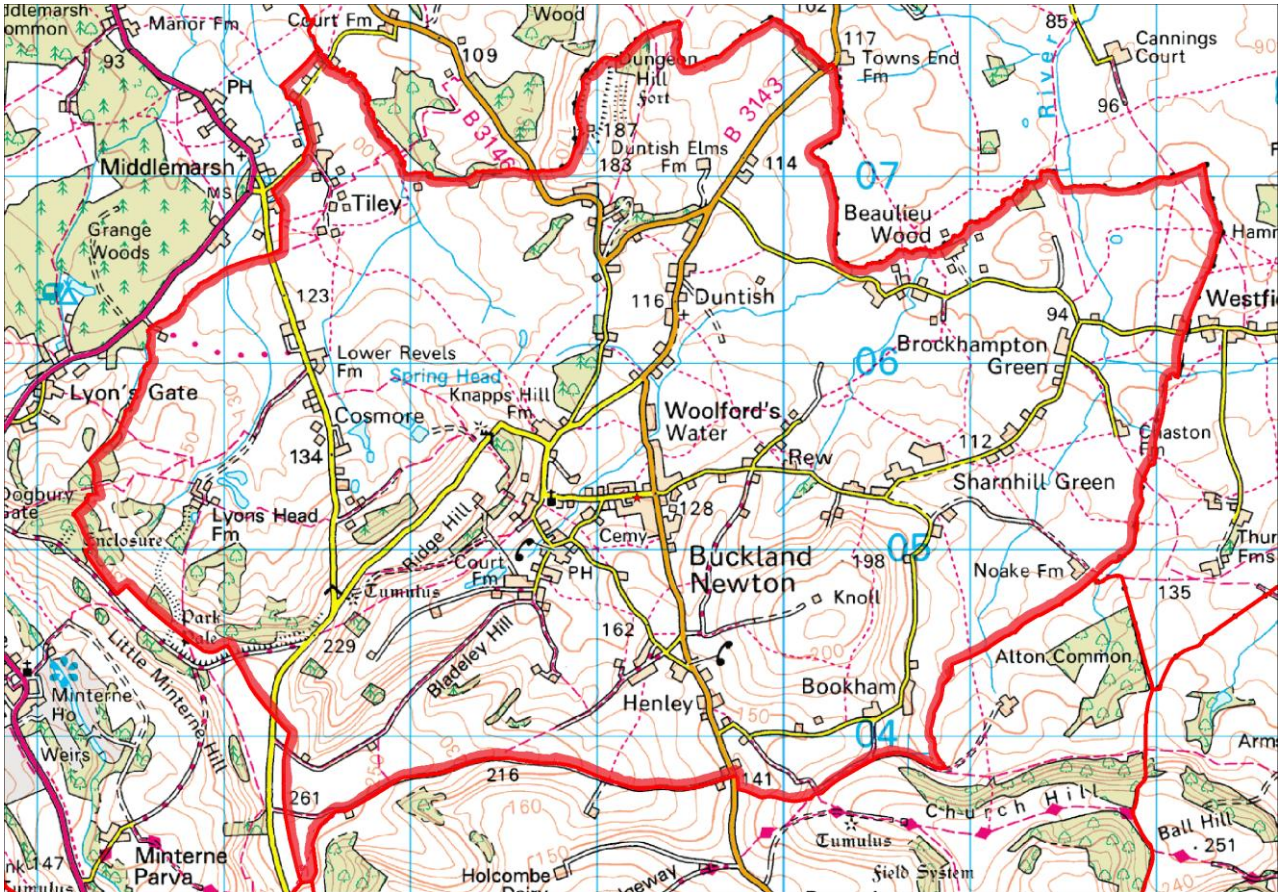


Buckland Newton Neighbourhood Plan



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Public Consultation Autumn 2014 Identification, Selection and Assessment of Potential Housing Sites & Report on Public Consultation

Public Consultation Autumn 2014

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Identification, Selection and Assessment of Potential Housing Sites

Introduction

Following the 2012 Public Consultation for both the Parish Plan and the Neighbourhood Plan, a Housing Focus Group was formed in late winter / early spring of 2013 to identify and assess potential housing sites in the parish. The members of the Housing Focus Group comprised of interested parish councillors and parishioners.

Based on the 2012 Public Consultation responses, it was clear that there was support for a rate of development of up to 4 houses a year, and spread across the neighbourhood area (though slightly more concentrated in Buckland Newton village than the smaller hamlets). There were also very strong views on the need for any growth to deliver affordable housing for local people.

Housing

Question 1. Over the next 10 or 15 years, do you wish to see:

No. of houses	Small number	2 – 4 per year	5 -6 per year	More than 6 per year
Total responses	39	52	11	6

Please note that 'No new houses' was not an option, as the existing Local Plan already allows for a small number of houses to be built. The Neighbourhood Plan cannot override this. However 3 questionnaires (approx. 3%) did comment that they did not want any more houses.

Question 2. Where would you like to see new housing?

	Buckland Newton Village	Henley	Cosmore	Duntish	Other hamlets
Total responses	77	41	42	51	27

Question 3. What type of housing would you like to see?

	a	b	c	If mixture (c)		Total	
	Open market	Affordable	Mixture	% open market	% affordable	% open market	% affordable
Total responses	13	25	68	51	49	45	55

Initial Site identification / selection criteria

The Housing Focus Group met with large scale maps of the parish.

Firstly it was decided that certain areas would not be included, namely the Conservation Area (which had already been looked at several times by WDDC and the majority deemed to be environmentally sensitive), and also the existing Defined Development Boundary for Buckland Newton where housing development would already be looked upon favourably under the West Dorset Local Plan.

It was also decided that the Housing Focus Group would look at all sites meeting the following criteria:

- Infill sites within nucleated settlements
- Sites adjoining existing nucleated settlements

Nucleated settlements were identified as Buckland Newton village, Henley, and Duntish. The other hamlets within the parish were thought to be too rural and with sporadic settlement patterns to meet the above criteria.

The Housing Focus Group then visited all the sites identified meeting the above criteria and made assessments of the sites. Initially this was a 'weeding out' exercise, to exclude those sites which the group felt were unsuitable because of:

- Poor highway access/visibility
- Unsuitable terrain for development
- Unduly visible within the AONB / undue extension in open countryside
- Undue affect on the privacy of neighbouring properties

The majority of the sites initially identified in the paper exercise were rejected, leaving in the region of 15 sites to have further detailed assessment.

Invitation to landowners to submit sites for consideration

In March 2014 every household in Buckland Newton parish received a Housing Needs Survey form to be completed, as well as a leaflet asking them to put forward any land for development they wished to be considered for the Neighbourhood Plan.

The land owners who put forward their sites in this exercise, plus owners of sites previously identified for further consideration, were all sent a letter and invited to a "drop in" session on Thursday 1st May 2014, in the Parish Room to individually and confidentially discuss their proposals. This was carried out by Parish Councillors Lin Townsend and John Baker, and District Councillor Jacqui Cuff.

Further site assessment

After the above processes had been completed, a total of 19 potential sites were left for consideration for inclusion in the Neighbourhood Plan. Site plans were drawn and detailed site assessments made using a modified version of West Dorset District Council's Strategic Housing Land Availability Assessment form.

These assessments are not included in this document because of space, but are available. Further assessment was carried out by West Dorset District Council on each of the sites.

At this stage one of the sites was withdrawn due to the personal circumstances of the owner.

Details of all 18 sites were then sent to the following consultees for their comments:

Dorset County Council Highways
West Dorset District Council Technical Services
West Dorset District Council Conservation Team
Dorset ANOB Team

Additionally a professional Phase 1 Environmental/Ecological Survey was commissioned from Abbas Ecology to cover all the sites.

Following discussion with our planning liaison officer from West Dorset District Council it was decided that comments from these consultees and the Phase 1 Environmental/Ecological Survey would not be made public at this stage, as we wanted unbiased comments from the parishioners. It was decided that it was the responsibility of the Neighbourhood Plan Working Group and the Parish Council to consider all comments and representations from both the consultees and the parishioners together in order to decide which sites would go forward to the draft plan.

Public Consultation Autumn 2014

A Public Consultation was held in September 2014. A total of 8 display sessions were held either in the Village Hall or the Parish Room - please see Appendix A, the advertising poster which was put up around the parish giving details.

Publicity to the events was by:

- Posters around the parish
- Banners around the parish
- Copy in the Lydden Vale News
- The Neighbourhood Plan website



Parishioners were asked to complete a form and give their comments on the 18 potential housing sites plus other topics, which included questions on:

- Housing design
- Renewable energy
- Business and employment
- Green spaces
- Community facilities

For each potential housing site they were asked:

- Things you like about this site
- Things you think are unsuitable about this site
- Overall is it a suitable site for homes?
- Do you agree with the suggested no. of homes (for the site)?
 - If not, how many do you suggest?

Copy of the form is available on request.

Results of the public consultation

All the comments and representations from both the consultees and the parishioners were analysed and summarised on a separate sheet for each site. These are in a separate document for ease of consultation. See “Summary of comments and representations received”.

The Neighbourhood Plan Working Group then met on 6th October 2014, 10th November 2014 and 18th November 2014 to discuss the findings of the public consultation.

Whilst there was a majority in favour of each of the sites, the Working Group needed to taken into consideration all the parishioners’ concerns, the comments received from the consultees, and reach a conclusion as to which sites to take forward to the draft plan whilst meeting the average of 2 to 4 homes per annum over the 15 year plan period. Some sites were not included to be taken forward as, in addition to other considerations, it was felt they met the criteria listed on page 4 to a lesser extent than other sites.

The minutes for these meetings are not included in this report (because of length) but were made available online, and are available on request. The results can be summarised as follows:

Site/ Location	% in favour	Key issues / benefits	Decision on draft plan
Site 1 - Field south of Higher Still, opposite shop	64%	Surface water runoff / pond Highway, visibility and access Car park for shop benefit	Potential issues can be avoided by reducing developable area / capacity from 9 to 5 units
Site 2 – Field to east of Landscombe Vale	60%	Overlooking existing properties / elevated. Possible surface water run-off Natural extension with good access	Reduce number of dwellings from 4 to 2 single storey units located in south west corner, include measures to deal with surface water run-off

Site 3 – Field behind Sutton Hastoe housing	66%	Overdevelopment, overlooking existing properties. Large Oak at site boundary. Possible surface water run-off Central location, infill site,	Reduce number of dwellings from 6 to 4 and orientate to prevent overlooking nearby properties.
Site 4 – Land on Castle lane east of Carriers Cott.	56%	Elevated site and access problems onto narrow lane. Overdevelopment Infill site	Least popular site with local community, not taken forward to draft plan
Site 5 – Field adj. to and north of Lydden Meadow	79%	Character suggests linear roadside development more suitable rather than estate. Extends village north / strings out village Unlikely to affect neighbouring properties	Reduce number of houses from 10/12 to 6 along road front
Site 6 – Field north-east Lydden Meadow	78%	Close to flood risk zone Extends village north / strings out village Unlikely to affect neighbouring properties	Reduce number of houses from 6 to 4 along road front
Site 7 – Field behind Brookfield, west of Parish Field	70%	Too near school with resultant traffic and parking issues. Impact on open character of parish field. Central location	Reduce site area and number of houses from 10/11 to 6. Use access road for development with planning permission along road front
Site 8 – Land north-west of Elkins	63%	Site within Conservation Area and within curtilage of listed building – significant harm likely	Not popular and Conservation team concerns – not taken forward to draft plan
Site 9 – Knap Farm buildings and yards	91%	Overdevelopment with traffic issues. Good use of redundant farm buildings and yard	Limit development from up to 8 to conversion of one existing building and 2 new houses on yard
Site 10 – Land adj. Lydden Cottage	90%	Impact on neighbouring properties (opposite)	One modest house only
Site 12 – Land between allotments and Rosslare	65%	Impact on neighbouring properties. Site within Conservation Area and within setting of listed building – significant harm likely Surface water flooding along southern part of site	Conservation team concerns – not taken forward to draft plan
Site 14 – Land south of Bolt Cottage, Cosmore	81%	Access onto busy main road. Intrusion into open countryside. Remote from facilities	Very remote compared to other sites, not taken forward to draft plan
Site 15 – Land between Harecourt and Duntish Farm	80%	Access problematic on bend of busy B road. Surface water flooding along southern part of site	Flood risk and proximity to working farm, not taken forward to draft plan
Site 16 – Between Hermits Cottage & Smithy, Duntish	87%	Surface water flooding along northern part of site Infill between existing residential properties	Subject to FRA checks, could be taken forward to draft plan

Site 17 – Cowleaze, Sharnhill Green	64%	Access issues close to bad bend. Very small site, remote from facilities	Not popular and local concerns regarding highway safety, not taken forward to draft plan
Site 18 – The Old Mill House, Duntish	77%	Not in keeping with pattern of development. Possible impact on neighbouring property. Part of site in flood risk area	Area amended to outside flood risk area and fronting onto road
Site 19 – Buildings, Brockhampton Dairy Farm	88%	Remote from facilities. Listed buildings. Good use of redundant farm buildings	Take forward for up to 4 affordable homes
Site 20 – Spring Grove, adj. Knapps Hill Cottages	74%	Intrusion into countryside and next to ancient woodland. Adjacent to cluster of existing houses and farm	Take forward as single storey dwelling, reducing site area to provide buffer to woodland

In summary it was agreed the number of sites going forward to the draft plan would be reduced from 18 to 12, with the number of potential homes reduced from 75+ to in the region of 40, of which at least 50% (in total) should be affordable.

These, together with suggestions for policies for the other topics mentioned above (see covering report), were passed onto to our professional planning consultant, Jo Witherden, to include in the draft Neighbourhood Plan.

Buckland Newton Parish Council

Buckland Newton Neighbourhood Plan

Public Consultation

Buckland Newton Village Hall

September: Thursday 11th 7.30 pm - 10.00 pm
Saturday 13th 10.00 am - 12.30 pm

Buckland Newton Parish Room

September: Monday 15th 10.00 am - 12.30 pm
Tuesday 16th 2.00 pm - 5.00 pm
Wednesday 17th 7.30 pm - 9.00 pm

Wednesday 24th 10.00 am - 12.30 pm
Thursday 25th 2.00 pm - 5.00 pm
Friday 26th 7.30 pm - 9.00 pm

If you are unable to make any of these times please contact John Baker on 01300 345386 to arrange a viewing of the display.

We need your views on:

Sites for homes in the parish

Following the Public Consultation in Autumn 2012 we are trying to find sites for up to 3 or 4 new homes per year throughout the parish. We have now identified a number of potential sites where the owners are interested in new homes. We need your views on each of these sites.

Other topics within the plan

There are other topics on which we need your thoughts to draw up policies for our Neighbourhood Plan:

Have your say!