200 responses) which showed that there was majority support (albeit less than the alternatives sites allocated or for the site at Shorts Green Farm).</p> <p>However the site does perform comparatively well against the assessment criteria, compared to alternatives that have been rejected. It is not considered to be of greater local value as a green space or view than other areas of countryside around the village. The site is within the village, having development to either side, and being within the 30mph speed limit. Although pedestrian access into the centre is not ideal, the road is generally of sufficient width to accommodate measures to improve pedestrian safety (and improvements are sought as part of the policy, allowing various options to be considered as far as these would be reasonable and necessary for the development to happen – as they cannot otherwise be conditioned). The stretch of road between The Street and Frog Lane already serves approximately 40 dwellings. Although the site is not of a size to require a site-specific flood risk assessment, and is not shown to have flooding or drainage problems, it is noted that surface water flooding does occur immediately west of the site and it is accepted that drainage from the site could adversely impact on this given that the site slopes in a north-westerly direction. As a precaution this should therefore be mentioned.</p> <p>For the reasons set out elsewhere, the more centrally located Shorts Green Farm site cannot be allocated without raising a significant conformity issue on flood risk grounds (and is therefore considered likely to be rejected at examination). As such, if Site 4 were to be removed from the plan it would need to be replaced with a less suitable site that is likely to have even less local support.</p> <p>Proposed change – amend policy and supporting text to reference the need to ensure that surface water drainage is</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			designed so as to avoid (and ideally reduce) flood risk on land with and immediately adjoining Shire Meadows.
4.17 onwards MOT9 / MOT10 / MOT11 / MOT12	The policies should be expressed clearly that housing development will be supported subject to meeting the requirements that have been set out. Suggested wording: Land at [insert location name], as shown on the Policies Map, is allocated for [housing / a rural affordable housing exceptions site]. Development for housing will be acceptable subject to the following requirements: ...	Bittles Green and Frog Lane Group	There is no material difference in the wording suggested compared to that already included in the plan, which is considered to be clearly expressed.
4.20 / MOT10d 4.24 / MOT12e	The supporting text and the policy should be amended to make the provision of a safe pedestrian footpath an essential requirement of any development. There is also a need to include when the footways should be completed. Suggested policy wording: d) The site access is made safe, and a pedestrian footway is provided allowing for safe connection to The Street by the time of the completion of any development	Bittles Green and Frog Lane Group	Although pedestrian access into the centre is not ideal, the measures to improve pedestrian safety have to be reasonable and necessary for the development to happen in order to be conditioned. This therefore needs to be reflected in the policy criteria, given that the site is not proposed to accommodate a significant number of open market dwellings to be able to fund major improvements. Proposed change – amend policy criteria to include “as far as practical”
4.21 / MOT11	Previous refusal should apply; impact on local properties; cause congestion	Local residents (3 comments)	The refusal in 2000 (ref 2/2000/0220) was based purely on the reason that the site lay outside the settlement boundary. There were no highway objections at that time and no concerns raised specifically on impact on local properties (the application was outline).
4.23 / 4.15 / MOT12	Concern about allocating rural exception sites. By definition these are meant to be unallocated sites. Once sites are identified as suitable for one type of housing (i.e. affordable), they are by default suitable for all types of housing (i.e. market). Alternatively allocate more 10+ dwelling housing sites (which will be required to provide on-site affordable housing).	North Dorset District Council	The allocation of rural affordable housing exception sites has been accepted in other Neighbourhood Plans at examination (eg Holwell in West Dorset). The matter was explicitly considered in the case of Uplyme in East Devon, with the Examiner stating that “This leads me to the conclusion that rural exception sites can be allocated in plans. The word ‘exception’ is used in the sense not of being an exception to the plan but as an exception from the policies of restraint, for example in the Open Countryside, which would otherwise apply”

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4.23 / MOT12	Unless you can justify why affordable housing is appropriate at one end of the village and not the other, this approach could be deemed unreasonable.	North Dorset District Council, Motcombe Primary School	The policy does not rule out alternative rural exception sites from coming forward, but does identify a site is known to be available and would be suitable.
4.25 / MOT8	Examiners for Fontmell Magna and Pimperne NPs have both ruled that the settlement boundary should be revised to include new housing allocations.	North Dorset District Council, Wyatt Homes	The Hazelbury Bryan examiner did however adopt a different approach which allowed the choice on this to be in the hands of the Parish Council. The supporting text clearly explains that “no boundary changes have been made in respect of the site-specific allocations, as the exact settlement boundary is better established once the developments are built-out (and can be done at the next review of this Plan or through the Local Plan Review).” No change therefore proposed unless this is insisted on by the Examiner.
4.26	You may wish to consider a policy that identifies and protects the crucial countryside gaps that separate the village from these two growing towns.	Cranborne AONB Team	Paragraph 4.26 explains that at the current time the identification of a gap is not considered necessary due to the distances involved, but that this is a matter that will be kept under review.
6	We support the objective of the NP to ensure that new development is of a high quality that strengthens the distinctive character of Motcombe as a village.	Wyatt Homes	Support noted.
6	The objective should be expressed as a policy so that these key tests are applied to all development proposals	Bittles Green and Frog Lane Group	The objective is considered to be adequately covered by the following policies MOT14 – 15.
6.03 / MOT14	Your phrase "wherever practicable" presumably recognises the limitations of 'local listing' - i.e. designating sites / buildings without formal legal protection and where permitted development rights may allow householders to make changes to their property without the need for planning permission, including demolition.	North Dorset District Council	Agreed – the phrasing is also intended to recognise that in some cases the buildings may have deteriorated to such an extent that their preservation may not be economically viable.
6.09 / MOT15	Small pockets, not big estates	Local residents (4 comments)	This characteristic and strong community preference has been taken into consideration in the site allocation process, and is reflected in the third paragraph of the policy. However it may be appropriate to provide further clarification in regard to density and garden size, given recent examples where exceptionally small gardens have been allowed (eg Snowdrop Cottage and 37 The Street). Proposed change – amend policy and supporting text to make reference to rear gardens being of reasonable size in relation

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			to the potential users and to allow planting to be incorporated that can contribute to the overall rural character of the village.
6.18 / MOT16	No more 3 storey houses	Local residents (3 comments)	The first paragraph of the policy states that building heights should generally vary between one and two storeys providing variation in any mix. For the avoidance of doubt, a further clarification that 3 storey properties are not supported could be added. Proposed change – amend policy to clarify that 3 storey properties are not supported.
6.25	The section on Materials and Design is helpful but the photograph on page 30 showing glazing from floor to ridgeline in a converted building is not helpful when it comes to preventing light pollution and conserving the dark night skies of this AONB. The AONB does not encourage that type of extensive glazing.	Cranborne AONB Team	Noted. However in practice permitted development rights that enable conservatories and similar additions to homes means that such impacts are difficult to control. Proposed change – remove or replace photo. Include reference to consideration of light spill from extensive areas of glazing (and how this can be mitigated) as a design consideration.
7	The objective should be expressed as a policy so that these key tests are applied to all development proposals	Bittles Green and Frog Lane Group	The policies in that chapter are intended to cover the objectives as far as possible but have taken into account that a number of issues (such as the provision of public transport) is outside the control of the Neighbourhood Plan, and that the NPPF paragraph 109 is clear that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
7	The protection of Network Rail Assets and railway operation may require that the developer signs an asset protection agreement with Wessex ASPRO before proceeding with any design/construction works at the site and follows guidance to ensure that any works located adjacent to the Network Rail boundary fence mitigate any risks to railway operation	Network Rail Infrastructure Limited	No sites are allocated that adjoin railway land, but this issue can be mentioned in the plan as an informative. Proposed change – add new section on land adjoining the railway, including advisory information on the need for liaison with Network Rail where development is proposed immediately adjoining railway land.
7.3 / MOT17	Various suggestions regarding new footpaths / pavements; traffic calming essential; 20mph zones; enforced give-way areas	Local residents (6 comments)	Unless delivered through development, the Neighbourhood Plan is limited in terms of traffic calming measures. Where

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			appropriate the need for improvements has been highlighted in the relevant site allocations.
7.11 / MOT18	The proposed standards are not in conformity with policy 23 of the NDLP which refers to the Dorset Residential Car Parking Study adopted by Dorset County Council, in particular the need for 3 off road spaces to serve all 3 bedroom and 4 bedroom properties and 4 spaces to serve 5+ bedroom properties. The proposed figures also differ from the research on typical car ownership set out within table 9 of the draft NP, which indicates that the majority of respondents to the survey that live in three and four bedroom properties own 2 cars. Suggest policy is deleted. If retained it should at least make clear that the proposed standards include spaces within garages.	Wyatt Homes	The proposed standards are supported by evidence and considered appropriate and reasonable. Paragraph 7.11 clearly explains that yellow shading indicates the 'average' (median) value, but that the parking standards for new homes should be designed to cater for 'above' average scenarios by adopting the 85% standard, although a lower provision of off-road parking may be justified if there is adequate on-road parking available immediately outside. The County standards are based on 2001 Census data. According to the 2011 Census there were 945 cars/vans in the parish serving 564 occupied residences - a ratio of 1.68 vehicles per household. This compares to a District average of 1.52. The 2011 figure also is a 11.4% increase compared to the 2001 Census (the 2001 Census was used as the basis for the car parking study), growing more than the district average and broadly achieving the 2026 North Dorset growth levels predicted in the parking study by 2011. Agree that the supporting text could be usefully clarified in terms of how garage spaces are considered. Proposed change – amend the supporting text to clarify that open car ports / car barns will count as 1 space but garages that may be used for storage will only count as 0.5 spaces. In-line provision of more than 2 spaces (i.e. three spaces end to end in a line or two spaces in front of a garage) will only count as a maximum of 2 spaces (due to the blocking effect created that renders this layout less flexible).
7.11 / MOT18	Various suggestions regarding how to stipulate appropriate parking provision, including not counting on-street parking, 1 bedroom = 2 cars, limiting off-street parking, limiting reversing onto roads	Local residents (13 comments)	
7.14 / MOT19	Please refer to Gillingham Town Council and their NP to make sure that both plans' aspirations align. Your proposed cycleway as shown deviates away from the existing bridleway and goes north of Kings Court, whereas the route shown on the Gillingham NP follows the existing bridleway.	North Dorset District Council	The route as shown reflects the latest plans and ongoing work between Gillingham Town Council and Motcombe Parish Council (and post-dates the plans as included in the Gillingham Neighbourhood Plan).

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7.14 / MOT19	Network Rail is supportive of the proposed Motcombe to Gillingham cycleway scheme which could 'include the diversion of the footpath to Woodwater Farm to run beside the River Lodden and pass under the railway (and remove the current at-level crossing)'. Motcombe Parish Council will need to continue to engage with Network Rail as plans for the scheme progress.	Network Rail Infrastructure Limited	Support noted.
7.14 / MOT19	It may be useful to reflect the desire that Shaftesbury still has to link up with Motcombe via a cycle path that would also then link in with the Gillingham to Motcombe cycle path.	Shaftesbury Town Council	Agreed. Proposed change – amend the supporting text to clarify that although no routes have as yet been identified, the principle of extending the cycleway to Shaftesbury is supported.