

Askerswell Neighbourhood Plan

Consultation Report

February 2018

Contents

Introduction	2
Main consultations summarised in this document	4
An initial survey of the community	5
An open meeting of the community	5
Community drop-in event, June 2016	10
Strategic Environmental Assessment (SEA) Screening Report.	13
Consultation with Landscape Advisers and an Archaeologist	13
Advice from the Planning Department of West Dorset District Council	14
Community feedback on 1st draft of the Neighbourhood Plan	14
Visits by consultants before preparing the pre-submission draft	15
Pre-submission consultation	17
Main issues raised in Consultee Feedback on pre-submission draft of the Neighbourhood Plan	18

Appendices

5.1 The circulated initial survey of the community including initial advice from WDDC	28
5.2 Posters from the Community drop-in event of 13/06/2016	57
5.3 Consultations with Landscape advisers and the Senior Dorset County Archaeologist	64
5.4 Advice from the Planning department of WDDC	74
5.5 Community feedback on 1st draft of the Neighbourhood Plan	98

Other submitted documents referred to in this report

The proposed Neighbourhood Plan submitted for examination
 The Constitution and Membership of the Forum
 Strategic Environmental Assessment (SEA) Screening Report
 Review of Development Potential and Heritage Implications
 An Ecological Survey of sites with the proposed Defined Development Boundary

Introduction

The area encompassed by the Askerswell Neighbourhood Area is the Parish of Askerswell. The Parish Meeting on April 2014 agreed to progress a Neighbourhood Plan first by a special meeting “*A Neighbourhood Plan for Askerswell?*” at 7:30pm on Wednesday 30/07/2014 in the Village Hall in the presence of Ms Jan Farnan (*Planning and Urban Design Officer WDC*), the likely link officer and West Dorset District Council (WDDC) district councillor Mark Roberts. Progress was reported to the Parish Meeting and in particular the need to form a Neighbourhood Forum and to fund progress without using the Parish Precept. Progress was initially funded by holding four Café Scientifiques in the Village Hall and subsequently with a grant from *Locality, my community* (1/08/2017-31/01/2018).

A Neighbourhood Forum was required to take the lead in the absence of a Parish Council (Askerswell has a Parish Meeting) that would otherwise develop the Plan. The documentation required by WDDC to consider designating a Forum to cover the area of Askerswell Parish was submitted and a period of consultation of the community and other stakeholders organised by WDDC followed and ended on Friday 19 December 2014. Responses were received by Hilary Jordan (*Spatial and Community Planning Manager, WDDC*) from Highways Agency who wished to comment on the plan when developed. Other respondents raised no objection (English Heritage, Natural England) both of whom have also been consulted subsequently. The Marine Management organisation had no comments to submit in relation to the consultation.

WDDC agreed a Forum constitution. A list of membership was approved by WDDC and history of membership is a supplied document (*The Constitution and Membership of Askerswell Neighbourhood Forum*). WDDC designated the Askerswell Forum as the group to develop a Neighbourhood Plan for this area on 10th February 2015. The Forum has met 4 times per calendar year with an AGM each June. All dwellings in the Neighbourhood Area receive at least 21 days advance notice ahead of each meeting. Anyone in the community not on the Forum is allowed to attend as an observer and given an opportunity to raise issues through the Chair in the meeting. Forum members receive papers seven or more days before each meeting. There were 29 founder members of the Forum (19/04/2014). A total of 16 additional members joined subsequently with eight leaving and one person re-joining. In addition 29 members of the community have attended at least one Forum meeting as observers with 14 of that number attending on more than one occasion. Therefore between 35% of the community based on total residents and 47% of those on the electoral register in 2011 have been party to at least one Forum meeting.

Progress has been reported regularly in the monthly magazine of the United Benefice to which Askerswell Parish belongs (Table 1) and included in the 6 monthly updates between parish meetings. Minutes and announcements are posted on the Parish notice boards and all documents are added to the Forum section of the village website.

The main consultations considered in this report are listed in chronological order in Table 2.

Table 1: Forum-related announcements and progress reports published from August 2014 to February 2018 in the *Eggardon & Colmers View*. This is the Parish and Community news of the United Benefice to which Askerswell Parish belongs. It is distributed to dwellings in the Neighbourhood Area.

#	Edition	Page	Relevant Content
1	August 2014	4	Announcement of Special meeting on 30/7/14 “to decide whether or not the majority present wish to develop a neighbourhood plan for the Parish”
2	September 2014	4	Report on above (50 residents attended, 16 gave apologies). Announcement of 1 st EGM of Forum which will develop constitution and draft application to WDDC
3	November 2014	4	Report on the progress at meeting at 2 above, next meeting due during Jan 2015
4	Dec 14/ Jan 2015	4	Résumé of October’s Parish Meeting report on date for outcome of Forum application, a community wide survey and fund-raising plans to cover costs
5	March 2015	5	Report that Neighbourhood Area status gained, 1 st constitutional meeting in March to begin Plan development
6	May 2015	5	Résumé of Forum meeting 1/4/15 at which constitution adopted and survey finalised, results to determine shape of approach to neighbourhood plan
7	August 2015	4	Report of June AGM 2014-2015, announcement of survey distribution in August
8	September 2015	5	Report that survey was distributed first week of August
9	October 2015	5	Report that a summary of the results of 8 above “will be circulated throughout the Parish with an indication of next steps and opportunities for further community wide involvement”
10	Dec 15/ Jan 2016	4	Report on meeting of 21/10/15, proceeding with Neighbourhood Plan based on survey results, announced public meeting 25/11/15 aimed at defining the scope of the plan
11	May 2016	5	‘Headsup’ notice of community event in early June, to define what to include in the first draft of the Neighbourhood Plan, which will then be distributed to every Parish dwelling
12	June 2016	5	Résumé of Parish Meeting 27/4/16, formal announcement of 11 above, asking community about draft Neighbourhood Plan, and giving plans for Parish website to support Neighbourhood Plan
13	July 2016	5	Résumé of report on community consultation event (11 & 12 above), feedback material to be considered by Forum 29/6/16 for inclusion in revised draft Neighbourhood Plan
14	August 2016	4	Résumé of report on AGM 2015-2016, revisions to plan proposed to be considered by the Forum 28/9/16, then completed draft to be circulated to all
15	Dec 16/ Jan 2017	4	Note that circulation of draft plan should be early in 2017; mostly agreed but still some outstanding issues to be resolved over the development boundaries
16	April 2017	4	Circulation of draft Neighbourhood Plan reported, prior to formal consultation period later this year, thanks to Chair and Forum for work involved
17	May 2017	4	Reported 109 residents completed consultation returns on the 1 st draft of the Neighbourhood Plan. Funding for planning professionals to help polish the presentation is being sought and more advice taken; wider consultation will take place before submission
18	June 2017	5	Résumé of Neighbourhood Plan report at Parish Meeting, the list of acceptable development sites to be agreed at the AGM 21/6/17, 2 nd stage consultation not till later in year now
19	August 2017	4	Report of AGM (see 18 above) and résumé of debate about scope of different defined development boundaries and risks to be considered associated with each; further community consultation to follow before submission to WDDC
20	Dec 17/ Jan 2018	5	Résumé of report to Parish Meeting (Oct17), précis of formal process after submission; Announcement of pre-submission consultation period 6/11/17 – 29/12/17 and community drop-in event 11/11/17. All papers now posted on the Forum section of the new village website: www.askerswellparish.org/forum

Progress on Neighbourhood Plan business is also recorded on the bi-annual Parish Update flyer that accompanies all copies of the ECV distributed in the Parish in January and July each year (published 2014 to date).

Table 2: Main consultations summarised in this document.

#	month(s) / year	Main Consultations
1	4/2014	Parish meeting initiates the process
2	7/2014	Parish holds an open meeting with WDDC planning officer in attendance to provide advice
3	11/2014	WDDC consulted about submitting a request to be a Neighbourhood Area with a Forum
4	2014-17	Advice frequently sought throughout the process of preparing a Neighbourhood Plan from a link WDDC Planning Officer (Ms Jan Farnan) via e-mail
5	2/2015	Neighbourhood Forum formed and maintained with >30 members throughout the process which therefore represents approximately 20% of the community and so samples community views effectively
6	7-8/2015	Survey conducted in Neighbourhood Area and returns analysed
7	11/2015	Open meeting with planning experts (WDDC Councillor F. Horsington and WDDC Officer J. Farnan)
8	1/2016	First visit by expert landscape advisers
9	4/2016	Three Steering Group members attend WDDC Neighbourhood Planning event led by T. Warwick (Spatial Policy and Implementation Manager)
10	6/2016	Visit and advice from Senior Dorset County Archaeologist (Steve Wallis)
11	6-7/2016	Community drop in event to scope the Plan
12	6-7/2016	Interaction with WDDC (Oliver Rendle) before submission of a SEA screening report
13	9-11/2016	Feedback on the SEA screening report by Statutory Consultees both noted and taken account of when preparing the Plan
14	9/2016	Feedback received by J. Farnan (WDDC Planning Officer) on proposed 1st draft of the NP
15	2/2017	Meeting of Steering Group members in the village to discuss the Neighbourhood Plan with the Chair of Trustees of the Dorset Branch of <i>The Campaign to Protect Rural England</i> (Richard Nicholls)
16	2-3/2017	First draft of Plan circulated to all dwellings with Plan area and feedback analysed
17	3/2017	Second visit by expert landscape advisers
18	3/2017	Meeting with expert planners of WDDC on 1st draft
19	8/2017	Ballot held of Forum members on preference for a proposed Defined Development Boundary
20	10/2017	Consultants from <i>Dorset Planning Consultant</i> and <i>Angel Architecture</i> visit the Neighbourhood area, advise on the extent of the Defined Development Boundary and the latter provides a Heritage and Character Assessment report
21	10/2017	Dorset Environmental Record Centre complete an Ecological Survey of selected sites within the proposed defined development boundary
22	11-12/2017 (7 wks & 4 days)	Consultation of community and external stakeholders on the pre-submission plan (Regulation 14)
23	11/2017	Community drop-in event held on the Pre-submission draft of the plan
24	1/2018	Modification of plan by the Forum following consideration of feedback received

An initial survey of the community

There had been no village design statement developed by the Parish Meeting before the Forum was formed. Therefore a survey was conducted with advice on setting some questions from Ms Jan Farnan (*Planning and Urban Design Officer WDC*). The questionnaire is Appendix 5.1. A total 160 copies of the survey were distributed of which 83% were completed and returned. The survey results for all 132 completed responses are provided (Appendix 5.1). The high return rate established a positive attitude among the community to the process and a high level of interest in the Neighbourhood Area. One clear, positive message was that the majority are very content to live in Askerswell and care considerably about the Parish and its environment. Our procedures ensured responses cannot be attributed to individuals as required under the Data Protection Act.

Closed-ended questions: The survey was designed to gain responses to questions that were relevant to either the Neighbourhood Plan or the Parish Meeting.

1. The analysis sheets are organised by section as in the survey. Yellow highlights indicate a majority view; blue indicates a more or less equally split opinion and red indicates when the majority offer no response. Shades of green in Q3 indicate intensity of favourable opinion.
2. The outcome provided much of interest for the Forum to consider as the Neighbourhood Plan was developed.

Open-ended questions: There were 310 points made to 15 open-ended questions in 77 of the 132 completed surveys. More than one point was made in some comments boxes by individuals. Responses that have an affinity have been aggregated in the Table within Appendix 5.1 and a descriptor given of their affinities in an attempt to extract value. Only the inadequacy of broadband cover was made in more than 10% of the 132 returned surveys. Aggregating similar points indicates that at least 10% of those completing surveys expressed opinions on: a) housing development types; b) potential sites for development within the village; c) positive views about both the community and our natural environment and d) points relevant to housing issues. The main value of the open questions was in identifying particular points for consideration by the Forum. Some points that are outside of the remit of Neighbourhood Plan but were appropriate for the Parish Meeting or the Village Hall committee to consider.

An open meeting of the community (25th November 2015)

The Askerswell Forum meeting on Wednesday 21st October considered the analysis of the survey. It voted 17 for, 4 against with 3 abstentions to continue development of a Neighbourhood Plan. It decided to hold an open meeting on 25th November 2015 at 7:30pm in the Village Hall to gain guidance from two experts, Jan Farnan (a WDC planning officer), Mr Fred Horsington, (a WDC councillor, Regional Champion for Neighbourhood Plans and lead on the “made” Cerne Valley Neighbourhood Plan). The questions were posed by the Steering Group, other members of the Forum and other residents. Finally a few additional questions were added from the floor by attendees. The respondents were Jan Farnan (JF) and Fred Horsington (FH). The questions and answers are provided in Table 3.

Table 3: questions raised by the Askerswell Community in an open meeting with planning experts.

#	Question	Summary of response
Questions from the Steering Group		
1	<p>Would the approach for small villages of defining a numbered cap on new dwellings for the plan period without allocating any sites be acceptable to WDDC?</p> <p>This has been applied to small parishes in the completed Upper Eden Valley NP. DEFRA 2013 document <i>Neighbourhood planning, The rural frontrunners, Case studies and tips</i>. Case study 1 Upper Eden Valley</p> <ul style="list-style-type: none"> • Upper Eden Valley Neighbourhood Plan now made <p>Option to put to Forum?</p>	<p>JF</p> <ul style="list-style-type: none"> • Possible, but would need to identify sites to see if they can be accommodated. • Issue is that sites need not to have landscape impact. • Need landscape sensitivity analysis <p>FH</p> <ul style="list-style-type: none"> • Favoured as at Godmanstone, several people drew a draft the Defined development boundary, showed draft(s) to community in an event, adjusted to community wishes • State a density (favours a few not many dwellings) <p>A the Defined development boundary is defined open market housing; affordable can go outside the Defined development boundary Had landowners meeting (8 from Godm. 3 from Cerne) and went for the Defined development boundary</p> <p>JF</p> <ul style="list-style-type: none"> • Outside DDB other exceptions, e.g. rural building re-use • <i>WDDC Local plan would resist development in Askerswell if no NP</i>
2	<p>Sustainability Related to above</p>	<p>JF</p> <ul style="list-style-type: none"> • Local plan does not consider small villages, Neighbourhood Plan can seek development if community seeks to be sustainable e.g. to achieve a better balance <p>FH</p> <ul style="list-style-type: none"> • Local plan envisages facilities we do not have
3	<p>How can any Neighbourhood Plan for Askerswell fit with the about to be approved Local Development Framework which does not consider small villages?</p>	<p>JF</p> <ul style="list-style-type: none"> • Local plan allows NPs of smaller villages to grow plus other planning mechanisms
4	<p>What is the lower and upper level of development that is likely to fit within that framework given Askerswell is a small village that has a limited infrastructure and is within an AONB?</p>	<p>Rendered redundant by answers to other questions.</p>
5	<p>How simple a plan could we compile that is likely to pass the examinations? This is a small community and many of the issues considered in depth by larger communities do not arise.</p>	<p>FH</p> <ul style="list-style-type: none"> • Cerne V. as simple as you will see <p>JF</p> <ul style="list-style-type: none"> • Can have just 1 policy • Concentrate on what most people are concerned about • You need the evidence base to support the policies you have • No evidence needed to justify exclusion of policies not included • Could have a DDB as only policy with statements on what was to be allowed within its limits • <i>Could have open area, green spaces</i> • <i>Building materials</i>
6	<p>Who do we consultate that represents Dorset ANOB to determine if say 6 houses in 10 years could be acceptably</p>	<p>JF</p> <ul style="list-style-type: none"> • WDDC landscape architect (Katherine Jones) • Richard Brown, DAONB team

#	Question	Summary of response
	<p>sited in such a highly visible part of the AONB as Askerswell NA?</p>	<ul style="list-style-type: none"> • Natural England • Send them the DDB for comment. After meeting suggested she could organize a visit to Askerswell <p>FH</p> <ul style="list-style-type: none"> • Must go through hoops with these bodies to develop a legal document • This after WDDC content with NP. They will stop major incorrect aspects, other consultees may require minor changes • Env. Agency, Nat. England Eng. Heritage. • Best to consult them before developing plan fully • Sensitive habitats should not be an unsurmountable issue
7	<p>Is a Designated Development Boundary the only way forward for the level of development we seek (5-10 new dwelling in 10 years)? Even without specific site designation, it is likely to be a divisive approach.</p>	<p>FH</p> <ul style="list-style-type: none"> • DDB will be divisive • “Some win some lose” for benefit of the community <p>JF</p> <ul style="list-style-type: none"> • Cap approach’s problem is AONB status, and National Planning framework which is against isolated development in the countryside <p>FH</p> <ul style="list-style-type: none"> • Up to village if it wants a DDB • A DDB makes it easier for planners subsequently • A DDB is designated where open housing could be placed in effect where it would not be allowed
8	<p>What consultation process is needed for landowners if we do not identify specific sites? We assume the process would be similar for both the “development cap” and “designated development boundary” approaches?</p>	<p>FH</p> <ul style="list-style-type: none"> • Cerne invited all landowners to an open meeting with residents present. Asked if they wished to put land forward. • Seeking to know how many landowners interest in putting land forward. • Need to show examiner we were transparent • Even if no landowners turn up Neighbourhood Plan can go forward <p>JF</p> <ul style="list-style-type: none"> • Landowners can change • Open meeting better, more transparent • If all landowners invited (record that) and do not turn up, can be taken they are not interested. • May need revisions to gain accepted DDB. • A DDB does not guarantee that applications to build are certain to be granted. • If no developer comes forward in time then no houses accrue

#	Question	Summary of response
9	Does the panel have any suggestions as to how the majority in the Forum in favour of a Neighbourhood Plan can draw into contributing to its compilation?	<p>JF</p> <ul style="list-style-type: none"> • Project plan with tasks • Match to skills in the community <p>FH</p> <ul style="list-style-type: none"> • Have an event that stimulates interest e.g. about DDB • Once Neighbourhood Plan started, more interest will be generated • Accept people joining and leaving the core of Neighbourhood Plan workers • Consult <i>Planning Aid</i> and <i>Locality</i> • <i>Planning Aid</i> could provide an independent assessment of where housing could be placed • Pick from any report what suits community <p>JF</p> <ul style="list-style-type: none"> • Such a report may cost. Need a Locality grant or possibly advice from Locality • A grant could fund events as discussed above • Could just have a walk around the village with advisers
10	The consultation processes in NPs seem very variable. For instance for landowners, do we need to talk to them or send questionnaire to each, just invite them to an open day. What is necessary if we do a) not designate sites or b) not set out a designated development boundary?	Not asked
Questions from other Forum Members		
11	How much influence can a Neighbourhood Plan realistically have on any proposed development in the village?	<p>FH</p> <ul style="list-style-type: none"> • A made NP will have more weight than the Local Plan in NA • Cerne Valley Neighbourhood Plan wrote building of three or more open housing requires a contribution to affordable houses, High court now says one or more. • Important issue for Askerswell is to meet Local Plan Strategic policies so an our Neighbourhood Plan is allowed
12	My main question relates to the structure, size and content of what a Neighbourhood Plan looks like; is there a template or guidance; what is essential and core? Are there a set of strategic questions it should answer; if so what are they?	<p>FH</p> <ul style="list-style-type: none"> • Our challenge is how do we get passed a Local Plan that does not envisage open market housing here • Make sure it is our plan specific to our needs do not copy others • Cerne set up three groups 1) Environment, 2) Housing and 3) business. What first 2 concluded is more or less in the plan. Business has set up a portal to promote Cerne (more than was expected). • Need to identify a skilled writer • What not to do, over consult, keep the task simple • Must enable examiner to see the “passage” taken to reach the NP. • Keep a record of consultations and community involvement • Currently Askerswell can have no open market housing under Local Plan <p>JF</p> <ul style="list-style-type: none"> • Need a spatial portrait of area • Our polices and evidence in support • WDDC will re-consult all stakeholders so we must consult all.
13	What is the ACTUAL definition of “Affordable	<p>JF</p> <ul style="list-style-type: none"> • 80% is definition of affordable

#	Question	Summary of response
	<p>Housing” used in West Dorset? If the answer is the government policy of “a rent of 80% of market value” this would result in a rent well in excess of the living wage, thus NO houses would be “affordable” for those on the living wage? Please explain the WDDC Policy on this matter as it would appear Affordable Housing is not a practical proposition in Askerswell.</p>	<ul style="list-style-type: none"> • New Gov. Starter homes 80% of market value. • WDDC seek a contributor for affordable homes for each open market house built • Could be a mix of houses • Affordable housing contributions do NOT have to results in housing within Askerswell but elsewhere. Could be if it was an exception site to meet local housing need. <p>FH</p> <ul style="list-style-type: none"> • Every open market housing contributes to affordable based on its area • Has Askerswell done an affordable housing need? This need could be met by an exception site.
14	<p>In preparing the Neighbourhood Plan recognition will need to be taken of the existing infrastructure in Askerswell: viz: Road access is by a single lane from all directions; The Sewer pipeline is at full capacity; There are no spare telephone land line numbers: so on what basis would WDDC Planning actually allow any development in the village? What improvements to the infrastructure would be required for approval? If any development is to take place to improve the infrastructure what would be the anticipated minimum number of dwellings required to pay for a) the required Improvements to the infrastructure and b) Affordable Housing (if required)?</p>	<p>JF</p> <ul style="list-style-type: none"> • Our Neighbourhood Plan should provide evidence for constraints • Hence, why need to consult e.g. Env. Agency, WDDC Highways • Added impact of c6 houses would probably be insignificant • If sewers full could rely on septic tanks etc. for new housing as elsewhere <p>FH</p> <ul style="list-style-type: none"> • Any new development would have to be self-funding as always for infrastructure it needs such as sewage disposal
15	<p>What opportunity is there IN PRACTICAL TERMS to change the status of the relatively low cost current housing as holiday lets into freehold properties for continued occupancy by the owner?</p>	<p>JH</p> <ul style="list-style-type: none"> • Best chance of change to status is in village • Current “holiday let” legislation has changed. Status of such homes could be altered to permitted development in many areas; AONB status may be an issue in Askerswell. • Readily changed if within a defined development boundary
16	<p>What opportunity is there IN PRACTICAL TERMS to change the status of disused agricultural buildings into accommodation a) when the building is Unlisted and b) when the building is Listed?</p>	<p>FH</p> <ul style="list-style-type: none"> • Local Plan allows redundant Ag. Buildings to come into use. • NP could build this in. • A listed building has additional issues and is NOT part of NP. • Road access to former an issue.
Questions from other Residents		
17	<p>Does Neighbourhood Plan have to show there is sufficient sites for new dwellings envisaged?</p>	<p>JF</p> <ul style="list-style-type: none"> • Best to consider what sort of properties • Best to have a defined development boundary. Where within it houses would place is not needed. • Must be confident the houses proposed fit within the DDB.

#	Question	Summary of response
		<ul style="list-style-type: none"> • May wish to project green areas from development within the DDB <p>FH</p> <ul style="list-style-type: none"> • Can indicate density as an indicator for a locale. • At Godmanstone used an average based on new build over a number of years. • DDB must show where the houses could possibly be placed. • DDB can be more than one discrete areas
18	Risk of DDB may put off buyers of a house when there is vacant land near it.	<p>FH</p> <ul style="list-style-type: none"> • Up to the community • Set up a rough DDB and then allow community to decide what to exclude.
Other, final questions		
19	How long should Neighbourhood Plan take?	<p>FH</p> <ul style="list-style-type: none"> • 18 months now process not new
20	What is likely cost of our NP	<p>JH</p> <ul style="list-style-type: none"> • There is £8k to make a Neighbourhood Plan (Locality Grant?) • Costs of referendum and examination met by WDDC or other gov. sources. <p>Can apply to Locality elements.</p> <p>FH</p> <ul style="list-style-type: none"> • NP made/not made by referendum of the number who turns up on the day.
21	Possibility of Covenants	<p>JF</p> <ul style="list-style-type: none"> • Not a planning matter. • Section 106 to define what we expected can be made by applicant for dwelling only • FH • Could say a new dwelling(s) at a locality can only occur under "agricultural occupancy conditions". This would need consultation of community to define a need based on evidence. • As far as elderly downsizing to stay in community: would need to justify. May be an issue passing examination processes. • Would need to be specific about the site <p><i>Would anyone build with those conditions?</i></p>
22	Pinch points between Local and Neighbourhood Plan plans	<p>JF</p> <ul style="list-style-type: none"> • Landscape impact, where could dwellings go. <p>FH</p> <p>Get advice early from WDDC landscape architect</p>
23	Is sustainability an issue	<p>FH</p> <ul style="list-style-type: none"> • Once we have a Neighbourhood Plan accepted, sustainability is not an issue. It is for the community to state what it wants in a NP. • Small community will only gain new dwellings through a Neighbourhood Plan for open market housing or exception sites for affordable housing • Has Askerswell ever had a boundary 20 years or more ago? <i>No certainty.</i> • A value in having the history of building in village over last c30 years
24	Additional comment	<p>JF</p> <ul style="list-style-type: none"> • Get out and draw some boundaries and start to define issues

Community drop-in event (10am to 5pm Saturday 11th June 2016).

Those living or working in the area plus landowners were invited to the event. The total number of attendees included 8 landowners. The posters from the drop in event are provided Appendix 2. Attendees were asked to respond to a number of questions relating to the posters and to

provide additional comments. A total of 48 people returned the feedback form but some are not on the electoral register. Only 63% of residents supported a Neighbourhood Plan. The responses are summarised in Table 4. All cells shown in green indicate at least a 67% majority. Only 10 of 40 residents and a further 3 of 8 landowner respondents provided comments. Two respondents provided nearly 50% of the comments and four 67% of the responses. The comments are summarised in Table 5.

The responses were taken into consideration in the documentation provided to WDDC when developing the SEA screening report and in the first draft of the Neighbourhood Plan. Both were discussed at following Forum meeting on 28th September 2016.



Figure 1: members of the community considering the 10 boards with posters during the drop-in event on 11th June 2016

Table 4: Summary of feedback from the drop-in event based on 48 attendees who returned the tick box forms offered

Poster number	Number of responses	Residents [†]	Landowners	All
		38	8	46
1a & 1b	Opinion of Askerswell having a NP (yes response)	67%	88%	70%
3b	Whatever you personally favour (that opinion is requested at 6a-i below) do you agree that the analysis of the community survey indicates in the order of 4 new open market dwellings over the decade of our NP?	79%	38%	70%
5a	What is your opinion of no plot having more than 2 dwellings?	74%	50%	70%
5b	What is your opinion of the land indicated at Rocky Close Farm being <u>included</u> within the Defined Development Boundary (DDB)?	81%	88%	82%
5c	What is your opinion of land on the west side of the Burywells <u>not being included</u> in the DDB?	73%	63%	71%
5d	What is your opinion of maintaining a gap without development on both sides of School Lane <u>north</u> of Leggs Mead?	78%	50%	73%
6a-i	What is your opinion of our NP setting a maximum of in the order of 4 new open market dwellings over its decade span?	81%	25%	71%
6a-ii	If you answered in favour to 6a-i, what is your opinion of our NP setting a plot area per dwelling of in the order of 0.2ha (the current plot average for Askerswell)?	69%	0%	59%
6a-iii	What is your opinion of no development at any one site exceeding 2 new dwellings?	70%	25%	62%
6a-iv	What is your opinion of the new dwellings being within the Designated Development Boundary (DDB) only as shown in posters 4d and 5d?	75%	25%	66%
6a-v	What is your opinion of substantial community opposition to a new dwelling site resulting in the DDB being amended to exclude it?	81%	13%	68%
6b-i	What is your opinion of the number of new dwellings being a secondary issue relative to a total new build land area in the order of one hectare (as an alternative to 6a-i)?	25%	0%	21%
6b-ii	What is your opinion of the total plot area for new dwellings in our NP being in the order of 1 ha? The current average for Askerswell village is about 0.2 hectares per dwelling?	64%	25%	57%
6b-iii	What is your opinion of the number of new dwellings built per plot exceeding two (e.g. a short terrace)?	41%	75%	47%
6b-iv	What is your opinion of all new dwellings recommended by our NP being only within the Designated Development Boundary as defined in 4d and 5d?	92%	25%	80%
6c-i	What is your opinion of our NP recommending that the restriction of less than a full year annual occupation of a dwelling be removed from properties to which this currently applies?	74%	88%	77%
7b	What is your opinion of the housing objective?	81%	75%	80%
7c: Policy H1	What is your opinion of the housing policy H1?	78%	50%	73%
7c: Policy H2	What is your opinion of the housing policy H2?	68%	38%	62%
8a: Objective	What is your opinion of the environmental objective?	100%	88%	98%
8b: Policy E1	What is your opinion of policy E1?	94%	71%	91%
8c: Policy E2	What is your opinion of policy E2?	89%	100%	91%
8d: Policy E3	What is your opinion of policy E3?	89%	100%	91%
8e: Policy E4	What is your opinion of policy E4?	83%	43%	77%
8f: Policy E5	What is your opinion of policy E5?	92%	86%	91%
8g: Policy E6	What is your opinion of policy E6?	83%	100%	86%
9a: Objective	What is your opinion of the community objective?	100%	86%	98%
9b: Policy C1	What is your opinion of policy C1?	100%	100%	100%
9c: Objective	What is your opinion of the business objective?	97%	100%	98%
9d: Policy B1	What is your opinion of policy B1?	92%	100%	93%
	% in favour	over 90%	† , not necessarily on electoral register	
		80-90%		
		67-80%		
		51-66%		
		34-50%		
		0-33%		

Table 5: additional responses to set questions in the feedback form distributed at the drop-in event

Poster	Question asked	Comment (R= resident, L = Landowner not resident)	Total
1a&1b	What is your opinion of Askerswell Parish having a Neighbourhood Plan?	L8: favours plan but considers DDB too restrictive	1
3b	Whatever you personally favour (that opinion is requested at 6a-i below) do you agree that the analysis of the community survey indicates in the order of 4 new open market dwellings over the decade of our NP?	R32: 53% favour 4-10 or more	2
		R38: Supports up to 4 new dwellings providing change does not compromise existing character of the village or alter the environment	3
4d	Recommended DDB	R5: Set DDB south boundary along Parsons Lane & then along Hembury Rd	4
5a	What is your opinion of no plot having more than 2 dwellings?	R5: No more than 2 dwellings/site including any existing dwelling unless a small terrace	5
5b	What is your opinion of the land indicated at Rocky Close Farm being <u>included</u> within the Defined Development Boundary (DDB)?	R5: Yes but on original site	6
		R25: Any Rocky Close farm development to be restricted to lower level where building was	7
5d	What is your opinion of maintaining a gap without development on both sides of School lane north of Leggs Mead?	L4: no need to leave a gap	8
		L7: site for one dwelling just north of Candida cottage	9
6a-i	What is your opinion of our NP setting a maximum of in the order of 4 new open market dwellings over its decade span?	R29: 4-5 new dwellings not order of 4	10
		R31: 5 not in the order of 4 new dwellings	11
		R32: prefer 5+	12
		L4: not enough	13
6a-ii	If you answered in favour to 6a-i, what is your opinion of our NP setting a plot area per dwelling of in the order of 0.2ha (the current plot average for Askerswell)?	R25: Some smaller plots & gardens to suit elderly/disabled residents	14
6a-iv	What is your opinion of the new dwellings being within the Designated Development Boundary (DDB) only as shown in posters 4d and 5d?	R27: include DDB South-East Corner to include sites 9-11. Leave to landowners' wishes & normal planning procedures	15
		L7: agree but an additional site for one dwelling just north of Candida cottage	16
6b-ii	What is your opinion of the total plot area for new dwellings in our NP being in the order of 1 ha? The current average for Askerswell village is about 0.2 hectares per dwelling?	R25: Some smaller plots & gardens to suit elderly/disabled residents	17
		R32: No limit	18
6b-iii	What is your opinion of the number of new dwellings built per plot exceeding two (e.g. a short terrace)?	R32: Third time for this question	19
6b-iv	What is your opinion of all new dwellings recommended by our NP being only within the Designated Development Boundary as defined in 4d and 5d?	R27: include DDB South-East Corner to include sites 9-11. let landowners' wishes & normal planning procedures define sites	20
		R29: consult on DDB properly	21
		R30: DDB needs more consultation by community	22
		R31: new dwellings within DDB but more consultation of community on DDB	23
		R32: DDB needs to be defined according to villagers wants not imposed by 2 planners and SG	24
6c-i	What is your opinion of our NP recommending that the restriction of less than a full year annual occupation of a dwelling be removed from properties to which this currently applies?	R5: Yes but should be part of order of 4. Concern over parking and additional if >1 car/dwelling	25
		R25: covenant removal only within maximum new dwellings; car parking limited, currently land owned by South Barn used	26

Askerswell Neighbourhood Plan: Consultation Report

Poster	Question asked	Comment (R= resident, L = Landowner not resident)	Total
6e-ii	If you answered in favour to 6a-i, what is your opinion of our NP setting a plot area per dwelling of in the order of 0.2ha (the current plot average for Askerswell)?	R32: Completely unclear	27
7b	What is your opinion of the housing objective?	R27:supports housing objective; unrealistic for community to remain unchanged; sustain +ve community and value new buildings and landscape protection	28
7c: Policy H1	What is your opinion of the housing policy H1?	R30: 4-5 new dwellings	29
		R31: but stating 4-5 new dwellings	30
		R32: "in order of 4" is unclear , "4-5 better"	31
7c: Policy H2	What is your opinion of the housing policy H2?	R30: Too restrictive	32
		R31: Too restrictive	33
		R32: Too restrictive	34
		R40: Does not accept a short terrace of 3-4 new dwellings is acceptable	35
		L7: 0.2 ha per dwelling too large, not all buyers looking for large houses and large gardens OK for terrace	36
8a: Objective	What is your opinion of the environmental objective?	R31: Too restrictive	37
		R32: prefer more freedom re: building materials	38
8b: Policy E1	What is your opinion of policy E1?	R31: Too restrictive	39
		R32: Too restrictive	40
8f: Policy E5	What is your opinion of policy E5?	R31: Why stuck in olde worlde?	41
		R32: Too twee	42
8g: Policy E6	What is your opinion of policy E6?	R5: yes providing contributes to max of order of 4	43
9b	What is your opinion of Policy C1?	R39: Safeguarding community assets should not extend to Spyway Inn	44
		R40: Including Spyway in the DDB does not fit easily with aim of safeguarding Community Assets	45

Strategic Environmental Assessment (SEA) Screening Report (a submitted document)

Responses were received from the statutory authorities and informed development of the plan. The Environment Agency did not consider the development proposed within the Neighbourhood Plan was likely to have a significant environmental effect that falls within its remit. It supported the aims to enhance wildlife opportunities. The agency also referred to surface water management. This is considered in section 8.4 of the Neighbourhood Plan. Historic England did not require a SEA provided the plan did not allocate sites but was instead based on a defined development boundary. This is the approach taken in the Plan. Natural England advised that we consult Dorset AONB. They did not require a SEA providing harm to the landscape of Dorset AONB was avoided and there was no harm to wildlife sites. Consequently advice was sought and provided by Dorset AONB and District Council Landscape Architects. An Ecological Survey was conducted by Dorset Environmental Records Centre (a submitted document, *an ecological survey of three possible sites within a development boundary*).

Consultation with Landscape Advisers and an Archaeologist (Appendix 5.3)

First visit of the Landscape Advisers: the advisers on the occasion of the first visit on 25/01/2016 were Ms Katherine Jones (at that time WDDC Senior Landscape Architect) and Mr Richard Brown (Dorset AONB). The SG members in attendance were: Sue Dutt, Pat Atkinson, Tim Boden and Howard Atkinson. The walk-around included all sites within or adjacent to the main settlement favoured from the initial survey. Ratings were agreed before the walk-around. They were; **a)** *a priori* view that site is suitable for new dwellings; **b)** the site may be unacceptable; **c)** site is highly likely to be unacceptable. Only one site was scored a/b with site 6 scoring c and the remainder b/c or c/b. This influenced defining a proposed development boundary in the first draft of the Neighbourhood Plan.

Senior County Archaeologist: the landscape advisers recommended consulting the County Archaeologist about just one site centred on National Grid Reference SY 5268 9288. He met with members of the Steering Group and visited the site on 2/06/2016 with the landowner in attendance. The main points of his report included that any future planning application to develop the site would need to be supported by an archaeological assessment report and evaluation of the site.

Second visit of the Landscape Advisers: a second visit was made to visit 7 plots on 20/03/2017 by Richard Brown (Dorset AONB) and Sarah Barber (Tri-Councils Senior Landscape Architect). The Steering Group members in attendance were: Sue Dutt, Pat Atkinson, Tim Boden and Howard Atkinson. The aim of the meeting was to provide advice for sites not viewed before including a potential site suggested by Mr Terry Sneller (WDDC; see report of the meeting with him below) and to consider amendments to previous advice. Two landowners were invited for their specific areas and one attended. Ratings that were agreed before first walk were again used. A summary of the advice received is provided alongside the advice for the same site if it had been considered on both occasions (Appendix 5.3).

Advice from the Planning department of WDDC (Appendix 5.4)

E-mails: Ms Jan Farnan (*Planning and Urban Design Officer WDDC*) has been very supportive throughout the development of the Neighbourhood Plan. A record of the consultations by e-mail received 2015, 2016, 2017 and 2018 is provided.

A meeting with WDDC Planners. Three members of the Steering Group (Pat Atkinson, Tim Boden and Howard Atkinson) met with Jan Farnan (*Planning & Urban Design Officer*) and Terry Sneller (*WDDC team leader for Local and Neighbourhood Plans*) from 2:30-4:00 pm 13th March 2017 at South Walks House, Dorchester. The scope of the meeting was to gain feedback on a preliminary draft for the neighbourhood plan. Key outcomes were the need for more heritage and character studies across different localities to underpin where development is or is not supported and the character of new dwellings appropriate for each potential

development site. The advice was also given that the policies need to be written precisely to ensure that they cover the extent of development supported by the community but exclude that which is unwanted. The Forum was advised to consider the size of the defined development boundary to ensure it is appropriate for the extent of new dwellings supported by the community. The Forum was recommended to seek a grant from *Locality* to engage consultants to address the above issues. A successful application was subsequently made. The Forum was also advised to consider whether or not to continue with a revised defined development boundary or to adopt a site specific approach. A confidential ballot on that issue was carried out in August 2017. The Forum members (the Chair did not vote) casted ballots in relation to a site specific approach (16 in favour with 8 against) with 19 in favour and 8 against for a defined development boundary. Development of the latter was therefore continued. A majority in favour was recorded for only the smallest of the three possible defined development boundaries proposed (14 in favour, 7 opposed) so that option was adopted.

Community feedback on 1st draft of the Neighbourhood Plan

Analysis of feedback is based on 109 fully or partly completed returns. There was substantial agreement on vision, objectives and policy statements. Only two policies received less than 75% support. One referred to rural exception sites. It was included to comply with both the Local Plan and National Legislation and was retained in the revised draft of the Neighbourhood Plan. The other policy to be changed was for the final plan to be less restrictive about the appearance of windows. Views on land to be included in the defined development boundary was noted for discussion with the landscape experts in the second visit and that made jointly by our heritage and planning consultants. The analysis of the feedback is provided (Appendix 5.5). The comments received are included but have sometimes been paraphrased to condense the report. Some comments suggested improvements to the Neighbourhood Plan that have been made. Some other points are more appropriate for the Parish Meeting to consider as they fall outside of the scope of a Neighbourhood Plan. The Forum agreed to adopt the vision statement, objectives and policies and to seek funding to have our policies drafted by a planning expert to ensure none is ambiguous. Similarly it was agreed that the heritage and character assessment should be completed.

Visits by consultants before preparing the pre-submission draft

The awarded grant enabled the Forum to appoint a consultant (Ms Jo Witherden, BSc, Diplomas in Town Planning and Urban Design, RTPI, *Dorset Planning Consultant Ltd*) to provide professional planning support for preparation of the Neighbourhood Plan and a second consultant (Ms Kim Sankey Ba, Dip Arch, AA DIP Cons, RIBA, *Angel Architecture*) to carry out the heritage impact assessment of the plan. They made a joint visit from 10:00 to 14:00 on 3rd October 2017. An agreed summary of the meeting was made and provided below. The heritage assessment is submitted supporting evidence (*a review of development potential and heritage implications; Askerswell Neighbourhood Plan*).

Heritage

1. The tithe map of 1846 was used for the heritage assessment and obtained by Ms Sankey. The number on the map gives the owner, the occupier and use the land.
2. The suggestion was that a number of dwellings could help re-enforce the character without making them non-listed, historic buildings of local history interest. In that way there is no need to identify particular buildings. It could be just stated the groups along i) School Lane and ii) the group around the square and the beginning of Parsons Lane. Therefore the naming of dwellings was not favoured.
3. If the group approach was followed then the statement would be elements of their value should be evident in a new dwelling. These would be heritage features not just of the architecture itself but could include aspects such as railings, gates and chimney stacks. It is likely that purchasers of new builds in this community would require a fireplace for

wood burning stove etc. Some builders try to avoid the cost of a chimney if they can.

4. Monuments need to be mentioned as a part of the heritage.

Evaluation of main sites within the Defined Development Boundary

a) Rock cottage (site 3)

1. It was a cottage off Back School Lane. Judging from images it may have been demolished in the early 1960s (later confirmed). That there was a substantial dwelling there supports the case for a new build.
2. Any new development be under the ridge and clearly will be part of the settlement. It is not a site that impacts on historic buildings.
3. Access is an issue. This could be resolved by using the current drive with parking above at the upper end of the ridge.
4. Some of the conifers along the ridge may have to be felled but they do not have any particular value.
5. There will also be a need to remove some mature trees along Back School Lane some of which are growing within or in too close association with the stone wall just east of Rose Cottage.
6. The site is not visible from the church. This is important as English Heritage may object if a building can be seen even if only visible from the top of the church tower.
7. Possibly, the new dwellings could be one storey high on its north side against the ridge with two stories high to the South.
8. The layout could be parallel to the line of the ridge.
9. The area could be classed by planners as an abnormal site because of extra cost related to the difficulty of the terrain.
10. This abnormal site status ensures it is not suitable for affordable homes. This issue doesn't arise if it is within the Defined Development Boundary.

This site could accommodate a building with two dwellings

b) North of Old Wheelwright Shop (site 7)

1. This should be rejected as a development site because:
 - a. It needs a bridge to access or if entry via Beck Cottage then the latter's owner would be entitled to a large payment.
 - b. The wetness of the land and its closeness to the river Asker.
 - c. Its wilderness nature would ensure it would require an ecological examination
2. There is no heritage impact.

This site is not suitable and the Defined Development Boundary should be drawn to exclude it.

c) Along Parsons Lane, East of Old Wheelwright Shop (site 6)

1. This has high potential.
2. It has access from the road and continues the ribbon development.
3. The plot should not extend the build beyond the end of the walled garden of the rectory.
4. The old entrance to the previous rectory is adjacent to the walled garden. Both it and the gate to the plot by the Wheelwrights provide precedents for an entrance.
5. The site falls away and so it could be single-storey on its south side to Parsons Lane with the two stories on its north side as is the case of the Old Wheelwright's shop.
6. There would need to be a two metre wide turning circle and the whole site appears to be 28 m along the Parsons Lane. The area was measured after the meeting. It is 0.095 ha.
7. There would be a need to clear about 10 m of hedgerow but this need can be justified.
8. Any plot greater than 0.1 ha is likely to require ecological survey.
9. There would be no impact on the walled garden of Askerswell House.
10. The window at the east of the Old Wheelwright Shop is not problem as it is part of a workshop and not the dwelling.

This site could accommodate a building with two dwellings

Faraway garden

1. Has lapsed planning permission for two dwellings.
2. It has an entrance onto the site from the current entrance to Faraway.
3. The new build of **one dwelling** could be to the rear and parallel to a house along School Lane. There is a need to remove the statement about frontage onto a road from the Neighbourhood Plan to accommodate this site.

Other redevelopment sites

1. Grey Cottage could be subdivided. It was previously **3 dwellings**.
2. Grey Cottage garage block could be converted to **a small dwelling**. It has access and is adjacent to Parsons Lane.

Summary

1. Four new build dwelling sites were identified.
2. Four additional “windfall” sites for potential re-development were identified. There may be others.
3. Therefore the 4 to 5 dwellings the plan proposes are available.
4. The Neighbourhood Plan would not risk development much in excess of 4-5 dwellings.
5. Landowners must bring forward what they require. The Neighbourhood Plan has a monitor and review section allowing reconsideration after say 7 of the 10 year plan that could look at how to stimulate new build to counter a predicted short fall by 10 years.

Other matters

1. There is no indication of need for an affordable home in the community.
2. The holiday lets could be mentioned as additional opportunity. The Neighbourhood Plan has no control over that. It is for the owners to request a change. It may or may not be granted. A point against the owners is that they have no historic linkage and no local connection.
3. The Neighbourhood Plan should not use the word “terrace” which may be judged as inappropriate in the context of the Askerswell settlement in a way that “a row of cottages” would not.
4. What is built should be appropriate for this community. That is very settlement specific. For instance the settlement pattern on Lodders (built up rows along the road) and Askerswell is very different.
5. Sites should not be highly visible particularly from listed buildings such as Askerswell House and the Church Tower.

An ecological survey of three possible sites within a defined development boundary (submitted supporting evidence)

An unaccompanied visit was made by Bryan Edwards on 23rd October 2017. He is an ecologist with Dorset Environmental Records Centre and an experienced surveyor working in Dorset since 1991. The survey was undertaken of three areas that have been put forward for possible inclusion within the defined development boundary. In addition a search was made for Protected Species and Biodiversity Priority (BAP) species from the DERC database.

He concluded that none of the three sites are of high ecological value in their own right. There were no particular issues with Site A (north of Back School Lane). Site C (north of the Asker at Old Wheelwright Shop) was assessed as essentially a wetland area on a springline and therefore unsuited to development. The assessment of site C agrees with the views of both Jo Witherden and Kim Sankey. This site was first suggested Terry Sneller from viewing a map. Bryan Edwards made additional comments on sites B and C. This led to the retention of site B (land south of the Asker immediately east of the Old Wheelwright Shop) but not site C within the proposed defined development boundary. Both sites are situated on the western edge of

a complex of woodland and wetland habitats within the valley of the River Asker. Any development adjacent or close to the Asker will have to ensure that the integrity of the river and its corridor is not compromised particularly the water quality. Another feature of the area are the hedgerows and the road hedge adjacent to Site B is quite species-rich and may qualify as an Important Hedgerow under the Hedgerow Regulations Act (1997).

Pre-submission consultation (6/11/2017 to 29/12/2017; 7 weeks and 4 days)

Community consultation: A community drop in event was advertised in *Eggardon & Colmers View* (Table 1, #20); on the Parish Notice board and that at the Village Hall and on the Parish website. The event was held from 10:00 to 17:00 in Askerswell Village Hall on Saturday, 11/11/2017. Feedback sheets were provided and all responses are tabulated together with a few additional comments received by e-mail or post after the event in Table 6.



Figure 2: the pre-submission community drop-in event on the 11th November 2017 showing members of the community considering and discussing the content of posters on 10 boards and drafting their feedback responses.

External consultation: the draft Neighbourhood Plan with the address of the Forum website where all supporting documents were available was sent to all required external consultees on 6/11/2017 using e-mail in most cases and mail on a few occasions

Consolidated feedback: the responses of all replying are provided by section of the draft Neighbourhood to which they apply (Table 6). All the feedback was considered by the Forum and this too is listed in the table with the remedial actions taken when considered appropriate.

Table 6: main issues raised in Consultee Feedback on pre-submission draft of the Neighbourhood Plan, consideration of them and action taken when revising the examination version of the Neighbourhood Plan. Page and paragraph references in Plan section column refer to the submitted Neighbourhood Plan.

#	Plan section	Comment	Consultee/s	Consideration	Actions
1	General	The document fully meets the statutory duty of regard to the purpose of the AONB designation, as established by the CRoW Act. I note the policies aimed to protect the character and appearance of the AONB and the proposed the Defined development boundary	Dorset AONB (Richard Brown)	Support noted	No action required
2	General	We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the A35 (part of the strategic road network) and we therefore have no specific comments to make.	Highways England (Gaynor Gallacher)	Support noted	No action required
3	General	There is in fact little upon which we would wish to comment. The Plan does not allocate sites for development, which is often a source of especial interest for us. We are impressed by the depth and scope of understanding of the distinctive heritage qualities of the Plan area and the policies and proposals for their protection and enhancement. It therefore only remains for us to congratulate your community on its work to date and wish it well in getting the Plan made.	Historic England (David Stuart, <i>Historic Places Adviser South West</i>)	Support noted	No action required
4	General	Litton Cheney Parish Council pass on their congratulations for reaching this milestone and send their best wishes for the remainder of the process.	Litton Cheney Parish Council (Maggie Walsh)	Support noted	No action required
5	General	Several of the maps in the plan are difficult to interpret due to their quality. Policies should be placed within boxes or distinguished from the supporting text in some other way (e.g. through the use of colour) to enable the policy wording to be clearly identifiable.	West Dorset District Council (Terry Sneller)	Different colour (blue) has been used for the policy text – however they are also now boxed	Request made for WDDC support to assist in improving presentation of final (referendum) version.
6	Page 3 para 1.3	Whether the Neighbourhood Plan is compatible with the strategic policies of the Local Plan is something	West Dorset District Council	Minor changes proposed to address these points	Amend para 1.3 to read: “The Neighbourhood Plan has been written

#	Plan section	Comment	Consultee/s	Consideration	Actions
		that will be assessed independently by the examiner. The adopted Minerals and Waste plans also forms part of the development plan.	(Terry Sneller)		to be compatible with the strategic policies of the Local Plan for West Dorset, Weymouth and Portland, as adopted in 2015. Together with the Minerals and Waste Plans, these documents describe what types of development will generally be allowed within the defined area of the Parish of Askerswell. They also provide and justify protection within the area to the natural and built environment. Planning applications should be decided in accordance with these plans, unless material considerations suggest otherwise.”
7	Page 21-3 para 8.2-6 Page 23 Policy H1.1	When making reference to the quantity of development expected, the phrase “around 4 to 5 dwellings” should be used rather than “up to” as the anticipated quantum of development should not be seen as an upper limit.	West Dorset District Council (Terry Sneller)	The community view from the original consultation was split, with 12% not wanting any new housing, 35% (the largest group) supporting less than 5 dwellings and slightly lower numbers wanting increasingly higher amounts.	Para 8.3 amended so the figure of ‘up to 5 dwellings’ is not to be read as a target or policy-driven upper limit, by inserting the following at the start of the para: “There is no definite number to the total of new dwellings to be built in Askerswell set in this plan or the Local Plan. The following policy should enable as many as 5 new open market dwellings to be built in addition to conversions and affordable housing that could otherwise come forward, and that this level of growth is something that most local Residents would support (although inevitably some would prefer less change, and others would prefer to see more change)”.
8	Page 3 para 1.5 Page 21-23 Paras 8.2-6 Page 23 Policy H1.1	Mixed views expressed over ‘up to 5’ – including the fact that not all residents favoured development and whether this would be sufficient to meet local needs	Local Residents	This suggested that ‘up to 5’ new dwellings was likely to be a level that would be acceptable to most Residents. There is no ‘target’ set in the Local Plan and therefore the wording has been chosen to avoid implying either a target or an upper limit. Para 8.6 refers to exceptions outside the Defined development boundary as also providing additional potential. The 12% (15 of 128 responses) not wanting any new housing is considered to be a significant minority and not “many” as stated in one response.	

#	Plan section	Comment	Consultee/s	Consideration	Actions
9	Page 4 para 2.2	Recommend remove the word 'normally'.	West Dorset District Council (Terry Sneller)	Agreed	Para 2.2 amended to delete superfluous word (normally)
10	Page 4 para 2.3	Suggest use the word 'adopted' rather than 'approved'. It should also be noted that the approach to development in Askerswell in the Local is to "strictly control development in rural areas" rather than to "control development strictly".	West Dorset District Council (Terry Sneller)	Agreed	Para 2.3 amended to replace "approved" with "adopted", and replace "control development strictly" with "strictly control development"
11	Page 4 para 2.6	Recommend removing reference to the Dorset Minerals and Waste plans, given that Neighbourhood Plans are not permitted to tackle county matters which include minerals and waste developments.	West Dorset District Council (Terry Sneller)	The Dorset Minerals Plan includes policies such as minerals safeguarding areas which are relevant in relation to development proposals for housing etc.	No action required
12	Page 6 para 3.4	Minor textual correction suggested: Highways Agency needs to be replaced with Highways England.	Highways England (Gaynor Gallacher)	Agreed	Amended to refer to Highways England
13	Page 7 Figure 2	Can flood risk areas be shown?	Local Resident	The Environment Agency Flood maps to be more apparent in the Figure in the Neighbourhood Plan that considers the main environmental constraints.	Request made for WDDC support to assist in improving presentation of final (referendum) version.)
14	Page 7 Fig 2 Page 9 para 3.9–12 Page 15 para 5.7 Page 16 Policy E3	You are also encouraged to make use of the Ecological Network maps which are about to be issued via Dorset Explorer. These maps identify important greenspace which helps support existing wildlife sites and therefore helps steer proposed development away from areas which would, if developed, have a greater impact on the wider ecological network.	Dorset County Council (Richard Dodgson)	Figure in the Neighbourhood Plan that considers the main environmental constraints to show existing and potential ecological network with reference in Policy E3.	Request made for WDDC support to assist in improving presentation of final (referendum) version.
15	Page 8 Figure 3	Both Church Farm and barn should be shown	Local Resident	The extra site has been added to the Figure.	Minor correction made
16	Page 10 para 3.17	Can it be stated that affordable housing is outside the Neighbourhood Plan remit?	Local Resident	Local Plan SUS2 defines that affordable houses can be placed outside of a Defined development boundary.	No action required
17	Page 11 Vision Statement	Amend The community has the " <u>ambition to encourage young families into the village whilst</u> " to	Local Residents	The changes are not considered to express the community vision more clearly than the original wording	Suggested change not made but the second sentence of that paragraph edited to read:

#	Plan section	Comment	Consultee/s	Consideration	Actions
		<p><u>“towards balancing the age of the community...”</u> or <u>“to reduce the average age of the community over time”</u></p>			“... any significant adverse effect upon....”
18	Page 12 para 5.2	Recommend rewording the statement to “any significant adverse effect” as this is more in line with the SEA screening opinion.	West Dorset District Council (Terry Sneller)	Agreed	Second sentence amended to read: “... any significant adverse effect upon the two Sites of Special Scientific Interest ...”
19	Page 12 para 5.3	Recommend qualitative assessment such as “should not negatively impact on views...” or “should not have a detrimental visual impact” rather than specific (1km) parameters.	West Dorset District Council (Terry Sneller)	The approach is supported by the AONB advisor and 1km is “a guide” (and not written into policy) – the key point of this guidance is “to avoid harm”.	No change required
20	Page 14 para 5.4	Officers have assisted in producing the plan but the final selection of views and the final policy wording have not been agreed by West Dorset District Council.	West Dorset District Council (Terry Sneller)	Noted – however the text as written does not explicitly say this. The plan and approach is clearly supported by the AONB advisor (see their comments).	Amend 5.4 to read: “The policy wording and selection of important views were developed in conjunction with the landscape advisor of the Dorset AONB partnership, and supported by them.”
21	Page 14 Policy E1.1	How should a decision maker decide if a countryside location is essential? In the context of the Local Plan, a countryside location would include any location outside of a settlement with the Defined development boundary as listed in the Local Plan. An essential need could include a number of types of development including agricultural dwellings, factories... as listed in policy SUS2. It is recommended that this policy is clarified further.	West Dorset District Council (Terry Sneller)	Maintaining the intrinsic qualities of the AONB and making provision for any landscaping sufficient to mitigate harm are applicable throughout the area. The reference to locating development alongside roads and close to other existing buildings – is related to avoiding new development in isolated and elevated locations (noted in the AONB Management Plan as a particular problem in relation to agricultural requirements)	E1.1 reworded as “Development should maintain the intrinsic qualities of the AONB and make provision for any landscaping sufficient to mitigate harm. Isolated and elevated locations should be avoided, by siting development alongside roads and close to other existing buildings.”
22	Page 14 Policy E1.2	The views contained within Policy E1.2 include views that are distant and expansive. It is recommended that significant views are confined to those from within the built form to other features within the built form or out into the countryside. Views across or to the settlement from the surrounding countryside relate to landscape features rather than	West Dorset District Council (Terry Sneller)	Looking at the photographs it is perhaps unclear why those specific views are considered special above the other possible views. It may be useful to distinguish in policy terms between (a) views obtained from within or on the edge of the settlement out to the countryside or to specific features /	The selection of views included in the Neighbourhood Plan has been revised

#	Plan section	Comment	Consultee/s	Consideration	Actions
		views that can satisfactorily be protected by a views policy.		landmarks, and (b) the uninterrupted panoramic views noted as important in the AONB Management Plan. And consider to what extent these would not be protected via E1.1.	
23	Page 14 para 5.6 page 15 Policy E2.1	Suggest para is reworded to focus more on the justification (for example trees are important to the character of the area), placing policy requirements into the policy (for example the loss trees should be avoided). Recommend deleting some of the items as listed that are unlikely to be at risk (e.g. river) or moving these to the views policy if more appropriate.	West Dorset District Council (Terry Sneller)	This policy focuses on providing local relevance to the Local Plan Policy ENV10 – which requires that development provides for the future retention and protection of trees and other features that contribute to an area’s distinctive character, and recognises that such features may not always be designated or otherwise formally recognised. Although the river (for example) is unlikely to be removed, it could be partly culverted (as previously) or its setting harmed through inappropriate development. The policy also has had regard to a similar policy in the made Loders Neighbourhood Plan (E2).	Further description of the features in the supporting text added and more clearly identified. Policy E2.1 amended by inserting at end “Development resulting in the loss of irreplaceable features should be avoided. Mitigation to minimize the degree of any loss or harm should be secured if retention is not feasible.”
24	Page 14 para 5.6 page 15 Policy E2.2	Suggest there could be instances where a modern building could add interest.	West Dorset District Council (Terry Sneller)	Noted.	“modern out-of-character” rewritten to read “modern unsightly”.
25	Page 15 para 5.7 Page 16 Policy E3	Mention in the Neighbourhood Plan should be made of the Dorset Biodiversity Appraisal Protocol and the Dorset Biodiversity Compensation Framework. These processes are promoted in the local plan and are designed to address issues of loss of biodiversity from development at an early planning stage, to avoid delays and capture all mitigation/compensation needed.	Dorset County Council (Richard Dodgson)	This is covered in para 5.7 and Policy E3 of the pre-submission draft Plan, taking a similar approach to that agreed for the made Loders Neighbourhood Plan.	Reference to the Dorset Biodiversity Appraisal Protocol now included in para 5.7
26	Page 15 para 5.7 Page 16 Policy E3.2	Policy E3.2 relates more closely to process rather than a policy requirement and may be better suited to the supporting text.	West Dorset District Council (Terry Sneller)	Noted – however a similar policy was accepted in the made Loders NP.	Wording amended to reflect that used in the made Loders Plan – i.e. “...applicants will submit (as a

#	Plan section	Comment	Consultee/s	Consideration	Actions
					minimum) an initial scoping / feasibility appraisal that..."
27	Page 16 para 5.8	Suggest identifying the buildings of local importance and their curtilage / setting on a larger map and listing them as bullet points would be easier to interpret.	West Dorset District Council (Terry Sneller)	The plan does not seek to designate these as "buildings of local importance" to be specifically protected. They have been identified to help guide developers who may otherwise struggle to responding to the policy requirement to 'reflect the distinctive local character' of the Neighbourhood Plan area.	Addition to end of para 5.8: "These have been specifically identified to assist in the understanding of the form and type of buildings that reflect the distinctive local character of the Neighbourhood Area" Request made for WDDC support to assist in improving presentation of final (referendum) version of the figure showing buildings of local interest.
28	Page 16 para 5.10 Page 19 Policy E4.1	The requirements within the policy seem a little too prescriptive (e.g. roof pitch). Recommend details are not included in policy but final sentence replaced with "Particular regard should be paid to the key characteristics set out in Table 5.1." and make clear that exceptionally high quality contemporarily designed modern buildings and extensions may also be acceptable if they add interest and enhance the character of the area.	West Dorset District Council (Terry Sneller)	The policy as written was not intended to be unduly prescriptive, and could also reference the consideration of buildings contributing to the local character (see above comment). The potential for local character to be enhanced through modern design could be made clear in the supporting text and minor change to the policy.	First sentence of E4.1 amended to read "reflect and contribute positively to the distinctive local character..." Final sentence of para 5.9 amended to read "older buildings, through high quality traditional or contemporary designs appropriate to this rural location." (a) to (e) deleted and final sentence of E4.1 amended to read "Particular regard should be paid to the key characteristics set out in Table 5 and the buildings identified in Figure 6 that provide a strong local identity and interest."
29	Page 18 Table 1 Page 19 Policy E4.1	Dislike term 'gentry' houses	Local Resident	This seems to be a term understood by those involved in heritage assessments which is not in everyday use	Minor change made to "grander" houses.

#	Plan section	Comment	Consultee/s	Consideration	Actions
30	Page 18 Table 1 Page 19 Policy E4.1	Imported slates would not be appropriate. However advances in solar panel systems which simulate roof slate should be considered	Local Resident	There is no intention to endorse specific technologies or products.	<i>Now added:</i> the Neighbourhood Plan favours all current or future technologies that support sustainable energy production.
31	Page 18 Table 1 Page 19 Policy E4.1 refers to Table 1	Can chimney stacks be made a requirement?	Local Resident	This is considered too proscriptive a comment	<i>Now added:</i> as most properties in the neighbourhood area have chimney stacks, the Neighbourhood Plan does not oppose their inclusion in any new dwelling
32	Page 21 Para 7.1-2 and Policy B1.1	Recommend Policy B1.1 is reworded for clarity and to align with the Local Plan strategy	West Dorset District Council (Terry Sneller)	Agreed	Policy amended to read “The sustainable growth and expansion of existing local businesses or the establishment of new businesses is supported...”.
33	Page 20 Business Objective	Is it realistic to support a locally-based businesses and workforce?	Local Resident	There are a range of small, local businesses and some may grow in the future. This possibility may be enhanced by the installation of broadband based on fibre to the premises to most properties in the neighbourhood area in 2018	comment added on the importance of superfast broadband connection for business development
34	Page 21 para 7.2 and Policy B1.1	More development will involve more travelling workers, more deliveries more servicing – judgements on harm will be subjective because there is no baseline against which to measure	Local Resident	The assessment is in regard to the harm to the character and safety of the narrow roads. Most planning decisions include subjective judgements, albeit relying upon evidence and technical expertise where possible.	No action required
35	Page 21-2 para 8.2	A revision to the Defined development boundary required, 4-5 new dwellings are unlikely to be built in the 10 years of the plan.	Local Resident	The Forum will request that the Parish Meeting take a community view on this after 5 years of the plan.	No change required to monitoring and review
36	Page 23 para 8.6 Page 23	The identified the Defined development boundary area reflects the landscape sensitivities and has the potential to encourage an appropriate level of housing growth across an area where land can	Dorset AONB (Richard Brown)	Support noted	No action required

#	Plan section	Comment	Consultee/s	Consideration	Actions
	Policy H1	foreseeably be made available and where future development could complement the existing form of Askerswell. Support this approach and the policies within the Plan.			
37	Page 23 para 8.6 Page 23 Policy H1	Phase 1 ecological survey should be carried out on any proposed development sites at the earliest opportunity to identify wildlife interest and inform the need for Phase 2 surveys (e.g. for plants, bats etc.) Existing ecological data should be sought from DERC to inform these surveys. DERC could also carry out the surveys if asked.	Dorset County Council (Richard Dodgson)	Bryan Edwards of DERC assessed the potential sites identified within the Defined development boundary (report provided). The requirement for an ecological appraisal is also covered in Policy E3	No further action required
38	Page 23 para 8.6 Page 23 Policy H1	Development allocations will be limited to small scale development of individual plots within the development boundary. Capacity is available for water supply and foul water disposal. We advise that surface water connections will not be permitted to the foul system to avoid sewer flooding to downstream property. Any sites being promoted must provide a satisfactory outfall through infiltration arrangements or disposal to local land drainage systems.	Wessex Water (Dave Osborne)	Reference to the advisory note on surface water disposal is noted	Reference made in the text
39	Page 23 para 8.6 Page 23 Policy H1	There is no need to include reference to the process followed that refined the original boundary. Recommend paragraph 8.6 is reworded to focus on the constraints and implications of the wider boundary.	West Dorset District Council (Terry Sneller)	Agree suggested rewording, with minor change.	"Initially a development boundary was suggested which would potentially allow a much larger number of new dwellings than the community supported and result in harm to the AONB and the character of the village. It was therefore refined to a smaller area. The revised boundary would allow some new development to come forward, potentially providing about 4 or 5 new dwellings to be built in addition to that which would be permitted through the adopted West Dorset,

#	Plan section	Comment	Consultee/s	Consideration	Actions
					Weymouth and Portland Local Plan policies (for example through rural exception sites for the provision of affordable housing or the re-use of existing buildings)."
40	Page 23 para 8.6 Page 23 Policy H1	Policy H1.2 does not make reference to the existing building being worthy of retention. This could be a useful addition to the policy, within the second bullet point. The last bullet point of Policy H1.2 has an additional 'use' within it.	West Dorset District Council (Terry Sneller)	The third bullet point refers to the need for the building to make a positive contribution to the character of the area – which is considered to be a clearer test than 'worthy of retention'.	No further action required, other than removal of obsolete 'use' from final bullet.
41	Page 22 para 8.5	The release of holiday home restrictions could fulfil housing needs	Local Resident	The Neighbourhood Plan supports application of those with current holiday let restrictions on 12 month occupancy but it is for current or future owners to re-negotiate section 106 agreements.	Comment added.
42	Page 23 para 8.6 Page 23 Policy H1.1	Concerned re impact on character of Parsons' Lane, the entrance to any new dwelling, the potential overlooking into Wheelwrights and the suggestion any new dwelling should be single storey or be placed at the south east end of the land.	Local Residents	This was not raised as concern by either the landscape or heritage experts that were consulted. The entrance would be through an existing gate entrance. The experts rejected extending the Defined development boundary further along Parsons Lane to prevent impact on the setting of two listed buildings (Askerswell House and its Stables & Coach House). No iconic view is involved comparable with that of the south slope of Eggardon Hill. Any new proposed new dwelling would be subject to planning consent after consideration of design, privacy and amenity requirements.	No action required
43	Page 23 para 8.6 Page 23 Policy H1	Concerned re size of the potential plot at Rock cottage	Local Resident	The plot area is limited to south side of a ridge and the northern limit of the Defined development boundary.	No action required

#	Plan section	Comment	Consultee/s	Consideration	Actions
44	Page 23 Fig 8	The boundary is too small. The village would benefit from many more houses.	Local Resident	See response # 7	No action required
45	Page 21-2 para 8.2 Page 24 para 8.9	Why is it permissible for affordable housing to be built outside of the Defined development boundary? Why is population need a qualifying factor?	Local Residents	This is permitted by the Local Plan policies (SUS3 and HOUS2). Clarification provided	Reword 8.9 from “ to meet a demonstrated local or population or business need” to “to meet a demonstrated local need”.
46	Page 24 para 9.2	Has the Parish Meeting agreed to take on the monitoring?	Local Residents	This question has not yet been put to Parish Meeting because the Forum is formed for five years from 24 th February 2015. It may decide to seek an extension of its life from WDDC. The issue will be brought to the attention of the Parish Meeting	No action required
47	Page 24 para 9.3	The suggestion in Paragraph 9.3 is that the parish meeting will comment on planning applications being made within the area. This may necessitate the parish meeting convening on a monthly basis.	West Dorset District Council (Terry Sneller)	Noted – the Clerk and Parish Chair already organise advertised meetings of the community when WDDC consults the Parish on planning applications	No further action required
48	After page 24	Appendix A should be detached from the plan and included as an evidence document.	West Dorset District Council (Terry Sneller)	Noted	The Appendix (<i>Details of the Neighbourhood Area</i>) has been separated from the Neighbourhood Plan and published as supporting evidence.

APPENDIX 5.1



Askerswell Neighbourhood Plan Survey, July 2015

Introduction

We are asking each person aged 11 years or more in Askerswell Parish to help us by completing the survey now delivered to you. It will be collected by the same contact by appointment about 10-14 days after delivery. The contact will answer any queries you have on delivery and collection of the survey and can explain any questions as required.

The need for a Neighbourhood Plan

The Neighbourhood Plan is to promote sustainable development in accordance with national planning policy and the Local Development Framework for West Dorset being developed by WDDC. The results of this survey will help formulate a plan based on residents' needs and hopes for the future. The Neighbourhood Plan provides us with a say in the future development within the Parish. It also helps both WDDC and us to ensure development is appropriate for the needs of the community.

The survey

A comprehensive survey is necessary to collect all the information needed without having to distribute a supplementary survey later! Please do help us by answering it. Your return is essential to ensure all views are obtained. The survey will help develop a general vision for the Parish as well as being an essential step in developing a Neighbourhood Plan.

Your contact will ask the number in the household to provide an up to date census and to ensure all those younger than requested to complete the survey are counted.

Please will *each* member of your household aged 11 years or more complete a copy of the survey.

Use of the survey

The data collected from the questionnaires will be analysed statistically. Our Neighbourhood Forum of over 30 members will consider the collated analysis only, and from it identify issues that the Parishioners prioritise. There will then be further

consultation opportunities e.g. to discuss and choose options before a draft Askerswell Neighbourhood Plan is prepared. That will be circulated to you for comment and revision before a final version is eventually submitted to WDDC.

Adoption of our plan

If WDDC accept our plan, it is considered by an external examiner and amended as needed. Finally, it must gain a majority vote in favour of adoption by residents in a referendum. It then sits alongside the Local Development Framework for all of West Dorset. WDDC will take decisions on planning applications using both documents.

Confidentiality

All answers are completely confidential and all returns will be anonymous. You will seal your completed survey into the envelope provided. There is no indication on the survey of who you are or of your address. Your contact will not pass any such information on to others. Your survey form will remain securely within the Parish until shredded when the process has been completed.

Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Neighbourhood Plan and any developments arising therefrom. Your information will not be shared with any other parties, but please note that any comments you make may appear anonymously in the published results as examples of opinion.

More information needed

Please contact Howard Atkinson (Chair of The Askerswell Neighbourhood Forum) if you have any questions on ☎ 485765 or by e-mail hj_askerswell@btinternet.com. Please join the Forum at any time to become more involved in the process.

Thank you

1 Introduction and Demographics					
<i>This section is needed to set the context of your responses and your connection to the Parish</i>					
1. Please ✓ your age grouping (optional)	11-18	19-64	more	65 or more	
1.3					
2. What is your connection with the Parish?	✓ all relevant				
a. Live; primary home					
b. Live; not primary home					
c. Work					
d. Landowner (other than freehold home and garden)					
e. Business					
f. Other					
3. Do you agree access to the following are important to you?	strongly agree	agree	neither	disagree	strongly disagree
a. Unspoilt countryside					
b. Good education/schools					
c. Facilities for leisure and sport					
d. Health and caring services within 5 miles					
e. The community and its spirit					
f. Pleasant physical environment					
g. Peaceful and safe neighbourhood					
h. Services and shops within 5 miles					

i. Lots of things going on					
j. Good public transport					
k. Right housing available					
l. Local employment opportunities					
m. Having a say in decisions that affect the Parish					

4. Additional Comments for question 3?					
5. Do you feel that the current population contains?					
	strongly agree	agree	neither	disagree	Strongly
a. Too many older people					

b. Good mix of ages					
c. Too many younger people					
d. Not enough younger people					
6. If the community was to develop, do you see the Parish as primarily a residential village acting as a dormitory for larger areas of employment, or as an economic centre in its own right with new jobs created?				√ one	
a. Residential dormitory					
b. Economic centre					
c. Neither					
Housing					
<i>Your views of the extent and type of new homes to be planned over the 10 years of the Askerswell Neighbourhood Plan is important</i>					
7. Has your current home in Askerswell been newly built or modified to be a dwelling for the first time, since 2004?				√ one	
a. Yes					
b. No					
c. Do not know					
8. Are any members of your family or household experiencing unmet housing need in the neighbourhood?				√ one	
a. Yes					
b. No					

c. No opinion	
14. Should the Askerswell Neighbourhood Plan favour the principle of housing for sale on the open market?	√ one
a. Yes	
b. No	
c. No opinion	
15. What are your views on housing growth within the Parish over the plan period of 10 years?	√ one
a. less than 5 dwellings in 10 years as in the last decade	
b. no more than 10 dwellings over 10 years	
c. no more than 15 dwellings over 10 years	
d. more than 15 dwellings over 10 years	
e. No more dwellings	
16. If new homes are to be built, which of the following tenures should be encouraged?	√ all favoured
a. Social rented – Houses which are owned and managed by a Housing Association	
b. Private rented – Privately owned houses rented directly from the landlord/owner	
c. Shared ownership (houses that are provided through Housing Associations but tenants can buy a share of the house and rent the remaining share)	

d. Owner occupied – The residents both fully own the house and live there	
17. What types of homes are needed across the Parish? <i>(Rank as many as you prefer with 1 as the highest rank)</i>	number ranking
a. Detached private houses (3, 4 or more bedrooms)	
b. Semi-detached/terraced private houses (2 or 3 bedrooms)	
c. Houses with workshops attached for cottage industries	
d. Bungalows	
e. Affordable homes for sale or rent	
f. Sheltered accommodation for elderly people	
g. Houses for multiple-occupancy (shared houses and bedsits)	
h. Holiday accommodation	
i. No new housing	
j. Other (Comment below)	

Add any Comment linked to question 17j.	
18. Should priority be given to? <i>(Rank as many as you prioritise with 1 as the highest rank)</i>	number ranking
a. Restoring and refurbishing current housing and empty homes	
b. Barn conversions or similar re-use of existing redundant buildings	
c. Self-building by local people for their own use	
d. New build on brownfield sites	
e. New build on greenfield sites	
f. New build by infilling within the village only	
g. No opinion	

19. If new homes are built, where would you suggest is the best location?	√ one
a. Within the Askerswell village	
b. On the edge of the main settlement	
c. Elsewhere in the Parish	
20. Are there any locations that you think are suitable for new houses? Comment here.	
Employment <i>Future planning must consider this matter which is relevant for some parishioners</i>	
21. Where is your main place of work?	√ one
a. In Askerswell Parish	
b. Bridport	
c. Dorchester	
d. Elsewhere in WDDC area	
e. Outside WDDC area (less than 25 miles)	
f. Outside WDDC area (more than 25 miles)	
g. Work at home	
h. Unemployed	
i. Retired	

22. What is, or would be, your main means of transport to any work, training or study?	√ one
a. Car/Van	
b. Bus	
c. Train	
d. Taxi	
e. Bicycle	
f. Motorcycle	
g. Walking	
h. Other	
i. None, work from home	
23. If you are an employer, how many more or less employees are you likely to recruit in the coming 12 months? <i>If not an employer skip this question</i>	Number?
a. More employees	
b. Less employees	
c. Do not know	
24. Should Askerswell Neighbourhood Plan make provisions for economic development?	√ one
a. Yes	
b. No	
c. Do not know	

25. Should the following be encouraged around the Parish to promote jobs and economic development?	strongly agree	agree	neither	disagree	strongly disagree
a. Agriculture/horticulture					
b. Small businesses on individual sites					
c. Small businesses on an industrial estate					
d. People working from home					
e. High-tech companies					
f. Office development					
g. Renewable energy generation					
h. Retail/service companies					
i. Tourism development/attractions					
j. Major employers in WDDC					
26. Should the Askerswell Neighbourhood Plan allocate sites for economic development?					√ one
a. Yes; go to question 27 & 28					
b. No; go to question 29					

27. Which types of site should be allocated for employment use?	√ all relevant
a. Greenfield	
b. Brownfield	
c. Disused buildings	
28. Where should employment land be allocated?	√ one
a. In or around the village	
b. Elsewhere in the Parish	
c. Both	
29. Should employment sites be protected from change of use?	√ one
a. Yes	
b. No	
30. Is anyone in your family likely to seek local employment in the next 5 years?	√ one
a. Yes	
b. No	
c. Do not know	
31. What would encourage new businesses to locate in the Parish?	√ one
a. More purpose-built premises	4
b. Better broadband	5
c. Other.	6

32. Comment on question 31 please.	
Natural and historic heritage	
33. How important is it to you that any future development in the Parish should be in keeping with the existing landscape and character setting?	√ one
a. Important	
b. Not important	
c. No opinion	
34. Should Askerswell Neighbourhood Plan aim to protect and enhance the quality of the built environment by promoting the following?	√ all relevant
a. Design that respects the scale of the existing area	
b. Use of traditional local building materials	
c. Green space and parks within settlements	
d. Signage, advertising and street furniture that respects the locality	

35. Other comment on question 34 please.	
36. Should the Neighbourhood Development Plan aim to promote the following:	√ all relevant
a. Increased provision of green space	
b. Enhanced protection of historic and natural features	
c. Enhanced protection of the landscape	
d. Positive management of the varied local wildlife	
e. Improved flood prevention measures	

37. Are there any buildings, spaces or views that you consider that should be protected from development? Comment here.	
Community services and facilities	
38. How often do you go into Bridport or Dorchester?	√ one
a. Everyday	
b. More than once a week	
c. Weekly	
d. Monthly	
e. Less than once a month	
f. Never	
39. Which of the following do you think our Neighbourhood Development Plan should consider?	√ all relevant
a. Allotments	
b. Car parking	
c. Leisure and recreational facilities	
d. Facilities for young people	
e. Facilities for older people	
40. What is your view of a village shop in Askerswell?	√ one

a. Essential	
b. Quite necessary	
c. Not necessary	
41. Comment here, if you think the Village Hall facilities and the Washingpool area could be improved.	
42. Comment here if you think facilities for young people are needed please advise how and where this could be achieved.	
Energy, water & waste <i>Sustainability is relevant to neighbourhood plans</i>	
43. Do you favour a localised renewable energy supply?	√ one
a. Yes (complete question below)	
b. No (omit question below)	

44. If you answered √ yes above, would you support:	√ all relevant
a. Domestic wind turbines powering a single home	
b. Commercial wind turbines powering multiple homes	
c. Hydropower from local streams	
d. Biomass plants	
e. Anaerobic digesters	
f. Solar panels (√ tick i, ii or both below)	
i. In designated fields	
ii. On poultry houses and other agricultural buildings	
g. Ground heat pumps	
Roads, bridleways, cycle paths, pavements and footpaths <i>Aspects of this affect most of us</i>	
45. Are there sufficient bridleways/footpaths in the Parish?	√ one
a. Yes	
b. No	
c. Do not know	
46. Are the local public rights of way adequate and sufficiently well maintained?	√ one
a. Yes	
b. No	
47. Should Askerswell village be linked to the future cycle route along the former rail track from Bridport to Maiden Newton,	√ one

possibly near Nettlecombe?	
a. Yes	
b. No	
c. No opinion	
48. What improvements would you like to see relevant to this section? Comment here.	
Tourism	
<i>West Dorset is an important Tourist area. How much connection should our Parish have to this industry?</i>	
49. Should the Askerswell Neighbourhood Plan encourage tourism within the Parish?	√ one
a. Yes (complete question 50)	
b. No (omit question 50)	
c. Do not know (omit question 50)	
50. If yes to question 49, what is required?	relevant √ all

a. More holiday lets	
b. More B&B accommodation	
c. More hotel/inn accommodation	
d. More caravan sites	
e. More camping sites	
f. New visitor attractions	
g. Other	
Communications	
51. Do you have adequate reception?	Unacceptable Meets need Reception good very good Reception
a. Mobile phone	
b. Broadband	

Any other matters?

**52. What do you like about the Parish?
Comment here if not covered by the
survey.**

3

**53. What do you dislike about the
Parish? Comment here if not
covered by the survey.**

**54. What do you prioritise for inclusion
in the Askerswell Neighbourhood
Plan? Comment here.**

**55. Are there any question(s) we have
forgotten to ask? Comment here.**

Analysis of closed questions in Askerswell Survey 2015

Introduction and Demographics

Survey distribution			
Distributed	Returned completed	Returned blank	Not returned
160	132	9	19
	83%		

Q1: plus under 11 age from survey							
	age group (years)						
	<11	11 to 18		19 to 64		65 and more	no answer
number	10	7		62		52	7
% all	7%	5%		45%		38%	5%

Colour coding key for some responses that follow	
	majority view
	split opinion, no clear majority view
	many no answers

Q5: Do you consider the current population								
	Too my old		good age mix		too many young		not enough young	
strongly agree	30	23%	8	6%	0	0%	34	26%
agree	34	26%	36	27%	0	0%	44	33%
% stongly agree or agree		48%		33%		0%		59%
neither	23	17%	18	14%	17	13%	23	17%
disagree	11	8%	37	28%	35	27%	2	2%
strongly disagree	5	4%	12	9%	40	30%	2	2%
% stongly disagree or disagree of responses		12%	44%	37%	82%	57%	4%	3%
no answer	29	22%	21	16%	40	30%	27	20%
Total	132		132		132		132	

Introduction and Demographics continued

Q2: What is your connection with the Parish?

	number	%
prime home	90	68%
prime home+landowner	12	9%
prime home+work	7	5%
primehome+business	4	3%
prime home + landowner +	3	2%
% with prime home in the Parish	116	88%
Live: not prime home	12	9%
landowner+business	1	1%
no answer	3	2%
% not prime home in the Parish	132	100%

Q3 Importance to you

	unspoilt country side	schools	facilities for leisure	Local health services	communit y spirit	Physical environment	Peaceful & safe	Local shops & services	lots to do	Good public transport	Right housing available	Local employ opportunities.	Having a say in Parish
strongly agree	95	53	36	75	70	63	93	55	29	47	42	32	54
agree	27	36	61	49	43	54	36	57	47	46	47	52	60
% strongly agree & agree	92%	67%	73%	94%	86%	89%	98%	85%	58%	70%	67%	64%	86%
neither	4	25	17	3	13	4		11	42	23	22	21	11
disagree	1	1	1	1	1			2	4	3	5	10	
strongly disagree		2	2						1	2	1	2	1
Total answering question	127	117	117	128	127	121	129	125	123	121	117	117	126
no answer	5	15	15	4	5	11	3	7	9	11	15	15	6
Total	132	132	132	132	132	132	132	132	132	132	132	132	132
		% strongly agree or agree											
		over 90%											
		80-90%											
		70-80%											
		51-70%											

Housing

Q15_ housing growth 10 years			
	Number	%	accumulated %
none	15	11%	11%
max 5	47	36%	58%
max 10	29	22%	
max 15	23	17%	31%
more than 15	18	14%	
Total	132	100	

Q6_ type of village		
	Number	%
Res dorm	74	56%
Econ cen	12	9%
neither	40	30%
both	4	3%
no answer	2	2%
Total	132	

Q7_ house built post 2004		
	Number	%
yes	7	5%
no	119	90%
Do not know	6	5%
Total	132	

Q10 what different need	
criteria	relevant
too small	1
too large	23
independence	10
reduce energy need	4
renting	0
access issues	9
special needs	6
tenancy	0
other	8

Q8_ unmet house need		
	Number	%
yes	9	7%
no	121	92%
no answer	2	2%
Total	132	100%

Q19_ where build			
	Number	%	
in village	43	33%	67%
on edge of village	45	34%	
elsewhere in parish	31	23%	
anywhere	3	2%	
edge elsewhere	1	1%	
no answer	9	7%	
Total	132		

Q9_ change house need		
	Number	%
yes	48	36%
No	48	36%
Do not know	35	27%
no answer	1	1%
Total	132	

Q12_ family member moved lack affordable housing		
	Number	%
yes	7	5%
no	122	92%
no answer	3	2%
Total	132	

Housing continued

Q13_favour affordable houses for local need			Q14_favour open market housing		
	Number	%		Number	%
yes	73	55%	yes	81	61%
no	36	27%	no	22	17%
no opinion	21	16%	no opinion	27	20%
no answer	2	2%	no answer	2	2%
Total	132		Total	132	

Q17: Rank types of home favoured										
Rank	detached	semi	plus workshop	bungalow	affordable	sheltered	multiple occupancy	holiday homes	no new houses	no comment
1	18	17	13	12	45	4	1	1	14	2
2	15	30	23	11	12	10	1	4	1	1
3	11	16	16	15	8	9	1	4	1	
5	9	7	9	7	6	5	1	1	1	
5	4	4	6	5	4	3	3	2	3	
6	4	1	2	3	1	8	3	2		
7	1	1	2	1	3	5	5	7		
8	2			2		1	7	3	1	
9							3		1	
10									1	
% rank 1 to 3	33%	48%	39%	29%	49%	17%	2%	7%	12%	2%
% rank to 1 to	69%	83%	73%	68%	82%	51%	12%	38%	70%	100%
rank	4	2	3	5	1					
no answer	68	56	61	76	53	87	107	108	109	129
% answer	48%	58%	54%	42%	60%	34%	19%	18%	17%	2%
Total	132	132	132	132	132	132	132	132	132	132

Q 18: Housing type priority							
rank	new houses on						
	restore current	barns	self-build	brown field	green field	infill village	no opinion
1	51	24	6	15	7	9	13
2	10	50	12	7	6	13	
3	9	7	15	21	3	16	
4		3	9	7	4	8	
5	2		3	6	5	5	
6					9	5	
7							2
8				1	1	1	
% rank 1 to 3	53%	61%	25%	33%	12%	29%	10%
rank	2	1					
no answer	60	48	87	75	97	75	117
% no answer	47%	38%	68%	59%	76%	59%	91%
total	132	132	132	132	132	132	132

Q16 new house tenure types favoured		
	number favouring	%
social	33	25%
private	25	19%
shared	61	46%
owner occupy	100	76%
Respondents	132	

Natural and historic heritage

Q33_Parish setting			Q34: Development to enhance Parish				
	Number	%		design respects scale	use traditional materials	add green spaces	signage
important	118	89%	relevant	110	105	67	64
not important	8	6%	No answer	22	27	65	68
no opinion	5	4%	Total	132	132	132	132
No answer	1	1%					
Total	132						

Q36: NP to promote following					
	more green space	enhance historic & natural features	Enhance protect landscape	manage wildlife	improve flood defences
relevant	41	87	88	87	67
No answer	91	45	44	45	65
Total	132	132	132	132	132

Community services and facilities

Q38_frequency travel to Bridport or Dorchester			Q39: What should NP consider					
	Number	%		allotments	parking	Leisure & recreational facilities	Facilities for young people	Facilities for older people
never	1	1%	relevant	44	21	31	52	37
daily	29	22%	no answer	88	111	101	80	85
more than 1x week	87	66%	Total	132	132	132	132	122
weekly	11	8%	Q40 shop needed					
monthly	1	1%		Number	%			
less than monthly	3	2%	Essential	12	9%			
Total	132		Quite necessary	38	29%			
			Not necessary	76	58%			
			no answer	6	5%			
				132				

Energy, water & waste

Q43 local renewable energy											
	Number	%		domestic wind turbines	Commercial wind turbines for multiple homes	Hydropower from local streams	Biomass plants	Anaerobic digesters	solar in fields	solar poultry houses etc	ground pumps
yes	69	52%	relevant	32	22	49	17	16	24	59	45
no	53	40%	no response	100	110	83	115	116	108	73	87
No answer	10	8%	Total	132	132	132	132	132	132	132	132
Total	132										

Roads, bridleways, cycle paths, pavements and footpaths

	Q45: enough paths		Q46: well maintained		Q47: link to cycle path	
	number	%	number	%	number	%
Yes	95	72%	100	76%	76	58%
No	15	11%	25	19%	16	12%
Do not know	19	14%			35	27%
No answer	3	2%	7	5%	5	4%
Total	132		132		132	

Tourism

Q49_ encourage tourism			Q50_ How encourage tourism							
	Number	%		more holiday lets	More B & B	More Hotel / inn capacity	More caravan pitches	More camping pitches	new visitor attractions	Other
No answer	5	4%	relevant	13	21	8	5	14	10	5
yes	33	25%	No answer	119	111	124	127	118	122	127
no	64	48%	Total	132	132	132	132	132	132	132
do not know	30	23%								
Total	132									

Communications

	Q51a_ mobile phone reception		Q51b_ broadband reception	
	Number	%	No.	%
Unacceptable	99	75%	98	74%
Meets need	21	16%	25	19%
Reception good	3	2%	3	2%
Reception very good	2	2%		
No answer	7	5%	6	5%
Total	132		132	

Analysis of open-ended questions in Askerswell Survey 2015

There were 310 points made to 15 open-ended questions in 77 of the 132 completed surveys. More than one point was made in some comments boxes by individuals. The central issue for the Forum meeting on 21st October is to decide whether or not to proceed with a Neighbourhood Plan. **The important points made in the survey returns are those that contribute to your views on the future of the Neighbourhood Plan (NP).** You will have an opportunity in the meeting to express your opinion. Other matters of detail should be deferred until later meetings assuming the NP proceeds.

Approach to analysis

Each of the responses to an individual question are summarised at the top of columns in the Tables below. The sum in these columns shows the number of responses making a similar point. Brackets around words indicate slight variations added by at least one response. Each table also shows the number of responders and the total number of points made.

The lack of a majority or even substantial common identification of a specific point suggests that responses to the open-ended questions are generally less informative than those to the closed questions. Their main value is probably to identify particular points that require further research if a NP is developed. The value of a point to our community, the cost implications and the effort to achieve it by volunteers are all key issues.

Responses that have an affinity have been aggregated in each Table and a descriptor given of their affinities in an attempt to extract value. Only the inadequacy of broadband cover was made in more than 10% of the 132 returned surveys (Q32). Aggregating similar points indicates that at least 10% of those completing surveys expressed opinions on: a) housing development types (Q17j); b) potential sites for development within the village (Q20); c) positive views about both the community and our natural environment (Q52) and points relevant to housing issues (Q54).

Extracting value from the open-end questions for any NP

Points can be subdivided into categories with different utilities.

1. *Those relevant for consideration within a NP if it proceeds.*
This sub-set would be examined by the Forum in the future and some probably included in the NP narrative e.g. possible development sites relate to the definition of any defined development boundary
2. *Points outside of the range of issues that a NP can include but appropriate for consideration by the Parish Meeting.*
e.g. overgrown trees and hedges alongside roads; roads in winter
3. *Those that fall within the remit of the Village Hall committee.*
e.g. access to its library; its car park
4. *Those that fall beyond both the remit of a NP and substantial influence of the Parish Meeting*
e.g. public transport and railway links.
5. *Points that may represent highly individual views whose value needs evaluation.*
e.g. a green gym

Key points to emerge from the open-ended questions that a NP could consider

1. ***The range of potential sites where development is envisaged by one or more response (Q20):*** This includes 17 within the village, 4 at the edge of the village and 3 elsewhere in the parish. Two key stakeholders in identifying sites for development are the landowner and the planning authority. The NP cannot proscribe sites. Additionally, the Steering Group has been advised that identifying specific sites is likely to be divisive within the community. Therefore, the value of question 20 may be centred on ensuring the number of potential sites far exceeds the extent of housing development that the NP envisages. In addition, the issue of protection is raised for some areas and buildings (Q37).
2. ***Types of development (Q17j):*** There is a wide range of thoughts on type of housing but also issues raised about the appropriateness of the NP area for some types of such development.

Q4: Additional comments Q3 (do you agree access to the following is important to you?)	appreciate good community spirit and effort of people to achieve this	Big challenge to balance benefits of quiet and countryside environment with more employment, wider age and housing range	adequate public transport no longer economically viable here, most in village rely on car	Facilities for leisure and sport in Bridport; not needed in this low population Parish	Does question on health care and community spirit extend to cover Bridport	Neighbourhood plan may influence future decision to convert second into primary home		
Responders							6	Number responding
sum	2	1	1	1	1	1	7	Total points made

Q8_comments linked to Q8 (unmet family/household housing need in neighbourhood))	affordable housing	affordable housing for (local) young	starter homes	small units	affordable houses for those offering services to the Parish	a liberal housing policy	more houses	more affordable and retirement flats in Bridport	2nd homes need to be less obtainable		
Responders										11	Number responding
sum	2	4	1	2	1	1	1	2	1	15	Total points made
Affinity total	10					2		2	1		
Affinity descriptor	affordable housing					more houses					

Q37: Any buildings, spaces or views to be protected from development?	Washingpool green (the park space, the football field)	Eggardon and views to and from it	West Hembury Farm area	The pound	No development outside existing boundaries as ANOB	Askerswell	open land	all spaces	all views	all buildings	All grade II listed buildings	Flood-prone areas	No: none (mismatch properties, no affordable homes, no limitations)		
Responders														16	Number responding
Sum	4	2	2	1	1	2	1	2	2	2	1	1	2	23	Total points made
Affinity total	9				8				3			2			
Affinity descriptor	particular localities				Less precise locality definition				building related			No constraints needed			

Q11_comments linked to Q10 (change responder housing need)	downsize	would value sheltered accommodation	downsize may need move to more facilities	need for future caring home	possible future health-related issues	free capital	houses too expensive for purchase	lack of affordable homes for young	affordable housing	to live & work in Parish	self build eco-friendly		
Responders												8	Number responding
sum	2	1	1	1	1	1	1	1	1	1	1	12	Total points made
Affinity total	2	4			3			1	1	1			

Q17_comment linked to 17j (other types of homes in Parish_	Affordable home for Dorset young	affordable homes	Favour local families	local work connections	wider price range	semi-detached	mix houses; suitable for lanes	balance of type	bungalows with small gardens	more cottages	Develop several houses @ Asker house & adjoining fields	favour sheltered homes	holiday accommodation with control; support pub	Housing increase limited by infrastructure	more homes need transport, shop, healthcare	wider facilities needed	little business	Bridport better for retirement	village too small for sheltered homes with care	need for any category needs careful evaluation	not holiday homes	no young support available	Lack of market			
Responders																								15	Number responding	
sum	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26	Total points made	
Affinity total	8			3			2		1	1	1	4				2		1	1	1	1					
Affinity descriptor	Total of statements supporting suggesting development type											Total of statements raising limitations to development														
	16											10														

Q20: Are there any locations that you think suitable for new houses	Hembury Rd	Washingpool	Between Greenacres and Rocklea	Burreywells	Graham Foot's fields	Behind Gerry's house	opposite Leggs Mead (brownfield)	Spyway to Askerswell	Wheelwrights to Nailers	Grounds old rectory	Hembury Mill area	Medway farm lane area	Spyway to Uploders	Asker Roadhouse	By A35	Folly Cottage to Uploders	not in village	Not in Parish	explore all options	no comment				
Responders																						21	Number responding	
sum	6	1	1	1	1	1	1	2	2	1	2	2	1	1	1	2	1	1	2	1	31	Total points made		
Locale affinity total	8		2		4			3		4		3		4		2		1						
Location in Parish	Within village										Edge of village		Elsewhere in Parish		Outside of Parish									

Q32: Comment on what would encourage new businesses to locate in the Parish	Superfast Broadband (a necessity; working from home; cut childcare costs)	purpose built premises	more complex issues than broadband and purpose built premises	only workshops/ units in agricultural sites likely	infrastructure	improved mobile signal	lack of suitable roads	a shop (sweets)	Proximity of Bridport makes Parish retail non-profitable	Sites for economic development should be driven by landowners offer of land	why encourage businesses?	need for good schooling		
Responders													23	Number responding
Sum	14	2	3	1	1	1	2	1	1	1	2	1	30	Total points made
Affinity total	24						1	5						
Affinity descriptor	Needs to encourage employment with the Parish						retail	limitations not addressable by NP						

Q35: comment on Q34, protection and enhance quality of built environment	yes but so inflexible to stop development	encourage not restrict	businesses unlikely to locate here	Do not spoil village	what future development?	fortunate that most maintain their properties	fortunate that many care for tidiness and attractiveness of the our community	control resident and visitor parking in square			
Responders									6	Number responding	
Sum	1	1	1	1	1	1	1	1	8	Total points made	
Affinity total	2		3			2		1			
Affinity descriptor	encouraging development with qualifications		concern over / or dismiss possible development			Community standards					

Q41: need to improve Village Hall or Washingpool area?	no comment necessary	facilities good (and appropriate for village)	Village Hall excellent (with hard working committee)	improved access to village hall library	improved parking at Village hall (needed for increased activities)	Increase range activities at Village Hall (cf Powerstock; to attract more from outside Protect Village Hall and	Washingpool from development	Better use of Village Hall and Washingpool	Village hall and Washingpool a waste of public money	a bin at Washingpool	drain Washingpool	improve Washingpool (better management, tree removal, cutback; car park)	just maintain Washingpool as a public space	increase Washingpool are to full sized football/cricket pitch	a "green gym" (for all ages) @ Washingpool	Washingpool under used	children play facilities if affordable houses built	Morea activities for children (and younger people)	allotments	Parking facility in village	village shop (but not economically viable)	shared spaces for green energy generation	wind turbines at Village hall and in shared spaces	use precept for intended use (ie mowing lawns)	Do not promote as a retirement village	Re-instate evening buses to support leisure	Recreational and leisure facilities for young and older					
Responders																															26	Number responding
Sum	1	2	2	1	2	2	1	1	1	1	1	3	1	1	1	1	2	2	1	1	5	2	1	1	2	1	1	1	41	Total points made		
Affinity total	1	4		5		3			9					11			3		5													
Affinity descriptor	general	positive comments about Village Hall		Village Hall improvements		comments on Village Hall & Washingpool			comments on Washingpool					additional facilities			green energy		other comments													

Q42: Need for facilities for young and advise how to achieve	Would bring huge benefits	Improve facilities	Visit other villages and evaluate ideas gained	Purpose built play area (as Loders)	Children's play area e.g. swings slide etc.. (at Washingpool)	simple playarea possibly at Washingpool football pitch	improve Village Hall and Washingpool for young	Youth club, table tennis for young in Village Hall	Basketball hoop and surface at Village hall	provide sports equipment and be tolerant to its use	cyber cafe/coffee shop at Washingpool	A green gym (with open air exercise/training facility)	Full sized football and cricket pitches at Washingpool	Somewhere to congregate	improved transport (to Bridport) for young	facilities available in Bridport	Currently too few young to be relevant; situation may change (not needed; not economically viable)	Turn over of young quicker than older residents, latter will use facilities for longer	Playgroup, youth club when sufficient numbers	Homes with children come before facilities for them	Better broadband	Why no shop?										
Responders																															25	Number responding
Sum	1	1	1	1	2	2	1	1	1	1	1	2	1	1	3	1	6	1	1	1	2	1	33	Total points made								
Affinity total	3			5					12					10					3													
Affinity descriptor	general comments in favour			Children's needs					Youth needs					Not favouring more facilities at present					other comments													

Q48: Comments on Roads, bridleways, cycle paths, pavements and footpaths	Spyway road dangerous from Folly Cottage across Parish	households to prevent intrusion of the hedges and trees into roads (inhibiting safe access for lorries and tractors with no parking in the square	pot-holes in road cause damage to car wheels & tyres	Improved winter road gritting	speed limits in village	road names to support deliveries and visitors	car sharing to reduce car overload in village	Service station at former Asker Roadhouse site	Bridleway from Hembury road to Black Hut corner would avoid traffic	more bridleways	encourage all to walk or cycle more	footpaths, improvements to stiles, path maintenance, better signage	Re-open rail link West Bay to Maiden Newton	Improved communications in digital age	Development of tourism Eggarodon hillfort, information (e.g. smuggling history). Refreshment van would also reduce car contents theft. Toilets there	Some renewable energy installations in compatible with AONB status		
	Responders																13	Number responding
	sum	1	3	1	1	1	1	1	1	1	2	1	1	1	1		20	Total points made
	Affinity total	11								5			2		1	1		
	Affinity descriptor	Road and car issues in Parish								Bridleways and footpaths in Parish			communications		Tourism	Renewable energy concern		

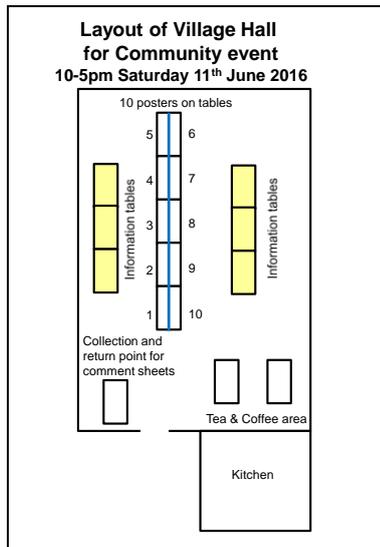
Q52_ what do you like about the Parish?	good place for growing old	caring environment (e.g. transport)	gentle (relaxed) pace of life	simple life	safe (low crime rate)	peaceful & quiet	solitude	friendly parishioners (neighbours, tolerance)	community spirit (includes village events)	strive to maintain current inclusive community	excellent environment for children to bloom	small size (know all)	still some local people	privileged to live here	(almost) everything	many activities	approve gradual change in community	The Asker	part of Dorset's character	natural (& rural) environment (& coast)	views	walking country	village hall	pub	excellent facilities for size	mix of old & new buildings (unspoilt villlage)	historic heritage	sky @ night/ darkness/ no street lights	no development	Tourism necessary but needs balance and control	community cohesion lacking	not enough done to feel good about	access to A35					
	Responders																																				44	Number responding
	Sum	1	2	2	1	6	12	1	10	15	1	1	3	1	1	2	1	1	1	1	12	2	1	1	2	1	2	2	2	1	1	1	1	1	1	93	Total points made	
	Affinity total	56												5			17				4		5			2	1	1	1	1								
	Affinity descriptor	Positive about community												Positive about natural environment				Positive about facilities		Positive about built environment			negative views & concerns															

Q55: Questions we forgot to ask	How long have you lived here	Askerswell not sustainable for needed social housing because of public transport lack	Designated Development Boundary: explain and ask opinion	Prioritise road treatment snow & ice	mains water to outlying area for fire-fighting etc.	Better utilisation of Church	Entertainment e.g. Choral groups	West Country Cleaning and Waste should be prevented from dumping on Egghardon, affecting local water supplies	Support for country pursuits (e.g. fishing, shooting, riding)	Comprehensive survey (best wishes, Thank you)	more information about validity & external examination and amend	Some questions too complex for closed-answer responses	How is Parish networked to wider W. Dorset; consulting Parish inadequate	Forum could support and implement W. Dorset project of excellence	No need for a Neighbourhood Plan			
Responders																	15	Number responding
Total	2	1	2	1	1	1	1	1	1	2	1	1	1	1	2		19	Total points made
Affinity total	2	3		2		2		2		2		2						
Affinity descriptor	demographics	Housing		Community services and facilities		Community		environment		Thanks	critique of survey		Other comments					

APPENDIX 5.2

Posters from Community Drop-in event, June 2016

Slides are ordered vertically on each page (*imported from PowerPoint at a reduced size*)



2a: WDDC Local plan Sustainable Pattern of Development Policies that apply to Askerswell Neighbourhood Area

SUS 2: Distribution of Development (Outside Development Boundary)

Relevant section of SUS 2

“Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs”.

see the Local Plan (P71-72) on a table nearby for further details

1a: Benefits of a Neighbourhood Plan (NP)

- The Survey established community support for limited development
- A NP defines extent, locality and type of new dwellings
- When adopted our Neighbourhood Plan sits alongside the WDDC local plan (LP) and is the first document considered in deciding whether or not to grant planning permission in our Parish
- It eliminates the unqualifiable risk of the consequence of the LP failing to meet its targets so allowing additional development sites
- Councillor Horsington (Regional Champion) advises a NP considerably reduces risk of unwanted development
- Any development in the Asker Valley could be directed at our Parish now Lodders Parish is protected by its NP
- A NP establishes that the community cares about its future development
- The Parish receives funding from the Community Infrastructure Levy for each new dwelling
- There is a risk of causing division in the community if the NP is not progressed given the level of support evident from the survey

2b: WDDC Local plan Environmental Policies that apply to Askerswell Neighbourhood Area

- Env 1 { Landscape, Seascape and Sites of Geological Interest (Area of Outstanding Natural Beauty)
Landscape, Seascape and Sites of Geological Interest (Powerstock Hills)
Landscape, Seascape and Sites of Geological Interest (Powerstock Woods)
Landscape, Seascape and Sites of Geological Interest (Bride Valley)
Landscape, Seascape and Sites of Geological Interest (Upper Frome Valley)
Landscape, Seascape and Sites of Geological Interest (West Dorset Escarpment)
- Env 2 { Wildlife and Habitats (Sites of National Importance for Nature Conservation)
Wildlife and Habitats (Sites of County/Local Importance for Nature Conservation)
- Env 4 { Heritage Assets (Scheduled Monuments)
- Env 9 { Pollution and Contaminated Land

1b: Is a Neighbourhood Plan necessary?

- The Local Plan does not allow development in small villages like Askerswell
- It does not support development outside defined development boundaries; Askerswell lacks one
- Some are concerned that any new dwellings will affect the character of the community
- The survey may not record all opinions accurately. Some may not have understood when completing the survey that recording zero houses in 10 years in the survey was how to indicate a preference for no development
- It will take effort to complete the NP. This burden will fall on a few willing residents only
- There is a risk of division that developing a NP will cause division in the community given some do not support its production

2c: Environmental Features of Askerswell



- Sites of National Importance for Nature Conservation ENV 2
- Sites of County/Local Importance for Nature Conservation ENV 2
- Groundwater Source Protection Zones ENV 9
- Scheduled Monuments ENV 4
- Area of Outstanding Natural Beauty ENV 1

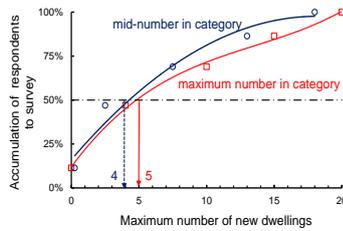
3a: Responses to a key survey question

What are your views on housing growth within the Parish over the plan period of 10 years?

Question 15	Number	%	accumulated %	new dwelling range
No more dwellings	15	11%		
Less than 5 dwellings in 10 years as in the last decade	47	36% ‡	47%	0-4
No more than 10 dwellings over 10 years	29	22%		
No more than 15 dwellings over 10 year	23	17%		
More than 15 dwellings over 10 years	18	14%	31%	11 or more
Total	132	100%		

‡ Mode

3b: Maximum number of houses favoured (132 responses to Q15)



Interpretation

Mid number in category e.g. 2.5 for 1-4 new dwellings better represents responses than the maximum value (4)

Suggests 4-5 new dwellings. This is a maximum not a target.
Wording "in order of 4" would not exclude 5 new dwellings.

3c: Additional key responses about new dwellings in the survey

Q19. If new homes are built, where would you suggest is the best location?	% of 132 responses
a. Within the Askerswell village	33%
b. On edge of the main settlement	34%
c. Elsewhere in the Parish	23% ‡
d. Other answers	3%
e. No answer	7%
Q33. How important is it to you that any future development in the Parish should be in keeping with the existing landscape?	% of 132 responses
a. Important	89%
b. Not important	6%
c. No opinion	4%
d. No answer	1%

‡ difficult to build here because of the Area of Outstanding Natural Beauty status and National Planning Constraints

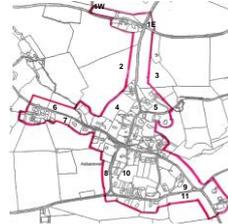
Q17. What types of homes are needed affordable ‡	Total of ranking 1 st , 2 nd or 3 rd in across the Parish? 132 responses
semi-detached	65
plus workshop	63
detached	52
bungalow	44
	38

‡ NP covers open market housing only; affordable housing for local need is additional

* Other options in Q17 received less than 25 responses

4a: Initial outline development boundary defined by the Forum Steering Group (SG) from survey results

Prepared before an advisory visit by WDC's Senior Landscape Architect and DAONB's Landscape Planning Officer



■ = 0.21 ha, current average plot size per dwelling
Rating scale below agreed by SG for 11 sites before a walk around of 4 SG members and the 2 advisers using the map above:

- An initial view that the site is suitable new dwellings
- the site may be unacceptable
- site is highly likely to be unacceptable

4b: Sites other than those highly likely to be unacceptable

Key points that influenced the opinion of our advisers:

- AONB status limits opportunities
- New dwellings favoured were not highly visible from rights of way and vantage points
- Not in isolated locations
- Alongside roads only
- Respect the significance of listed buildings and their settings when placing new builds
- Greenacres farm buildings and by Candida Cottage (arrowed) were suggested as additional possible sites by the advisers in feedback.

Estimated number of dwellings if each has 0.2 ha plot:

$$1E (c/b) = 1, 5 (a/b) = 1-2, 7 (c/b) = 1, 10 (b/c) = 1$$

Greenacres farm including its yard 1-2, adjacent Candida Cottage = 1-2.

Maximum of 6-9 new dwellings

4c: Land ownership for the preliminary boundary



- Close to proposed development boundary**
- Brazier ■ Barrett ■ Couits ■ Marsh (Bailey)
 - Sacher ■ Lewis ■ Collins ■ Webb
 - Evans ■ Foot ■ Davies & Lane ■ Laurie
 - Studley ■ Hatton ■ Designated green spaces
- Other landowners in the Parish**
- Rawles J. Handoll
 - Crutchley Fox
 - Crabb Salisbury Diocese
 - McEwan Parish Lands Trustees

4d: Proposed Defined Development Boundary after visit of advisers



- LANDOWNERS**
- Close to proposed development boundary
- Brasier
 - Barrett
 - Coutts
 - Marsh (Bailey)
 - Sacher
 - Lewis
 - Collins
 - Webb
 - Evans
 - Foot
 - Davies & Lane
 - Laurie
 - Studley
 - Hatton
 - Designated green spaces
- Other landowners in the Parish**
- Rawles
 - J. Handoll
 - Crutchley
 - Fox
 - Crabb
 - Salisbury Diocese
 - McEwan
 - Parish Lands Trustees

5c: Potential Landowners with interest in development based on past planning applications: Site 8

Erect field shelter/store and construct new vehicular access on land adjacent to 2 Knapp Cottages

Key points: WDDC normal planning application rejected 07/03/2006

The proposed access would create a wide break in what is an attractive and lengthy sweep of bank and hedgerow leading into the village. This would open up views towards the proposed building, which would be sited in an already visually prominent and elevated position.

Preliminary opinion of our landscape advisers (25/01/2016)

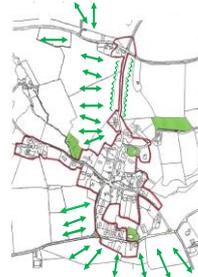
Score c: the site is highly likely to be unacceptable. Too prominent visibility from A35; potential vehicular access too steep and too narrow; surrounded by mature bank hedgerows; all area originally part of the same field and likely to be assessed in that way.

Site is outside of the suggested DDB. Status based on past planning refusal and the views of our landscape advisers? Does the community agree with its exclusion from the DDB?

5a: No development at any one site should exceed 2 dwellings

- Three or more dwellings at one site requires the developer to construct an affordable dwelling
 - One or two dwellings requires a contribution to a WDDC affordable dwelling scheme elsewhere
 - Some of our sites are too small for multiple dwellings
- Exclude flat complexes or other multiple occupation buildings from the NP?
 - Only 2% of survey respondents favoured this option
- Of types of open market housing, the survey favoured:
 - semi-detached (48% of responses)
 - houses that also had workshops (39% of responses)
 - detached (33% of responses)
 - bungalows (29% of responses)
- A total of 49% responses favoured affordable homes but they are **additional** to the open market houses considered in the NP

5d: Proposed Defined Development Boundary (DDB) for Askerswell (preliminary sketch)



- Advice from WDDC
 - "A patchy approach to a DDB may be difficult"
- Therefore one defined development boundary (DDB) is proposed
- Possible location of sites within the DDB will not be indicated in the NP

New dwellings not highly visible from rights of way and vantage points

- Key to map**
- Proposed DDB
 - High visibility; important viewpoints to and from village
 - Important gap
 - Designated green spaces

5b: Potential Landowners with interest in development based on past planning applications: Site 5

Rocky Close Farm (WDDC normal planning application; rejected 1/12/2015)

The proposed development for an open market dwelling, by reason of its location outside of a **Defined Development Boundary** within a rural village with minimal facilities and services, is considered to be unsustainable and would not contribute to the vitality and viability of the rural community.

Preliminary opinion of WDDC Senior Landscape Architect and DAONB Landscape Planning Officer (25/01/2016)

Score a/b (a, initial view that site is suitable for 1 or possibly 2 dwellings; b, the site may be unacceptable).

This is a brown field site (previous building demolished); higher up the site would be more problematic than the lower levels, although vehicle access higher up is easier than the lower section. Rating dependant on design/ numbers/ resolution of access issues.

Site is within the suggested DDB which is expected to alter its acceptance as a normal planning application. Does the community agree with its inclusion in the DDB?

6a: Housing Option recommended

- i. The maximum number of open market dwellings to be permitted over the decade of the NP will be in the order of 4
- ii. New housing is not to be at a density greater than the current average of 0.2ha per dwelling (about 0.5 acre) in Askerswell
- iii. No development at any one site should exceed 2 dwellings
- iv. The new dwellings will be within the Designated Development Boundary only
- v. Substantial community opposition to a new dwelling site will, if possible, result in amendment of the DDB to exclude it. This revision would apply to 6a and 6b

6b: Supplementary housing option

- i. The number of dwellings to be built is a secondary issue to the total land area they occupy
- ii. The total area for new houses in the NP is to be in the order of 1 ha given the current housing density is 0.2 ha per dwelling
- iii. The number of dwellings per unit built may exceed two (e.g. a short terrace) as already elsewhere in the Parish
- iv. The new dwellings will be within the Designated Development Boundary only

7b: Housing Objective

We want our very positive community to remain unchanged but value limited new dwellings that are consistent with protection of our landscape.

6c: Dwellings that cannot be lived in 12 months a year

- i. The NP could mention ending the restriction on occupancy for less than 12 months a year on a few dwellings in the Parish
- ii. This could contribute to the total number of new dwellings in the NP as they are detached from a principal residence. This could be expected to be additional to new dwellings
- iii. Chance of a change in status may be increased if the dwellings are within our DDB
- iv. Likelihood of success will depend on WDDC's view of such changes (councils vary)
- v. It would for the owners to make the case probably collectively. This may be costly

7c: Proposed Housing Policies

These policies are consistent with Local Plan SUS 2.

Policy H1: Number of new dwellings

The plan supports in the order of 4 new dwellings over the plan period solely within the defined development boundary. This will be by infilling within, or adjacent to, existing continuous built up frontage or by change of use or sub-division of a current building.

Policy H2: Type and Size of new dwellings

The type and size of new open market housing should reflect the current character of dwellings, a detached or semi-detached dwellings with no more than two such new homes at one site. Each dwelling should occupy a similar sized plot to the current average of 0.2 ha. An acceptable exception may be a short terrace of 3-4 new dwellings for those looking to downsize or as starter homes suitable for individuals, couples and small families. Affordable homes are also favoured if they meet local population or local business needs.

7a: Format of a Neighbourhood Plan

- A Neighbourhood Plan has several sections each with a Narrative.
- Key sections are:
 - The Environment
 - Community
 - Housing
 - Business
- Each section has:
 - An Objective
 - One or more Policies

This draft follows the lead of Lodders NP and so helps provide a consistent approach for the Asker Valley

8a: Environmental Objective

This is set by responses to our survey, consequently:

we seek to protect the DAONB, favour enhancing our historic and natural features while protecting our landscape and wildlife. New-build dwellings should respect the scale of those already present, and use traditional materials to harmonise with our current built environment

8b: Policy E1: Protection of Dorset Area of Outstanding Natural Beauty (DAONB)

This policy is consistent with Local Plan ENV1

Any development will not compromise the Dorset AONB which covers the whole neighbourhood plan area.

New dwellings will not be supported that are visible from rights of way and vantage points. They will only be alongside roads and not in isolated locations.

8e: Policy E4: Location of Development in relation to the Defined Development Boundary (DDB)

- Any development (other than for farming and other land-based rural businesses, or associated rural workers' housing) and associated land (such as gardens or parking areas) should be located within the defined development boundary
- Where circumstances justify development outside the defined development boundary (such as in the case of rural exception sites) any new buildings should be well-related to existing settlements / buildings and sensitively designed to respect and enhance the character of the local area
- The change of use of land to other forms of development such as additional caravan and camping sites, outdoor recreational or the provision of outdoor storage, that would have a noticeable detrimental impact on the attractive rural character of the countryside, will not be supported

8c: Policy E2: Protection of Special Landscape and Historic Features

This policy is consistent with Local Plan ENV4

- In considering development proposals, the following features and their settings should be retained:
- the attractive river course with its mill leats and tributaries
- the distinctive landscape formed by Eggardon Hill, its southern slopes, and the downs within the area
- the ancient field systems and medieval strip lynchets
- the Bronze and Iron Age earthworks, sites with remnants of Roman occupation and all listed monuments in the area
- the historic dry stone walls
- the network of rural paths and lanes
- the mature trees in the larger gardens, the extensive groups of trees in the area including:
 - the alder woods of West Dorset which are Special Areas of Conservation
 - Our Sites of Special Scientific Interest (SSSI)

The benefits of removing detrimental features, such as modern out-of-character design elements and overhead wires, will be taken into account in assessing any development proposals.

8f: Policy E5: To Protect and Enhance the Character and Appearance of the Area

- All proposals for built development (including new buildings and extensions / alterations to existing buildings) should be in keeping with adjacent buildings and must achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness, and the rural character of the Neighbourhood Area. Particular regard should be paid by developers to all key characteristics of the settlements set out below:
 - the single plot depth, set alongside roads
 - the wealth of listed and locally important unlisted buildings of different types and styles
 - the presence of stone boundary walls in some locations
 - the strong rural character provided by traditional buildings
 - typical roof pitch and spans, with spans in general of about 6 metres, and pitch of 37.5 – 47.5 degrees (or steeper on thatch)
 - the use of local stone or that of a similar coloration, thatch (West Dorset style), slate and clay tile roofs providing an overall unity to much of Askerswell village
 - the interesting details, including porches (in keeping with the style and proportion of the buildings), lintels and quoins, ironwork, old-style wooden 'finger posts'
 - the use of white-painted woodwork on nearly all houses although some exceptions may be appropriate
 - the use of 'soft, warm' colours on exterior wall rendering,
 - the pointing of stone walling, which matches the colour of the stone and is rubbed flush or underflush

8d: Policy E3: Protection of Wildlife Habitats

This policy is consistent with Local Plan ENV2

- No development will be supported that directly or indirectly may have a detrimental effect on any of the sites of either national or county/local importance for nature conservation
- On sites below the standard thresholds for a biodiversity appraisal, applicants are encouraged to submit (as a minimum) an initial scoping / feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or is adjoining
 - a large, mature garden
 - mature trees
 - woodland
 - field or roadside hedgerows
 - river floodplain
 - meadow / species-rich grassland
 - orchard
 - agricultural barns and similar rural buildings
- Development proposals should, where relevant, take opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area, through (for example)
 - providing buffer areas to protected habitats
 - new biodiversity features within the development such as the erection of boxes in suitable locations for barn owl, little owl, kestrel, bats and garden birds

8g: Policy E6: Use of Redundant Rural Buildings

Where appropriate, re-use of a redundant rural building for housing, community or business use will be supported providing it makes a positive contribution to the local character and is not in an isolated location where substantial new infrastructure would be required

9a: Community Objective

We prioritise ensuring our facilities are retained, enhanced and supported

The wide range of our activities testify to the vibrancy of our community and their value to both us and others from the surrounding areas. We have a strong cohort of volunteers who support our facilities and activities

9d: B1: Local Employment and Business

- The sustainable growth and expansion of new or existing local businesses will be supported where there is no substantial adverse impact on the distinctive rural character, living conditions and amenities of residents, or substantial increase vehicle activity.
- Applications for change of use of redundant rural buildings or extensions to existing small businesses will be supported, subject to the above providing any new or altered building is not too utilitarian to be in character with our built environment.

9b: Policy C1: Safeguarding Community Assets

- Community assets (listed below) should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services.
- Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.
- Community assets are:
 - Askerswell Village Hall and associated parking
 - St Michael & All Angels Church and church yard
 - Spyway country dining inn
 - Washingpool Green playing field, pond and wildlife area
 - Parish Lands
 - The Pound

10a: Please provide sought opinions before you leave

- It is important to find as substantial a community consensus as possible
- There needs to a clear mandate on how to proceed
- **Thank you for taking part in this event to help define a community consensus**

9c: Business Objective

We seek to support our locally-based businesses, including farmers, small enterprises (including workshops and those working from home) plus those employed elsewhere often working from home. Key to this is community demand for improvements to communications and services (e.g. Broadband and mobile phone reception).

Business developments are supported providing they do not cause undue traffic problems or noise or other disturbance.

10b: Key Subsequent Steps

1. Analyse feedback from this event
2. Consider it at the next Forum meeting (29th June)
3. Prepare a first draft of the Neighbourhood plan
 - Forum will amend the draft
4. Circulate 1st draft to all the community
 - Forum amends from feedback
 - Re-circulate a 2nd draft to community if needed
 - Forum amends the draft as needed
5. Draft is then circulated to other Stakeholders including WDDC
 - Amend from feedback
6. Submit to WDDC
 - Amend from feedback
7. Sent by WDDC for external examination
 - Amend to meet examiner's critique
8. A referendum will be arranged by WDDC
9. The NP is made (adopted) by a simple majority of votes in the referendum

APPENDIX 5.3

Consultations with Landscape Advisers and the Senior Dorset County Archaeologist

Report of landscape advice: 1st visit, 25/01/2016

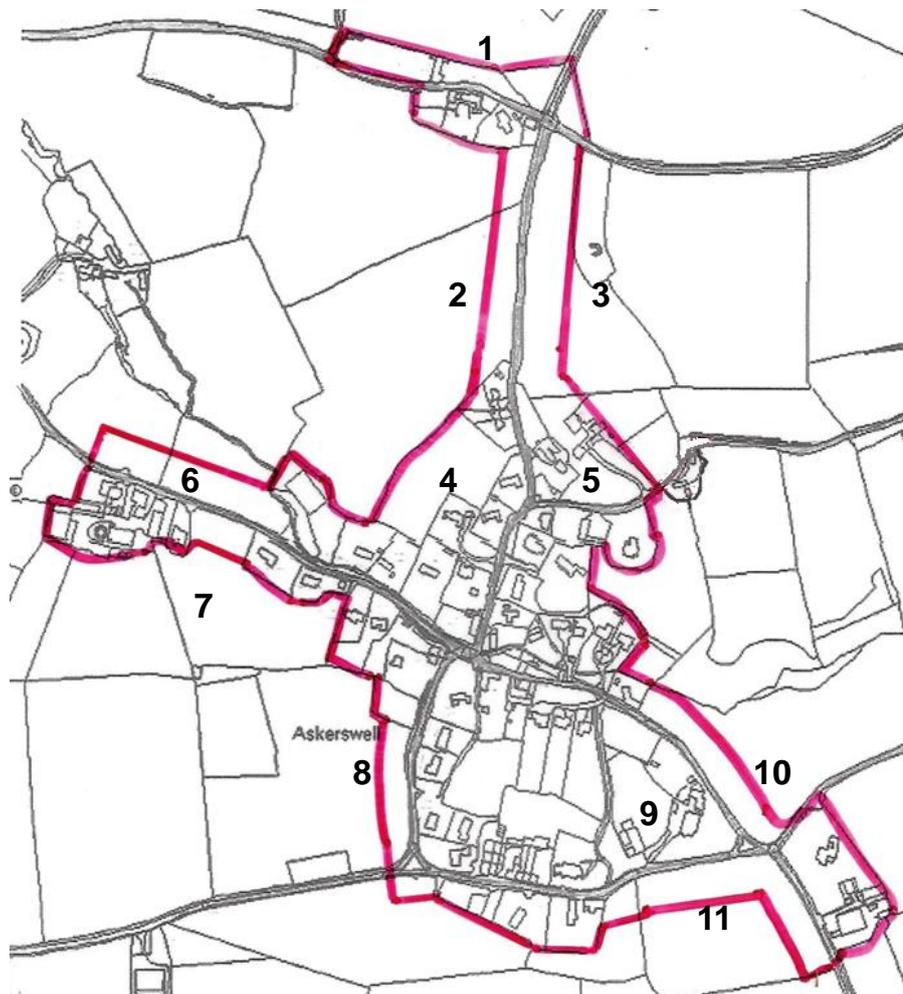
Rating of potential sites for new dwellings in or contiguous with those in Askerswell Village

Experts present with Katherine Jones (WDDC Senior Landscape Architect) and Richard Brown (Dorset AONB). The SG members in attendance were: Sue Dutt, Pat Atkinson, Tim Boden and Howard Atkinson

Ratings agreed before walk around: **a)** a priori view that site is suitable new dwellings; **b)** the site may be unacceptable; **c)** site is highly likely to be unacceptable. The sites are shown on a map on page 4.

Site	Rating a/b/c	Commentary		# of homes
1	c	Western end of site	The elevation is against development here, plus would block view of listed building (Spyway). Any development would need to reduce the tree screen too – another negative impact. Negative access issues also.	
1	c/b	Eastern end of site	Less elevation / visibility but any development would still block views of listed building as above. Still access issues but less than above. S. Eggardon Farm entrance copse segments West triangle a little more b than c. East side of entrance, c	
2	c	The elevation and its observability from the W are against this parcel.		
3	b/c	Upper reaches definitely out; lower down the complexity of the land form is against development, but level land adjacent the copse area N of Candida Cottage is more acceptable.		
<i>i) Overall, one needs to consider the character and “separateness” of the Spyway settlement from Askerswell itself, they are not contiguous. There are footpath complications.</i>				
4	c/b	Principally, this parcel would not fit the local development pattern, any development here would be detached from the highway, unlike anywhere else in the settlement. The lower elevation is better than parcels 2 & 3, but the lack of direct road access is against it. Designing a property (ies) to fit this site would be challenging.		
5	a/b	This is a brown field site (previous building demolished); higher up the site would be more problematic than the lower levels, although vehicle access higher up is easier than the lower section. Rating dependant on design/ numbers/ resolution of access issues.		
<i>ii) Overall, larger building plots make it easier to landscape and match current settlement density patterns.</i>				
6	c	Too open, too detached from the main village settlement.		
7	c/b	Challenging land form, slope is steep and the undulations could be strip lynchets. This would have to be checked with the County Archeologist (Steve Wallis). Parcel East end adjacent to (a) property (ies) already cut back into the slope. Although elevation makes it prominent, there is direct road access and it fits the local development form, see inset comment i) above. If answer not lynchets, then could be rating (b).		
8	c	Too prominent visibility from A35; potential vehicular access too steep and too narrow; surrounded by mature bank hedgerows; all area originally part of the same field and likely to be assessed in that way.		
9	c	Most complex area; Rectory walled garden may be also protected by listing. There are many issues associated with this site due to listings and land form, and unknowns		

		associated with potential sale. Possibility of potential within site's listed outbuildings -restoration and re-use is preferable to decay, but very sensitive as overall this parcel contributes markedly to the character of the general area.	
10	b/c	Not in the flood area but in characterful village gateway position, problematic edge of settlement; west end is marginally less intrusive but there are better places in the village.	
11	c	Essentially rural with a nice open character; sensitivity of setting with close proximity to several listed buildings.	
<i>iii) The Local Plan is ESSENTIAL reading. If going for a DDB we need to consider carefully what exactly is permitted inside (ad adjacent to) the cordon, to make sure that what <u>could</u> happen in the way of development is acceptable to all. This should extend to building materials and architectural appearance.</i>			



■ = 0.21ha, the approximate mean holding per current dwelling in Askerswell

Possible Designated Development Boundary with potential sites for open market dwellings subject to consultation with a) the Forum and b) the community

Fig 1: Sites visited on 1st visit, 25th January 2016

Report of landscape advice: 2nd visit, 20/03/2017

Rating of potential sites for new dwellings in, or contiguous with those in, Askerswell Village

Based on advice received on a walk around plots listed, 10am- noon 20/03/2017 with Sarah Barber (Tri-Councils Senior Landscape Architect) and Richard Brown (DAONB). The SG members in attendance were: Sue Dutt, Pat Atkinson, Tim Boden and Howard Atkinson. Landowners invited for their specific areas: Harriet Laurie, (present); Nick Collins, (not present).

The aim of the meeting was to provide advice for sites not viewed before and to consider amendment to previous advice

Summary of first visit occasion on 25/01/2016 by Katherine Jones (then WDDC Senior Landscape Architect) and Richard Brown (DAONB) is also provided for a complete record.

Ratings agreed before first walk around: **a)** the site is suitable new dwellings; **b)** the site may be unacceptable; **c)** site is highly likely to be unacceptable. The sites are shown on the maps below.

Please note the numbering of sites in the second visit do not tally with those used in the first visit (see later). Both numbers are shown in the Table for the second visit.

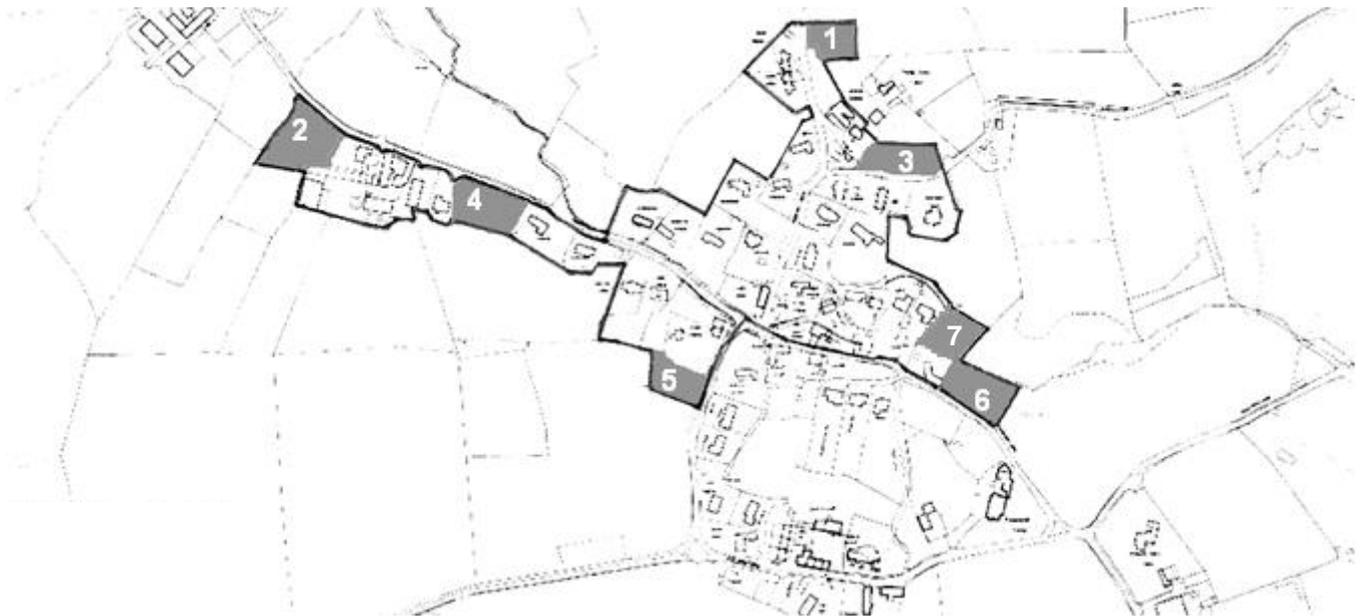


Fig 2: Sites visited on 2nd visit, 20th March 2017

Area 1, North of Candida cottage; **Area 2**, West of East Hembury Farm; **Area 3**, North of the village hall; **Area 4**, East of Greenacres Farm; **Area 5**, South of 1 Knapp Cottages; **Area 6**, East of The Old Wheelwright Shop; **Area 7**, new proposed area.

LOCATION OF AREA/ NAME Hembury Road/ East Hembury Farm			
Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
2	Current Rating c/b	<p>Not visited before</p> <p>Fig 1, Site 2: The plot is adjacent to the curtilage of the dwelling at East Hembury Farm. Access to the site from the highway would require the removal of some of the hedgerow along the lane. However, the change in level from the carriageway to the site was not considered to be problematic in terms of landscape impact. Although it was considered that a new dwelling within the site could be designed to closely relate to the immediate built context, including the adjacent dwelling and nearby agricultural buildings, the site was considered to be peripheral to the main settlement. Should a clear need for inclusion of the site be established, a single dwelling would be most appropriate.</p> <p>Overall, the principle of extending the development boundary substantially westward to include a relatively remote land parcel was not supported, particularly in light of concerns regarding the inclusion of site 4, which would foreseeably be contained within the development corridor between the village and East Hembury Farm. However, it was noted that the redevelopment of redundant buildings in close proximity to East Hembury Farm might be considered acceptable and that such an approach could receive policy support from the NDP without the need for extending the development boundary westwards to the degree illustrated.</p>	One (although site not favoured)
LOCATION OF AREA/ NAME Hembury Road/ Greenacres			
Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
1	Previous c / b	<p>Site 7 in 1st visit: Challenging land form, slope is steep and the undulations could be strip lynchets. This would have to be checked with the County Archaeologist (Steve Wallis). Parcel East end adjacent to (a) property (ies) already cut back into the slope. Although elevation makes it prominent, there is direct road access and it fits the local development form, see inset comment i) above. If answer not lynchets, then could be rating (b).</p>	
2	Current rating c/b	<p>Fig 1, Site 4: It was confirmed that a number of previous reservations remained and that the site was not considered desirable for inclusion relative to other options. N.B <i>investigation by County Archaeologist subsequent to earlier comments concluded the site did not include strip lynchets on this plot. However, predevelopment of the site would require full</i></p>	

		<i>archaeological survey</i> . Should a clear need for inclusion of the site be established, it was considered that a single dwelling within the western portion of the field would be the most appropriate approach. High quality design and landscape treatment would be required, as per development at Rocklea (neighbouring property to East). On the whole though, after consideration, it was considered preferable not to extend the proposed development boundary westwards of Rocklea.	One (although site not favoured)
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LOCATION OF AREA/ NAME

Parsons Lane / East of Old Wheelwright's Shop

Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
1	Previous b/c	Site 7 in 1st visit: More extensive area alongside Parsons Lane considered. Not in the flood area but in characterful village gateway position, problematic edge of settlement; west end is marginally less intrusive but there are better places in the village.	two
2	Current rating b/a	Fig 1, Site 6: The former site area had been amended to include only the western extent of the field, adjacent to current Wheelwright's dwelling. It was considered that the reduced site was quite discreet in terms of wider visibility and that the area was reasonably well related to the existing pattern of development. Furthermore, the topography of the site meant that development could be set down from the highway, further reducing its visual impact. Access to the site appeared foreseeably acceptable in terms of landscape impact. Overall, subject to achieving high quality design, the inclusion of the site would be unlikely to result in significant landscape or visual effects. It was noted the site offered the potential to accommodate more than one dwelling, although it was not possible to determine whether two individual units or a semi-detached development would be the most suitable approach. It was considered that the rating could be raised to b / a.	

LOCATION OF AREA/ NAME

The Burrywells/ Small field to the South of 1&2 Knapp Cottages

Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
1	Previous rating c	Site 8 in 1st visit: Too prominent visibility from A35; potential vehicular access too steep and too narrow; surrounded by mature bank hedgerows; all area originally part of the same field and likely to be assessed in that way. Fig 1, Site 5: The area was re-visited to specifically consider a land parcel adjacent to 1 Knapp cottages. The previous comments had considered this land parcel in addition to a	

2	Current rating c/b	<p>wider area West of Burrywells. Subsequent to the previous visit it had been identified that that the smaller land parcel had not been part of the larger field to the south/west for at least 150 years.</p> <p>On plan the site appears to have a reasonable relationship with the surrounding pattern of development. However, the topography of the site is such that it is relatively elevated from its surrounding built context. This issue led to two concerns. Firstly it was considered that a dwelling on the site would be comparatively prominent, as compared with surrounding buildings. Secondly, it was noted that the landscape impact of both construction and ongoing access to the site was likely to have a notable landscape impact. A further issue that was noted was the proximity of footpaths, within the larger field to the west of the site. It was considered that the development at this location would be relatively prominent in views from these footpaths, although it was also noted that the existing view was likely to also include other housing development within Askerswell.</p> <p>It was considered that the rating could be raised to c/b for the reduced area. However, it was considered that other sites being considered were preferable to this option. Should a clear need for inclusion of the site be established, one single storey dwelling would be most appropriate.</p>	One (although site not favoured)
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LOCATION OF AREA/ NAME

Back School Lane/ Rocky Close Farm

Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
1	Previous rating a/b	<p>Site 5 in 1st visit: This is a brown field site (previous building demolished); higher up the site would be more problematic than the lower levels, although vehicle access higher up is easier than the lower section.</p> <p>Rating dependant on design/ numbers/ resolution of access issues.</p>	
2	Current rating a/b	<p>Fig 1, Site 3: Previous comments confirmed. Possibility of two dwellings at opposite ends of the plot. Access needs careful planning.</p>	Two

LOCATION OF AREA/ NAME

Upper end of School Lane/ North of Candida Cottage

Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
1	Previous rating b / c	<p>Site 3 in 1st visit: Upper reaches definitely out; lower down the complexity of the land form is against development, but level land adjacent the copse area N of Candida Cottage is more acceptable.</p>	

2	Current rating c / b	<p>Fig 1, Site 1: Only an area in the far southern extent of the field, adjacent to Candida’s curtilage, was now being considered. There were concerns regarding the position of the site in relation to the existing development pattern, as the location was peripheral. Furthermore, the elevation of the location was of concern. Review of wider viewpoints toward the village revealed the potential for coalescence and massing with the dwellings at Leggs Mead, which were considered to be unduly prominent.</p> <p>It was considered that the previous rating had underestimated the likely impact of development at this location and as a result the rating was revised to c/b for the reduced area. Should a clear need for inclusion of the site be established, one single storey dwelling would be most appropriate</p>	One (although site not favoured)
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LOCATION OF AREA/ NAME			
Parsons Lane/ Behind Old Wheelwright’s Shop			
Visit occasion	Rating a/b/c	Commentary	Maximum # of new dwellings
2	Current rating b / a	<p>Not previously considered</p> <p>Fig 1, Site 7: Noted that beyond the river behind the current dwelling is potentially more acceptable than some other plots under consideration. The area is well enclosed by vegetation and landform and closely related to existing properties. Access to the site would appear likely to require a route through the curtilage of the Old Wheelwright’s Shop. Overall the site was considered potentially acceptable in landscape and visual terms because an additional building here could be framed within the context of existing buildings, although it was recognised that a new building might be slightly more elevated than current properties.</p> <p>A further consideration identified was flood risk and separate advice on this matter would be require. An implication of this risk could be that new development may need to be set up on the same line as Beck Cottage and Barbri. If so, this may affect the vertical scale of dwelling that could be accommodated at this location.</p>	one

**Opinion of Dorset Senior Archaeologist
ABOUT THE SITE AT EAST SIDE OF GREENACRES FARM
(Site 7 in 1st visit and site 4 in second, Landscape visit)**

By e-mail: 3/06/2016

It was good to meet you and your colleagues in the village yesterday, and to visit the above site. As promised, here are my views on the archaeological implications of any future development on this site, which is centred around National Grid Reference SY 5268 9288.

You contacted me because of the feature that runs roughly west-west across the site. It is generally level and forms a small terrace cut into the sloping ground here. You said you thought this was a trackway predating the present Hembury Road (the latter forms the northern boundary of the present site). You also said that this section of Hembury Road runs through low-lying marshy ground, which its predecessor was probably avoiding by running a short distance upslope.

This all makes sense to me, though there also seem to be one or two small quarries cut into the rear side of the terrace. (There are several others of these further up the slope and outside the proposal site - presumably local people were helping themselves to small amounts of stone whenever they needed some for construction work over the centuries).

One extra point about the feature is that it was recorded running a little further to the east on an old aerial photograph - you can see it crossing the garden of Rocklea on the plan I left with you.

I think that the rest of the site is generally too steep to have been lived on previously.

In terms of a future development on the site here, **at present I see no archaeological reason to say 'no'**. However, the presence of an obvious archaeological feature means that some further investigation of it is required 'in order for an informed planning decision to be made'. In effect, the feature needs to be understood a little better to ensure that your and my opinions above are correct and so that a decision can be made on how to deal with it. Any future planning application to develop the site would need to be supported by a report on an archaeological assessment and evaluation of the site.

This report ought to cover a study of the map and aerial photographic evidence for the feature and any other earthworks on the site, and probably also the results of the archaeological excavation of a trench across the terrace. I would be glad to discuss the details of these exercises with any prospective applicant in due course.

I hope this is sufficient for the moment, but please let me know if you would like any further information from me at this stage. I am copying this email to your colleagues as per the previous email correspondence, and also Richard Brown who you met previously. I have also copied this to my colleague Claire Pinder, who as I said manages the Dorset Historic Environment Record and who may be able to provide you with further local information - please contact Claire directly if you would like this.

Best wishes

Steve Wallis

Senior Archaeologist

APPENDIX 5.4

Advice form the Planning Department of WDDC

Summary record of meeting with Jan Farnan (Planning & Urban Design Officer) and Terry Sneller (team leader LP and NPs) of WDDC

2:30-4:00 pm 13th March 2017 at South Walks House

Main Points

1. The dossier of supporting documents for our NP is divisible into:
 - a. Basic conditions statement,
 - b. Consultation summary (which will include details of all the consultation carried out by the Forum, the results and how they have influenced the plan's formation),
 - c. Facts and figures to support vision and policies and any other studies undertaken i.e. Landscape assessments, heritage and character studies, and process to establish the position of the DDB etc.
2. The NP requires more heritage and character studies across different localities to underpin where development is or is not supported and the character of new dwellings appropriate for each potential development site. **This can be carried out by experts and funding is available for this (<http://locality.org.uk/projects/building-community/>).** Alternatively, it can be undertaken by the Forum if there are members willing to do it. JF to send Planning Aid guidance including proforma to carry out assessments.
3. The policies need to be written precisely to ensure that they cover the extent of development supported by the community but exclude that which is unwanted. The risk of imprecise language is developers finding a way around constraints set. If the land area per dwelling was not followed, then 18-22 new dwellings could be accommodated within the DDB when infilling is also considered. A reduction in the extent to the DDB would lessen but not alone eliminate the effect. Heritage and Character Assessment would restrict development but must have evidence of justification for decisions against inclusion. Efficient use of land is a requirement of national policy although good design and adhering to local character is also important. Defining what that character is therefore is critical to defining where and what development would be allowed. **This requires expert input to ensure level of development is what the community supports.**
4. As an affluent community, Askerswell may be a desirable area for development and so the policies need to be precise to ensure the level of development is what the community supports and takes into account local needs.
5. Grants are likely to be available to provide the expert input required to turn the 1st draft into a final document. **This will be via Locality and the application may not require a large submission and decision on funding may be rapid.**
6. Three options for revision are open to the Forum to amend the NP to address Officers' concerns:
 - a. Continue as at present but add Landscape and Heritage Character Assessment to define what type of new dwelling(s) are appropriate at different locales and justification for where the boundaries of the DDB have been drawn This option is favoured by Terry Sneller.
 - b. Revise the DDB to a smaller area with further Landscape and Heritage Character Assessment setting out clearly how decisions on the DDB's location have been reached.

- c. Remove the DDB and identify specific sites with Landscape and Heritage Character Assessment of each.

1.9 Detailed points

1. No need to refer back to LP in the NP. That is covered in the Basic Statement.
2. Where necessary, quote verbatim from national policy and LP not by summary.
3. Separate consideration of special landscapes from that on wildlife
4. No need to refer to special sites in policy e.g. SSSI as they are recognised in LP and national policy. Development that impacts on them will be resisted by WDDC
5. Put polices in boxes to distinguish from the pre-amble text.
6. Business policy makes no mention of encouraging new business into the community.
7. Is Tourism an unimportant business in the ANA? It received little mention.
8. Requirements have greater weight if written into a policy however need to be mindful of the viability of development
9. No need to emphasise consistency of approach along the Asker Valley
10. The visibility from a distance needs more precision i.e. from position X to position Y and needs to be written into policy. Seek clarification from Richard Brown and Sarah Barber
11. Landscape and Heritage Character Assessment should be specific about local features that contribute positively to the character and therefore should be retained, enhanced and promoted in new development. e.g. church, drystone walls, greenspaces
12. Mitigation section needs strengthening and be present as a policy to define how residual impacts arising from development would be minimised.
13. Green spaces have formal criteria for that status (see NPPF para 77). Ensure chosen, local green spaces comply with the criteria and that the maps delineate each. Need to justify the policy and value of each to the community. This will be evident from the Landscape and Heritage Character Assessment.
14. If tree loss is a concern associated with new development either identify each tree to be conserved or define minimum size of trees that are to be retained. Need to clearly define the reasons for each tree/group of trees and how they contribute to the character of the local area.
15. Community assets and their plots must be delineated on the map and listed within a policy. Reasons for their inclusion must be given.
16. The current maps lack the required standard but WDDC will provide them plus any outstanding copyright issue when the final draft is to hand.
17. Avoid the word “unequivocal” as in “unequivocal evidence”, need a more policy-recognised alternative.
18. Remove reference to aged 30-49 in *Details of NA*. No age spectrum should be given and ensure also favouring younger people as well as that age band. Starter homes restrict purchasers to less than age 40.
19. An objective favours younger residents but this is not followed up in policies.
20. Housing objectives should address i) demographic balance and ii) issue of affordability. Both relate to plot size and type of new dwellings which will emerge from Landscape and Heritage Character Assessment.

21. The NP should consider what evidence for concealed households need has been gathered. This term includes those wishing to downsize, elderly living alone, adults sharing a home with parent(s).
22. Dorset has residential parking standards document. Parking space depends upon size of property and its location. Lack of on road parking in Askerswell may favour off-street parking being required in any new development
23. Remove in monitoring and review point 5 "Inform WDDC when the number of houses has reached the maximum defined by the NP". This will be covered by normal planning processes.
24. Forum will see career details of three WDDC recommended examiners and must agree to that person before WDDC appoints
25. Parish Website acceptable as a site for information during open consultation providing a link from <https://www.dorsetforyou.gov.uk/> to it is operational.
26. Examiner may accept, seek modifications or reject. If latter, about 2 years before reapplication is possible. That outcome is rare but work is needed now to ensure that does not occur.
27. WDDC councillors accept as fit for referendum if basic conditions statement meets requirements and all amendments requested by examiner have been made.
28. The referendum will be for those on the electoral register only and accommodate postal and proxy votes for those absent from the community on the day. In short, the same rules apply as to any election.

<p>Points raised by e-mail with Jan Farnan and Terry Sneller after the meeting of 13th March and responses received.</p>
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- a. We probably have the information required for the character assessment. We have a millennium file on paper. This was compiled by a local historian and long-time residents and covers many of the dwellings in the community. These add to what English Heritage lists.

RESPONSE:

This would need to be put into the form of an assessment, which brings out the positive features of character that should be protected and elements that should be included in new development. Funding is available for consultants to do this if not the capacity within the forum.

- b. It was a concern that Terry playing Devils' Advocate ignored the area constraints and then placed 18 or more houses in the DDB. This was an effective way of demonstrating the possible consequences of poorly worded policies. The DDB may be reduced in area covered at the Forum meeting but not sufficiently to counter that concern fully. Only 18 (14%) of our community supported more than 15 new dwellings in our initial survey. A similar number of 15 (11%) wished for no new dwellings.

NO RESPONSE:

- c. The Forum may judge there is a residual risk that more new dwellings than the community supports may accrue even with well framed policies.

RESPONSE:

The forum may therefore wish to consider allocating specific sites that could only accommodate the number of dwellings required.

- d. I am fearful that the Forum may decide not to proceed. All are aware the difficulties WDDC faces in enforcing planning regulations. The risk of substantially more dwellings emerging than the community supports may be judged as less acceptable than no development.

NO RESPONSE:

- e. Would no development extend to major and minor alterations? Two such permissions have been granted within the last year.

NO RESPONSE:

- f. We were surprised that one option was proposed that we do not have a DDB and allocate specific sites. This is contrary to the advice previously received on more than one occasion and the emphasis on DDBs in the LP with which we must comply. It would overcome the issue that the remaining new development sites the Forum may favour cannot be readily linked in one DDB. We would be grateful if you would kindly clarify this change of heart so we can explain it to the Forum.

RESPONSE:

A DDB was advised if the forum did not want to allocate specific sites and was the approach that Loders and Cerne Valley favoured. Fred Horsington advocated it as Cerne Valley found it suited them.

- g. Part of my concern will be that our constitution requires a Steering Group of six and there is a risk that there will not be five willing to serve under the chair of another or myself. A second risk is sufficient resignations for the Forum to take current membership of 34 below the critical number of 21.

NO RESPONSE:

- h. This is a small community with limited resources and so we had expected any examiner would not require the level of details expected of a complex community. This view was gained from Locality documents.

NO RESPONSE:

- i. We do find the process rather too opaque. We appreciate the need to have an expert frame our policies but many of them and other aspects commented on were transcribed from the Loders NP. It seems expectations have changed as the process develops. We were told by Councillor Horsington and Jan to have a DDB and we judged that essential to comply with their prevalence in the LP. We hope what WDDC and the examiner both expect is now certain.

RESPONSES

- Policies from other areas can be used as a guide however there needs to be the local evidence to underpin and justify them
- If you did not wish to allocate specific sites and it is for the forum to decide the most appropriate mechanism to realise the vision in the plan.

E-mail advice from Ms Jan Farnan 2014

Feedback from WDCC on 1st Draft of the Constitution document

From: Jan Farnan on 17 September 2014

I've just heard back from our legal section with some suggested changes and inclusions for your draft neighbourhood forum constitution which are set out below. I hope they are clear and help guide you in creating the constitution. Lisa Faulkner from Legal would be happy to look at further drafts if you feel it necessary.

Comments on constitution:

- Throughout the document they need to refer to either Askerswell Neighbourhood Forum, the Forum or the Neighbourhood Forum but not a mixture of all 3. It is defined in section 1 as the Forum and that would work.
- 5.4 they should seek to include members from all parts and interests in its community not just seek to represent them.
- 6 – the Structure – I think this needs revising a bit. They need to start off with the structure of the forum eg it will be headed up by the Forum Committee which consists of Chair, Secretary, Treasurer. That there will be AGM once a year (months of meeting if known) and at that AGM the above posts will be nominated and elected. That those elected agree to stay for one year unless they cannot due to unforeseeable circumstances.
- Need to be clear which roles must exist in order to make decisions e.g. at least 3, that they must include Chair and treasurer (or something like that).
- Then can say that a SG (effectively a sub-committee) will be created at the AGM which will consist of Chair, treasurer etc. and what powers that group will have.
- I am confused as to whether the SG are making all of the decisions or some? That needs to be clarified.
- Need to say how many votes each person has, (does Chair have deciding vote)
- Is there a quorum? For forum meetings and for the AGM
- Can new committee members be elected if someone has to step down? If so presumably this will be at an EGM if too far away from next AGM.
- What notice needs to be given by elected members?
- How will decisions be recorded and how will minutes be approved?
- Frequency of meetings (not just AGM's)
- Procedure for calling an EGM
- Bit more information on the finances – do the accounts have to be independently examined, who are cheques to be signed by (usually at least 2 people)
- The constitution will need to be signed as approved at the AGM, I am sure that will happen there is just no obvious place for that to happen on the form.

As I am your neighbourhood planning link officer there is no need for me to be a forum member provided the forum constitution allows for non-members to speak if invited. That would allow me or other technical officers and advisor to come along as and when you need particular advice or guidance. Similarly other members of the community who may wish to contribute but are not members.

In relation to the date of the next meeting, there's plenty the group could be getting on with (such as evidence gathering, thinking about issues and options) whilst waiting for WDDC to formally agree the neighbourhood

forum and area. The two applications can be done simultaneously and so I would hope that they could be agreed in approximately 10 weeks, although this is dependant on what emerges from the consultation.

Feedback from Jan Farnan (WDDC) Received 23rd December 2014

As you probably know the consultation period for your neighbourhood forum and area applications has now finished and I thought I would let you know that there were no objections. I will forward you the few responses we had after the Christmas break and confirm that the applications will be determined at Executive committee on 10th February.

Below are some comments on the constitution from our legal section that you may wish to take on board;

- Does the 21 members of the Forum include the Committee Members?
 - We have 29 Forum members 6 of which are on the Steering Group and hence 23 of whom are not.
- Point 6.2, it is not right to say that the people holding the posts will be re-elected or de-selected at each AGM, ideally the post-holders will all step down at the beginning of the AGM and persons will be nominated and voted to fill the roll. It may be the same people again, it may not, but they should officially stand down and nominations should be sort prior to the AGM.
 - We will follow this procedure at the AGM
- 6.4 I think it should say “and other scheduled meetings will have a quorate providing”.
 - We have changed “will be” to “will have”
- 6.11 this allows for members of the SG to be removed, however it can only be done at an AGM, so if they are elected at one AGM they would have to remain in post for the whole year which may be ok, however if they want the power to remove them due to a vote of no confidence during the year then they need to change this. They could call an EGM to do so.
 - We are content with members of SG elected at one AGM can only be removed at the next AGM and do not need a me chasm to remove them before that year is complete
- Again the members of the SG should step down at the AGM and nominations received and voted upon.
 - 6.11 Final sentence now reads “members of the SG will step down at each AGM and nominations for the upcoming 12 months received and voted upon”.
- 7.1 – this should be “Only the Chair, Treasurer and Secretary...”. Also how often will the accounts be checked, who will check them (perhaps good idea to elect someone at the AGM or last meeting of the year via a vote)
 - “Only” inserted as first word in clause.
 - “The accounts will be independently checked by a non-Forum member” has added to it “at 6 monthly intervals”.
- Might be worth having a clause it about changing the constitution and how that can be done. Sometimes you find you need to add or remove powers/clauses etc.

E-mail advice from Ms Jan Farnan 2015

27/01/2015

Thank you for sending through the revised constitution it will be useful to have for committee.

The neighbourhood plan is your process and Officers are here to give advice as and when you need it. There is no necessity for me to come to meeting unless you feel at a particular stage a general discussion/advice would be more useful than an email exchange.

A week would probably be enough time to look at the questionnaire although it depends on the extent and complexity of it.

11/02/2015

I have pleasure in letting you know that West Dorset District Council agreed the neighbourhood area and forum applications for Askerswell at Executive committee yesterday.

Please could you publicise the designation in the same way as the consultation to let people who live and work in your area know the results of the applications.

23/02/2015

I was on leave last week and so unfortunately I'm not able to give you any feedback on the questionnaire today. A comprehensive survey is fine provided respondents are aware that some of the issues may not be able to be addressed directly by a neighbourhood plan. The information however could be used to develop other projects alongside the plan. The minimum age for completing the survey would probably be 11, i.e. school year 6 or 7, in addition you may want to consider other forms of consultation to gather the views of younger people in the parish.

I'm reassured that you intend to carry out other forms of consultation as well as the survey as the results are unlikely to produce a consensus. There will be options to discuss and debate with the community and other stakeholder/agencies prior to preparing your draft plan.

I attach a copy of the email I sent to Harriet. It doesn't discuss the questionnaire directly but provides links to various bits of information relating to her queries mainly about the local plan and other constraints.

I should be able to get back to you next week about the questionnaire, if this is not too late.

03/03/2015

Attachment *Longburton Parish Housing Needs Survey* not provided below

Some thoughts on the draft questionnaire for you to consider, if you have any queries please get back to me.

The need for a Neighbourhood Plan

It would be helpful to explain more about the purpose of a neighbourhood plan i.e. to promote sustainable development and that it has to be in accordance with national planning policy just to let people know that it is not purely what the community want it has to be prepared within certain parameters.

For information the local plan policy on neighbourhood planning is:

SUS 3. NEIGHBOURHOOD DEVELOPMENT PLANS

- i) Neighbourhood Development Plans should:
 - show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach
 - clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan
 - have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve
 - demonstrate that they are credible, justifiable and achievable. This can be assisted by involving landowners, developers and service providers in their preparation.

The Survey

The phrase saying '*not have to ask for your input later*' is unfortunate as you will need to demonstrate through the consultation plan that the community has had plenty of involvement and opportunity to comment. I know you mean that they won't have to complete anymore questionnaires but perhaps it could be re-worded.

Similarly in the section **Use of the Survey** it implies that the process will go from completion of the questionnaire to a draft plan in one stage whereas there are likely to be a number of stages in between such as; developing a vision, discussion of options, choosing options, that people will need to be involved in.

If the questionnaire is going to be statistically analysed how will you present the information on the more open questions and how will people be informed of the results of the questionnaire? Is there a village website or newsletter or will one be set up for neighbourhood planning news. It would be a good idea to let people know. Cerne Valley produced a series of newsletters (about 4 in total I think) at various stages of the process.

Question 6

Some of these issues can't be addressed by the neighbourhood plan but the questions are fine if you are just trying to gather general information to develop your vision or lead onto other projects outside the NP.

Before question 10 it would be useful to gather information on housing need which you could use as evidence to support any development proposals.

Questions could include:

- Are you or any members of your family experiencing unmet housing need and if so what is required?
- Are you expecting to have different housing needs in the next 10 years, if so what are they?
- Do you know of anyone who has had to leave Askerswell to find suitable housing or is likely to do so in the future?

Then ask about numbers, tenures and types.

Attached is an example of a housing survey undertaken at Longburton that you might find useful.

Question 12 – are these categories based on past levels of development or are they arbitrary figures?

Question 13 – you might want to include 'e. *low cost market housing (units sold 30– 40% below market value)*

Question 14 – is mixing tenures and types of housing and so not all options are covered. It should perhaps just ask about types of accommodations required as question 13 asked about tenure.

Explain the term 'lifetime homes'.

Since the government's review of Housing Standards 2014 the lifetime homes standard has been absorbed into Building Regulations and it would not be possible to impose it through a neighbourhood plan unless it was first in the local plan. Due to the timing of this change in policy it could not be included in the emerging West Dorset, Weymouth & Portland Local plan. You might want to use another term.

- Houses in multiple occupation (HMO's)* the term refers to shared houses and bedsits not flats.

Question 26 – You might need to be more specific about uses rather than the generic term employment as certain uses such as office and shops have permitted development rights (subject to prior approval) to change to residential. A neighbourhood plan can't override permitted development rights.

Question 29 – given the location of the village in the AONB the NPPF gives great weight to conserving the landscape and scenic beauty of the area. Therefore something that is out of keeping would not be acceptable.

Question 30 – *d. high levels of energy conservation in new buildings* – these requirements have gone the same way as lifetime homes i.e. now covered by Building Regulations.

Question 34- public transport provision is not something the NP can address, similarly some facilities in question 35.

e. Access for people with disabilities – now in Building Regulations.

17/03/2015

Thank you for sending through the revised constitution. The code of conduct and conflict of interest documents you sent I've passed onto our legal team and Roger Greene will be dealing with them. His email address is R.Greene@westdorset-weymouth.gov.uk if you need to contact him.

In reply to your question about the advantages of a neighbourhood plan you may want to have a look at a Locality document 'The power of neighbourhood planning'

<http://planning.communityknowledgehub.org.uk/resource/power-neighbourhood-planning>

Basically, if you are happy with what the local plan proposes for your area then you do not need to prepare a neighbourhood plan. However if you feel that the community would benefit from some development over and above what the local plan allows then you should consider preparing a plan.

The advantages are that it is part of the statutory development plan and planning decision should be made in accordance with the development plan unless material considerations indicate otherwise. Therefore if the community has decided where development should be located through a neighbourhood plan it is unlikely that it would be allowed in other places that are contrary to the plan. In addition you can specify the size, type, design and amount of development you want to see and include policies to protect certain natural and built assets.

The answer to whether or not you should progress a neighbourhood plan will probably emerge from the results of your questionnaire and evidence gathering. It will establish whether; the community wants more development, there are sites/redevelopment opportunities available, landowners are willing to bring them forward, there are community facilities needed, assets that are under threat etc. Without this information it's difficult to determine what advantages there would be for your community. Furthermore once you know what the issues are you can decide whether a neighbourhood plan is the best way of resolving them. There may be other mechanism such as a Neighbourhood Development Order (NDO), Community Right to Build (CRTB) or Community Land Trust that would be a simpler approach.

Askerswell is within an AONB and does not have a defined development boundary (DDB) therefore development is limited to that allowed under the following local plan policies and any permitted development rights.

- Development allowed outside development boundaries (SUS 2)
- Re-use and replacement of buildings outside defined development boundaries (SUS3)
- Replacement of buildings outside defined development boundaries(SUS 4)
- Provision of Employment (ECON 1)
- Protection of other employment sites (ECON 3)
- Built Tourist Accommodation (ECON 6)
- Caravan and Camping sites (ECON 7)
- Diversification of Land based Rural businesses (ECON 8)
- New Agricultural buildings (ECON 9)
- Equestrian Development (ECON 10)
- Affordable Housing Exception sites (HOUS 2)
- Other residential development outside defined development boundaries (HOUS 6).

Emerging West Dorset, Weymouth & Portland Local Plan can be found here:

<https://www.dorsetforyou.com/407489>

14/04/2015

I think it would be very useful for Fred Horsington to attend a forum meeting so that the whole group can hear him and ask questions. He has a lot of experience from Cerne Valley and knowledge about other NP groups from other areas.

13/07/2015

There is no minimum percentage of returns for the survey to have validity but the greater the percentage the more weight can be attached to the findings. As other evidence will be produced, there will be further public consultation and eventually a referendum as part of the NP process therefore people will have opportunities to express opinions even if they didn't complete a formal questionnaire.

I suggest that the wider the circulation of the questionnaire the better but appreciate that some groups might be more difficult to track down than others. All those in your 'others' category could potentially have a need that the NP could address and so it would be useful to have their opinions. I think your questionnaire allows you to distinguish between those who are resident in Askerswell and those who work there so that you can analyse any differences in responses from the different groups. Perhaps you could place some questionnaires in the local pub and village hall or ask people to pass them onto anyone who might have an interest as well as delivering and collecting from those you are aware of.

17/08/2015

I understand from the Forum for Neighbourhood Planning (http://www.ourneighbourhoodplanning.org.uk/forums/thread/161/Legal_Standings_of_Neighbourhood_Forum_s) that a forum is not automatically a not for profit or charity organisation and so it may be necessary to register as one under a separate process in order to be able to set up a bank account. I have however contacted our legal section to clarify the position and will get back to you when I have a response.

1/09/2015

Unfortunately our legal section are not able to help on this issue and have advised you to contact your own solicitor.

I made some enquiries with Locality and they came up with this advice:

Apart from setting up the forum as a not for profit company or charity, another way to open a bank account is to nominate incorporated organisation/charity to hold the grant on the forum behalf, and I would suggest Askerswell Neighbourhood Forum to get in touch with "Dorset Community Action" - <http://www.dorsetcommunityaction.org.uk/> to see if it could be the possible solution for the situation.

The contact at Locality is Lily Woo Tel 02073369433 Lily.Woo@locality.org.uk

If you need it there is some information on setting up organisations on dorsetforyou page <https://www.dorsetforyou.com/article/414892/The-basics-to-setting-up-and-running-a-group> and in particular the link 'type of structure the group will take' or the Community Matters website <http://www.communitymatters.org.uk/content/462/Online-Guidance-and-Advice>. Dorset Community Action may also be able to offer advice on the simplest form of organisation that would suit your needs http://www.dorsetcommunityaction.org.uk/our_services

I am not that familiar with the parish meetings but is it an organisation that could hold funds for the neighbourhood forum

26/10/2015

I can make Wednesday 25th November and at the moment Monday & Wednesday evenings following up to Christmas. I assume you don't need a presentation from me as questions and answers are probably more useful at this stage, particularly if Fred Horsington is attending as he has a wealth of experience having gone through the process.

It would be helpful to see the results of your survey before the meeting to see what the main issues are for the community and which ones can be addressed through the neighbourhood plan.

To Jan Farnan on 30 January 2016

Subject: Askerswell NP and DDB: advice please

I attach a copy of the notes for the visit of Katherine Jones and Richard Brown to Askerswell to update you. I have sent a copy to them to correct any errors of record. Our Forum will meet on 22nd February to discuss and hopefully decide the number of houses and the locations in the NP to put forward to the whole community. I would value your opinion on four issues ahead of the Forum meeting at which I suspect they will be raised.

1) Would possible release of the four dwellings on Nallers Lane from their occupancy restriction/covenant as holiday let to full residential home status count towards to the housing quota in the NP? We realise that is for the owners to achieve although we could mention the issue in the NP. You indicated in the open meeting that that may be achieved under section 106 but the dwellings must be within our DDB.

2) Katherine and Richard's advice left us with four isolated patches for possible development in the village. Am I right in thinking that this patchy approach to a DDB may not be appropriate? If so could we draw one DDB that includes the four sites and the holiday homes mentioned above but with areas within the boundary shown as being unsuitable for development because of issues such as landscape considerations or proximity to listed buildings. The paradigm we would follow is the approach taken by Lodders NP, which identified important gaps and rural views.

3) The visit left us with few sites within the village on which new dwellings may be allowed. The outcome provides no degrees of freedom on site selection. It may be that the Forum decides that the process of developing a NP may be unsuccessful with such limited latitude leaving the village as unsustainable, which concerns others.

4) One concern about being labelled as an unsustainable community is the risk that this will have more impact than just on future housing e.g. our wish to have adequate broadband installed. Any advice you can provide by Friday 19th February would be very welcome.

Response from Jan Farnan (3rd February 2016)

Policy SUS3

1) I don't know the details of the holiday lets in question however local plan policy SUS2 allows open market housing outside the defined development boundary through the reuse of existing rural buildings subject to policy SUS3 *Adaptation and Re-Use of buildings outside the defined development boundary*.

- i) The adaptation and re-use of rural buildings will be permitted where
- ii) And where development is for one of the following uses
 - Open market housing or built tourist accommodation where the building adjoins an existing serviced residential building, and will be tied to the wider holding/main property and where the building was in existence in 2011.

Therefore the acceptability of lifting the holiday let restriction would be matter of the individual circumstances. For example would the units have adequate garden space, car parking, be acceptable in amenity terms and would there be any modifications required (particularly an issue if the buildings are listed) to make them fit for general housing. If all these aspects can be addressed then local plan policy would allow the lifting of the restriction provided the units were tied to the main property (i.e. not sold off independently). On this basis they would be in addition to any identified through your NP as they are allowable through the local plan.

If you wanted to identify them for unrestricted open market housing i.e. not tied to the main property this could be done through the NP. If an application was submitted to vary the section 106 agreement the decision would then be made in accordance with your policy and the other considerations mentioned above. The units could then count towards your overall figures. It's really up to the community to decide whether they have a specific need identified for a particular number of houses or just wish to see some incremental growth to perhaps help create a better balance in the village or support local services.

2) A patchy approach to a DDB may be difficult as it is probably unlikely that you could identify all other parts within it, connecting your favoured sites as being unsuitable for development. It would therefore provide some potential for infilling but this may not be an issue for you if the development was acceptable in design and all other aspects.

The government is currently consulting on changes to the NPPF where they want to encourage the development of small sites (less than 10 units) and have suggested that proposals for the development of small sites immediately adjacent to settlement boundaries should be carefully considered.

The separate areas suitable for development could be allocated for housing in your NP. You could then be quite specific about how you wanted to see them developed, include numbers of units, design parameters etc.

If the NP is silent on the remainder of the village any development proposals would be judged against local plan policy SUS2.

3) I'm not aware of the various service providers' thresholds or requirements however with the limited amount of development being considered over 15 years I don't imagine it would make a substantial difference to any decisions on future service provision.

27/07/2016

I've consulted our Conservation team for its view on the potential for development at the Spyway Inn and have had the following response:

Spyway Cottage is the only listed building in a group of four properties situated in open countryside. The cottage has a strong rural character not only because of being isolated on the north side of Spyway Rd but because of its vernacular design, including a thatched roof, and its highly rural setting. The neighbouring inn's car park in essence is an open area of land situated on the south side of the road, opposite the cottage, and has always been open land. This openness is part of the setting of the cottage.

Any development of the car park would substantially harm the rural character of Spyway Cottage.

There are Scheduled Monuments above Spyway such as Eggardon Hill and the effect of any development on the setting of these monuments is perhaps also a consideration.

Loss of the Inn would be contrary to local plan policy COM3, the retention of local community buildings and structures. Before change of use or redevelopment are considered it would have to be demonstrated that there was no local need for the facility or that it is no longer viable and an appropriate alternative community use to meet local needs is not needed or likely to be viable. I also note in your documentation that the Spyway Inn is on a list of community assets to be retained.

I would welcome the opportunity to comment on your draft plan before it's considered by the forum. I'm on leave from 3rd August until 22nd and so if you need comments during that period I suggest you send it to Terry Sneller tsneller@dorset.gov.uk

In relation to your proposed DDB I have a few initial points that you might want to consider. Firstly, your DDB is quite extensive given the limited amount of development you propose. As there appears to be capacity for more than 4 dwellings it could result in a greater amount of development being allowed as subject to other criteria the principle of development within the DDB is acceptable. Whilst you are proposing policy to limit the density the Examiner for the Cerne Valley NP amended such a policy in relation to the Godmanstone DDB to:

Defined Development Boundary for Godmanstone will be adopted and used in relation to future planning applications. The village should have incremental growth in character with its history and therefore proposals for new development will be need to demonstrate that they reflect the character and density of the existing settlement as a whole.

Therefore if a higher density could be achieved whilst respecting these issues it could be acceptable.

Secondly, the northern extension of the proposed DDB with the narrow section of road widening out to north adjacent to the Spyway raises some concerns in relation to comments from the Conservation team and the sites isolation from the main centre of the village. The introduction of further development including domestic paraphernalia could have an adverse impact on the rural character of the lane, and setting of the listed building. As there is sufficient capacity within your proposed DDB closer to the centre of the village is this area necessary?

Thirdly, having such an extensive DDB could limit opportunities for rural affordable housing exception sites. The economics of developing a 100% affordable housing site requires an area for at least 5 units. If all potentially suitable sites are within the DDB they would not be available for affordable housing.

Looking through your information on consultation there seems to be a little confusion over the different stages and so to clarify I've set out the process below.

Once you have a complete 1st draft plan you will need to carry out a section 14 consultation. You are required to consult for 6 weeks and;

- a) publicise it in a manner that is likely to bring it to the attention of people who live, work or carry out business in the neighbourhood area, including details of where the plan can be viewed and how to make representations.
- b) consult any consultation body referred to in para 1 of schedule 1 (see below) whose interests the qualifying body considers may be affected by the proposal
- c) send a copy to the Local Planning Authority.

Following the consultation you have to document the results and outline how you have taken account of peoples' views i.e. by revising the plan or not. If you make substantial changes to the plan following the consultation it may be necessary to consult on the whole plan again.

Once you have an agreed draft plan you submit it to the LPA and we will carry out a 6 week consultation and appoint an examiner (in consultation with the forum). Any representations we receive are sent directly to the examiner for consideration. There is no opportunity to change the plan once submitted to the LPA for examination other than in response to the examiner's report.

Along with the plan you will need to submit a Consultation Statement, Basic Conditions Statement, other relevant evidence and SA Screening. It would be advisable to start drafting these now particularly the Consultation Statement. In addition, the terms of reference of the forum and steering group should be published and the minutes of meetings made available to the public. Most groups publish these on their website but if you don't have one you will need to make people aware of where they can access them. These also have to be submitted to the LPA at submission stage to demonstrate transparency in decision making.

SCHEDULE 1

Regulation 3

Consultation Bodies

Neighbourhood development plans

1. For the purposes of regulations 14 and 16, a "consultation body" means—

- (a) where the local planning authority is a London borough council, the Mayor of London;
- (b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
- (c) the Coal Authority(a);
- (d) the Homes and Communities Agency(b);
- (e) Natural England(c);
- (f) the Environment Agency(d);
- (g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(e);
- (h) Network Rail Infrastructure Limited (company number 2904587);
- (i) the Highways Agency;
- (j) the Marine Management Organisation(f);
- (a) See section 1 of the Coal Industry Act 1994 (c.21).
- (b) See section 2 of the Housing and Regeneration Act 2008 (c.17).
- (c) See section 1 of the Natural Environment and Rural Communities Act 2006 (c.16).
- (d) See section 1(1) of the Environment Act 1995 (c.25).
- (e) See section 32 of the National Heritage Act 1983 (c.47).

- (f) See section 1 of the Marine and Coastal Access Act 2009 (c.23).
- (k) any person—
- (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
- (l) where it exercises functions in any part of the neighbourhood area—
- (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- (m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area
- (n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (o) bodies which represent the interests of different religious groups in the neighbourhood area;
- (p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (q) bodies which represent the interests of disabled persons in the neighbourhood area.

From: Howard Atkinson [mailto:hj_askerswell@btinternet.com]

Sent: 24 July 2016 12:21

To: Jan Farnan

Subject: Askerswell NP: advice please & update on progress

Dear Jan

I seek advice please on item 1 and provide periodic update on progress towards an Askerswell Neighbourhood plan (items 2-5)

ITEM 1: GROUNDS OF SPYWAY INN

Please can you advice on an item discussed in our latest Forum meeting concerning the Spyway Inn. We have yet to decide whether to include that land within our DDB (see area in blue along Spyway on the sketch map). The background in confidence is the current owners that have a close relationship with the community wish to sell the Spyway Inn. There is some uncertainty about the likelihood of them finding a buyer. Two leading brewery companies doubt they can improve the business from its current level and so are unwilling to invest. The owners are continuing to seek a new owner. However if they fail to achieve this outcome they favour, they may wish to seek that the site is re-developed. I copy the minute from our Forum meeting below

“Grounds of Spyway Inn

This change was requested by the current owner(s). Part of this site clearly meets one policy requirement of being alongside a road. However, its elevation also means it is highly visible from both the south and the west. Any development also might compromise the setting of the listed Spyway dwelling opposite, which was a general concern of the landscape advisers. One view was that development on the car park rather than all of the grounds may be more acceptable. The point was also made that currently the *Policy C1* (of the proposed NP): *Safeguarding Community Assets* (Poster 9b) considered the Spyway Inn to be an essential community

asset to be retained and supported. It would be a concern if any development was associated with a loss of this asset. The consensus of opinion was that the Chair should seek advice from WDDC about the likelihood of limited or complete redevelopment of the Spyway Inn site being allowed. It was agreed not to hold a vote on this extension to the DDB until more information had been gained. Seeking further advice would not delay the drafting of the rest of the Plan or DDB since there were several more stages of adaptation to go through.”

ITEM 2: First look at DRAFT NP when available?

I hope to produce a first draft to the NP by early September for the SG to consider and then the Forum (on 28th September). Would you be able to comment on the draft to ensure The Forum does not approve content that is highly likely to be set aside by WDDC? Alternatively, you may wish to provide feedback only after we submit formerly to WDDC. The hope is to provide a simple document that does not raise any difficulties with compliance with the Local Plan or other WDDC or DAONB concerns.

ITEM 3: DROP-IN EVENT, ASKERSWELL VILLAGE HALL 11TH JUNE

I attach a summary analysis of the drop-in event on 11th June related to the proposed Askerswell Neighbourhood Plan as presented to a subsequent meeting of the Askerswell Neighbourhood Forum. I also attach a PDF of the posters presented at the drop-in event. All the proposed policies suggested at the event received strong support and they were subsequently endorsed by the Forum. I also attach a sketch map of the proposed Defined Development Boundary to be applied in the first draft of the Neighbourhood Plan (NP). The precision of the sketch map will be improved in the coming weeks.

ITEM 4: SEA

This has now been considered by Oliver Rendle. His conclusions are given below:

“The SEA screening exercise explained in Chapter 4 concluded that the Askerswell Neighbourhood Plan is unlikely to have significant environmental impacts, largely due to the characteristics and local scale of the proposals, which comprises a small amount of development (4-5 dwellings) within a defined development boundary, and the protection already provided in the West Dorset, Weymouth and Portland Local Plan parent document.

Askerswell Neighbourhood Planning Group are seeking the views of the statutory consultees on the findings of this SEA screening in accordance with the SEA Directive.”

ITEM 5: ARCHAEOLOGICAL CONSIDERATION OF A SITE ALONG HEMBURY ROAD

Steve Wallis visited the site as suggested. His subsequent report stated:

“In terms of a future development on the site here, **at present I see no archaeological reason to say 'no'**. However, the presence of an obvious archaeological feature means that some further investigation of it is required 'in order for an informed planning decision to be made'. In effect, the feature needs to be understood a little better to ensure that your and my opinions above are correct and so that a decision can be made on how to deal with it. Any future planning application to develop the site would need to be supported by a report on an archaeological assessment and evaluation of the site.”

Thank you for any advice you can offer.

01/08/2016

In relation to mapping as you are not a parish council we will need to grant you an End User Licence and so if you could supply the following details we can progress one for you. **Neighbourhood Forum application**

Name of Neighbourhood Area:

Name of organisation making application:

Contact details for organisation:

Name:

Address:

Tel:

Email:

13/09/2017

Thank you for sending me your draft plan which I appreciate is at a very early stage. I've made some comments about the overall document which I hope you find useful. I haven't commented on the exact wording of each policy but hopefully given some pointers as to how to make them clearer. Once the forum has had a chance to consider the plan and you have made amendments I suggest we have a meeting and resolve any conformity/basic conditions issues (if there are any) before you embark on your Regulation 14 consultation.

Comments:

The draft plan contains a lot of information which could be taken out and put into the documents that are submitted alongside the draft plan. If you look at the page on the following link and click into Buckland Newton and Piddle Valley final versions submitted for examination (in latest news) it give a list of their accompanying documents i.e.

- Basic Conditions statement
- Consultation Summary
- SEA Screening Report
- Other evidence

<https://www.dorsetforyou.gov.uk/article/421792/West-Dorset-Weymouth--Portland-Neighbourhood-planning>

You could transfer information into these documents and it would allow the NP to focus on vision, objectives and policies. Conformity with WDWP LP & NPPF will be dealt with in the basic conditions statement. Your spatial portrait could be briefer and some of the statistics put into a separate evidence document and anything on the consultation process transferred to Consultation summary.

It would help the clarity of the document if you included a short pre-ambule to each policy explaining the reasoning and justification behind it. This would also help to focus your introduction on what your plan is trying to achieve and why you are preparing one (i.e. some development wanted to balance the community but conscious of very special place- landscape, nature conservation, heritage designations that need to be protected etc).

This could include reference to the introduction of a DDB and broadly why you've drawn it where you have (i.e. avoiding isolated development in the countryside and to protect the character, special qualities and natural beauty of AONB). Then more detail could be included alongside the policy.

The DDB should be drawn on the Proposals Map along with any other spatial policies. For example; the community facilities you want to retain, Important local buildings, Important views, green spaces etc. Then policies can refer to the proposals map.

Some of the policies contain inconsistencies for example **E1** says that *dwelling will not be supported that are clearly visible from public rights of way* but then requires them to be *alongside a road* which is a PRW.

Another example is **E5** which requires *new buildings and extension /alterations to be in keeping with adjacent buildings* but **E5**.refers to *different types and styles of buildings* as a positive characteristic. Perhaps you could be more specific about the local characteristics you want to promote.

E4.1. and **E4.2.** the uses allowed outside the development boundary in E4.1 doesn't include affordable housing which is referred to in E4.2.

Some of the terms you have used need to be more clearly defined e.g. 'clearly *visible*', '*noticeably detrimental*', 'where *appropriate*' which can be done in the pre-amble to the policy which will help with interpretation.

Also where you refer to local features in particular locations e.g. *stone boundary walls in some locations*, rights of way and vantage points - identify them on the proposals map so that it is clear where this applies.

There are some inconsistencies with WDWP policies, e.g. **E8** - WDWP LP policy ECON8 does not permit reuse for housing & SUS3 only allows it in certain circumstances. The reference to settlements with over 200 population in WDWP LP only relates to the re-use of redundant buildings and not all development.

In addition, some are at odds with NPPF – **E3.1**, doesn't recognise the hierarchy of designations or circumstances where harm might be justified e.g. overriding public benefit and no alternative acceptable solution.

In relation to landscape and nature conservation policies you may want to make reference to opportunities for 'mitigation' and how this might be used to moderate harmful effects.

There is some repetition of points in different policies which is not necessary as the plan will be read as a whole and so long as the issue is covered in one policy there is no need to repeat.

In response to the points in your email:

No 4. There should be some capacity but you don't necessarily have to identify existing vacant plots from the outset as development might come forward from other sources such as plot subdivision / redevelopment / change of use that you could not have anticipated. Provided there are some unconstrained parts of the DDB the small level of growth you are proposing is likely to be able to be accommodated. Regarding the additional land that could be included in the DDB you may want to consult on options as this area might be preferred by some as it is closer to the village core than the western extension along Hembury Road.

I cannot recall if you have consulted DCC Highways on the proposed level of growth and DDB. As the roads are quite constrained these views will be important from the outset. I can do this for you if you let me know which plan I should use.

No 5. You don't have to consult Estate Agents but it would be advisable to consult landowners if you know who they are. The formal consultation period on the draft plan should include them as you have to consult various statutory consultees and people who live & work in the area. However in the interests of transparency it's probably better to alert people to the initial thoughts and contents as soon as possible as any issues will be out in the open and can be addressed before you get too far along any particular route.

I can offer advice throughout the process as an independent examiner will decide whether the plan meets the basic conditions. However there are stages where the LPA will comment more formally but hopefully we can resolve any issues before your initial Regulation 14 consultation as mentioned above.

Comment (HJA1) see link to basic conditions statement above

Comment (HJA2) I can provide some better quality plans for you to include in your final submission.

Comment (HJA3) You can provide a link and submit the plan electronically. For consultation you may want to make some printed copies available for those who don't have access to the internet.

Comment (HJA4) see above regarding proposals map

Comment (HJA5) Some of this may be included in other documents – see above or you could include a glossary.

29/11/2016

Thank you for your update. I haven't had a chance to look at your basic conditions statement or NA information yet but will hopefully be able to respond next week. Replies to your queries from the forum meeting are set out below and I'm happy for you to distribute these to forum members as the advice is available for all.

1. Are you advising that affordable houses may be placed where they are not constrained by impact on the DAONB either outside or inside the DDB? I ask because our DDB seems sufficient to accommodate more than the 4-5 dwellings indicated by the evidence (probably 1.5-2x this figure). The Forum has not agreed yet that the DDB should be reduced to a lower theoretical maximum. This apparent over capacity may be sufficient to place affordable homes within the DDB. My own view was the DDB should not include opposite Leggs Mead (a former agricultural workers terrace of 4 dwellings from 20th Century). This site is shielded from distant views by Leggs Mead and involves development in the only part of School Lane for which Richard Brown and Katherine Jones advised development was acceptable. I thought it a suitable site for affordable homes if built adjacent to the DDB.

- 1.10 Once a site is within a DDB the principle of development for housing is generally acceptable subject to all the other policies in the local plan such as; landscape impact, access, flooding, design etc. The land will therefore have a greater value than agricultural land outside the DDB where development is restricted to uses described in policy SUS2.

Affordable housing exception sites work on the premise that outside the DDB the reduced land values will subsidise the development to make it more affordable. Schemes are still subject to all the other requirements in the plan, including impact on AONB. In making a planning judgement as to the acceptability of a scheme the benefits of an affordable housing scheme would have to be weighed against any negative impacts and possible mitigation.

If you want to promote an affordable housing site in your neighbourhood plan I would advise you to exclude it from the DDB but allocate it as an affordable housing exception site. Inside the DDB there is no incentive for it to come forward for affordable housing as it could be developed for open market housing.

- 1.11 Is it possible to confirm from other NPs etc. that limiting the extent of the DDB is advisable? A minority of the Forum were not supportive of accepting that reduction. Their concern was limiting landowners from the chance of submitting a planning application in the future.
- 1.12 An examiner for another np has raised concerns about an extensive DDB within the AONB as there was no evidence/ assessment to demonstrate that the cumulative impact of possible development within the DDB would not be harmful to the character of the AONB. This is something you may wish to consider in deciding where to put your boundaries particularly as you only require a small amount of growth.
- 1.13 Once you have a draft plan we would like to meet with you and other members of the forum to discuss any issues that we might foresee (if there are any) before you embark on your Regulation 14

consultation. This should save time in the long run and ensure the correct procedure is followed. Do you have a rough idea of when you might be in a position to send us a draft plan?

20/12/2016

Your Basic conditions statement is along the right lines and can be finalised when you have the agreed wording for the draft submission policies. Some of those currently in the statement will need to be worded more precisely as at present they would be difficult to interpret and apply. For example policy E1 - how would you establish whether roof tops would be visible when viewed from these distances? - The roof tops might have a detrimental impact on the AONB and if development was screened would it be acceptable? Policy E2 – ‘seek to ensure development has no impact’ development will have an impact do you mean no ‘detrimental’ impact? In addition, some of the policy wording would be more appropriate in the supporting text. I suggest you look at the guidance documents on the Forum for Neighbourhood Planning which includes one on ‘How to write planning policies’.

<http://www.ourneighbourhoodplanning.org.uk/resources/documents/29>

Where you have said that your policy is in accordance with a local plan policy you need to consider whether it is wholly in accordance and whether there are policies that it also conflicts with. For example policy E4 does not conform to local plan policy SUS2 or ECON7 as it is more restrictive in terms of the uses allowed outside the development boundary. Any policy that is more restrictive than the local plan would have to be fully justified with evidence as to the local circumstances that require greater restrictions.

Policy B1.1 is more permissive than local plan policy ECON1 as it allows growth and expansion of new businesses anywhere in the neighbourhood plan area subject to criteria.

The conformity statement for policy H1 indicates that the NP is meeting some of the growth requirements for the local plan however the NP is not expected to meet any of the local plan growth requirements as sufficient sites have been identified within major settlements and market towns. Neighbourhood plans provide the opportunity for local communities that want some growth to meet local needs in their area.

The justification for policy H2 is that it is promoting dwellings of a similar size to the existing range of houses and equates this to local plan policy HOUS3 however HOUS3 also requires the mix to reflect the likely demand in view of changing demographics in the locality. For the local plan area the types required were based on The Strategic Housing Market Assessment that indicated a greater need for two and three bedroomed homes. Therefore the need maybe different to the type of dwelling size that predominates in the village and so you may need to explain how you arrived at this policy requirement.

A plot size of 0.2ha is an extremely low density and may not conform to local plan policy ENV15 which requires the efficient and appropriate use of land. Cerne Valley NP tried to restrict the density of development in Godmanstone however the Examiner suggested an alternative as she did not consider it had been sufficiently justified. The policy that has been adopted is:-

‘Defined Development Boundary for Godmanstone will be adopted and used in relation to future planning applications. The village should have incremental growth in character with its history and therefore proposals for new development will be need to demonstrate that they reflect the character and density of the existing settlement as a whole.’

Are you intending to submit additional evidence alongside the 'Details of the Neighbourhood Area document'? If it's intended as the only facts and figures type document there appear to be some omissions. Details you may want to add are:

- Flooding
- Nature conservation designations
- Heritage assets
- Land contamination
- Landscape character assessment
- AONB management plan
- Services and Utilities
- Design analysis of the village
- How you assessed the potential for new homes within DDB and how you decided on the boundaries

Some of these could be dealt with by including a constraints map or series of maps. The Facts and Figures document prepared for Loders NP submission was quite comprehensive and so it might be helpful to look at that. They also had the advantage of an existing conservation area appraisal and village design statement that they could include in their evidence.

Thank you for sending me your timetable. If all goes to plan we would like to meet with the group in the week beginning 13th March before the forum meeting so that we can feedback our more detailed comments on the draft plan. Hopefully this will ensure that any issues are dealt with before you agree a final draft and embark on your formal regulation 14 stage of consultation. A copy of your draft plan a couple of weeks before the meeting would be appreciated.

E-mail advice from Ms Jan Farnan 2017

17/01/2017

The date Terry and I can make in the week of 13th – 17th March is: - Monday **13th at 2.30** if this isn't convenient Terry can make Thursday **16th at 10.00**. I hope the SG can make one of these and would it be convenient for you to come here, South Walks House in Dorchester? If so I'll book a room. Also I will be able to attend the forum meeting on 29th March.

District Councillors are involved in the NP process at various stages. As you know your Councillor should be a member of the forum and so will influence the NP as any other member would. Committee also has to agree to the formation of a forum and in some cases the neighbourhood area. Once a NP is submitted to the local authority, consulted on, been through examination and the examiner's report received we have to get committee approval for it to proceed to referendum. This is to ensure that any recommendations that the examiner has made have been considered and acted upon and we are satisfied that the plan meets the basic conditions. If the plan succeeds at referendum it then has to go to full council to be formally made. Councillors' involvement is therefore to ensure that the plan meets basic conditions and not to decide on the content as that is for the community to decide.

Hope that helps

13/03/2017

As promised some links to various sources of information to help progress your neighbourhood plan.

Details of the neighbourhood planning grants are available here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>

As a forum you are eligible for additional support i.e. Technical support grants that are available for amongst other things - Heritage and Character Assessment and Evidence base and Policy Reviews.

Advice on preparing a character assessment - Planning Aid – How to prepare a character assessment to support design policy within a neighbourhood plan.

http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_prepare_a_character_assessment.pdf

http://www.rtpi.org.uk/media/1282930/character_assessment_pro_forma_notes.pdf

Oxford City Council – Character Assessment toolkit

https://www.oxford.gov.uk/info/20193/character_assessment_toolkit/878/character_assessment_toolkit

Guidance on identifying local green spaces be found here: http://ndp.goudhurst.co.uk/wp-content/uploads/2016/10/NDDC_Local_Green_Spaces_V3.0_FINAL.pdf

11/04/2017

I thought this might be of interest to the forum.

From: Dan Worth [<mailto:dan.worth@sparse.gov.uk>]

Sent: 06 March 2017 14:45

To: Dan Worth

Subject: Neighbourhood Planning Service

Dear Colleague,

You may not be aware but your authority is part of the Rural Services Network, an organisation that works to support rural authorities by sharing best practice and networking, and campaigning on their behalf for Fairer Funding for Rural Areas.

As part of your authority's membership, we provide a range of information and analyses that can be found on our website at www.rsonline.org.uk.

We specifically do analyses that may be of interest to you in our Neighbourhood Planning section which can be found at: <http://rsonline.org.uk/observatory/neighbourhood-planning>

The analyses use data taken from the 2011 Census and other National Statistics sources that can be used to set the context for a local parish/community within your authority area.

We hope it will be of use to you. If you require any further information please do not hesitate to contact us.

01/08/2017

I've nothing further to add to the response to the questions that Terry provided and as suggested previously it would be beneficial if possible for members of the forum to attend a meeting with us so that each option could be discussed and any questions answered.

The Conservation team would be able to respond to heritage & character information that the forum has produce however it would not have the capacity to carry out any assessment work itself.

Maps can be provided and depending on how many and the complexity of them I would allow about a month. If you have any that could be worked on now could you let me know as it would help with resources?

22/11/2017

Thank you for sending through your timetable and progress to date. We can provide feedback on the basic conditions statement by 17/1/18 if you could get it to us at the beginning of the first week in January although the sooner the better. Similarly the plans as soon as possible please and as most of the information is unlikely to change following the consultation if you could send me the jpegs and power points we can start work on them in the near future.

There don't appear to be any additional actions for you provided Jo's list includes all the required consultees outline in the neighbourhood planning Regs 2012 (which I'm sure it does) and you have publicised the draft plan in a manner that is likely to bring it the attention of people who live, work or carry on business in the area.

E-mail advice from Ms Jan Farnan 2018

17/01/2018

You'll remember that I initially said we could help with revised plans for the submission version of your neighbourhood plan but having reflected on this I now think it would be advisable to wait until after the examination and referendum as there may be changes / amendments required. This will avoid any unnecessary work and is what we have done with other groups. Your plans are fine for the submission version and the examiner will advise which ones will need to be made clearer. We can then work on the final versions for the 'made' copy of the plan.

Are you still on track to submit by February 2018?

Appendix 5.5

Community Feedback on the 1st draft of the Askerswell Neighbourhood Plan distributed February 2017

The 1st draft of the Neighbourhood Plan and the policies it contained before revision is a supplied document.

Thank you to all who completed the feedback sheets. The Forum is grateful to Frank Hemmings who organised the printing plus Dinks Boden, Sue Dutt, Liz Guard, Pat Atkinson, Graham Hall and Howard Atkinson who were the volunteer distributors and collectors of the documentation.

Analysis of feedback is based on 109 fully or partly completed returns. The number of answers to closed questions in Table 1 is normally less than the maximum of 109, as not all responders answered every question.

There was substantial agreement on Vision, Objectives and Policy statements. Only Policies E4.2 and E5.8 received less than 75% support. **E4.2** refers to rural exception sites. It was included on advice of a WDDC officer to comply with both the Local Plan and National Legislation. An example rural exception site would be for an affordable dwelling to meet the needs of an agricultural worker. It is not a back door for any development. **E5.8** will be changed in the final plan to be less restrictive about the appearance of windows.

Not all areas on the shortlist received similar levels of support. Areas 1-4 had high acceptance with Area 6 (by The Old Wheelwright Shop) receiving a lower level of support but significantly greater than Area 5 (adjacent Knapp cottages). The location of new dwellings will be determined at a future Forum meeting after taking on board advice from landscape experts who the Forum requested visit for a second time. It is a matter on which you are likely to be consulted again for instance at drop-in event in the village hall and/or on this website.

The comments provided have sometimes been paraphrased in Table 2 to condense the report. If more than one respondent made the same point this is indicated e.g. 2x = twice. Sometimes the number of comments exceeds the number of responders when individuals made more than one comment in a category. Some comments suggested improvements to the Neighbourhood Plan that will be made. Some other points are appropriate for the Parish Meeting to consider but fall outside of the scope of the Neighbourhood Plan.

Next steps

The Forum agreed to adopt the Vision statement, Objectives and Policies. We will seek funding to have our policies drafted by a planning expert to ensure none is ambiguous. This is important to ensure the policies are not challenged later e.g. by a developer. We will also enhance the heritage and character assessment to underpin where new dwellings are or are not supported and then

confirm outcomes with the community. Consequently, it may be several months before the Neighbourhood Plan will be submitted formally. The documentation will be available to all on the website before submission.

Community consultation on Askerswell Neighbourhood Plan Closed Question summary					
name	Yes	No	no response	total responses	% opinion expressed in favour
number					
electoral (1,2)	71	14	24	109	
	Agree	disagree	No opinion	total responses	
Vision statement	91	15	1	107	86%
Environmental Objective	97	5	2	104	95%
Community Objective	96	3	5	104	97%
Business Objective	103	0	1	104	100%
Housing Objective	93	9	0	102	91%
Policy E1:					
E1.1.	75	15	12	102	83%
Policy E2:	26	0	0		100%
E2.1.	93	1	4	98	99%
E2.2.	102	0	2	104	100%
E2.3.	98	0	6	104	100%
E2.5.	89	4	11	104	96%
E2.6.	101	0	3	104	100%
Policy E3: Protection of Wildlife Habitats					
E3.2.	90	4	8	102	96%
E3.3.	93	4	7	104	96%
E4.1.	92	7	2	101	93%
E4.2.	69	25	7	101	73%
E4.3.	80	15	8	103	84%
E5	78	2	3	83	98%
E5.1.	90	4	10	104	96%
E5.2.	90	2	8	100	98%
E5.3.	96	2	4	102	98%
E5.4.	89	4	9	102	96%
E5.5.	78	9	15	102	90%

name	Yes	No	no response	total responses	% opinion expressed in favour	
E5.6.	90	8	4	102	92%	
E5.7.	83	4	15	102	95%	
E5.8.	53	30	17	100	64%	
E5.9.	77	13	11	101	86%	
E5.10.	83	4	13	100	95%	
Policy C1: Safeguarding Community Assets						
C1	98	1	0	99	99%	
B1.1.	95	4	1	100	96%	
B1.2.	95	5	1	101	95%	
Policy H1: Number of new dwellings	72	24	5	101	75%	
Policy H2: Type and Size of new dwellings	74	21	5	100	78%	
area 1	62	12	14	88	84%	
area 2	60	15	17	92	80%	
area 3	64	13	11	88	83%	
area 4	72	9	13	94	89%	
area 5	34	47	14	95	42%	
area 6	51	26	15	92	66%	
% responses in favour						
				90%+		
				75-89%		
				50-74%		
				<50%		

**Analysis of opinion of potential Defined Development Boundary areas
(Statistical test; Chi-square)**

1. Areas 1-4 have statistically similar levels of support with an overall value of $82 \pm 2\%$
2. Areas 5 and 6 have less support (highly significant difference)
3. Area 6 has more support than area 5 (highly significant difference)

Open Question Summary

Vision Statement		
Comment	Number of responders	number of responses
Fine but highly general	1	1
Total	1	1
Not in favour of NP		
Do not seek development		1
i) against NP; document does not change view; ii) against NP		2
NP not needed; LP adequate for now and likely in future		1
Total	1	4
Comment on any development and community balance		
Vision statement not as recorded in draft minutes of Forum meeting of 28/9/2016 i.e. ambition to encourage young families while ensuring negligible impact on the environment (4x)		4
A more balanced age distribution cannot be achieved via a NP		1
Does not wish more balanced age distribution; lack facilities for children (schools, entertainment, noise etc.)		1
Would support NP with guarantee of favouring 1st time buyers (para 2 of vision statement)		1
Original survey interpreted as indicating that up to 5 new dwellings tolerated if imposed not an indication of in favour		1
Against proposed DDB (opposed to area 5)		1
The village to be kept as a village		1
NP lacks contingency plan for adverse events (e.g. war, terrorism, cyber-attack, asteroid collision, collapse of capitalism) that may disrupt power and food distribution		1
Total	11	11

Objectives		
Comment	Number of responders	number of responses
i) New residents in additional dwellings may not add to the vibrancy of the community, ii) we do not need new dwellings to increase vibrancy		2
OK		1
Contingency plans to becoming a more sustainable community		1
New dwellings to encourage young people		1
Add to objectives that farming practices should respect rest of community, mud on roads, breaking banks, bad behaviour, verbal abuse, protecting the countryside is a joke		1
Total	6	6

Environment		
Suggested additional policies	Number of responders	number of responses
Work towards eventual self-sufficiency of the community		1
Highlight impact of high tension cables on the valley and Eggardon Hill		1
To achieve a more " age balanced" community need more "give and Take" and not "be policy rigid"		1
To keep all rules that the environment wants		1
Needs to deal with illegal overnight parking (less than 10 m from junction) in square		1
New dwellings should have space for a minimum of 2 vehicles		1
Total	6	6
Comment on policies		
E1.1: lack of visibility of new build from a distance of 1km not needed to be in keeping with DAONB (4x)		4
E2.5: protect historic walls, do not control vegetation (4x)		4
E3.2: a step too far; too much personal wishes		1
E3.3: "not to harm" biodiversity preferred "to take opportunities to enhance"		1
E4.1: what other development in mind? What real demand for new dwellings		1
E4.2: i) loophole, what circumstances, ii) why have a DDB if can build outside?		2
E4.3: would allow a pumping station		1

E5.6: favours eco-friendly building materials if sympathetic to environment (4x)		4
E5.8 white window frames preferred but do not be prescriptive		1
E5.8: ii) supports uPVC on more modern buildings where it does not spoil the look; ii) uPVC already permitted already in village		2
Total	8	21
Comment		
Prefers high quality design/modern architecture to show evolving chronology rather than "mock" styling as at Poundbury		1
Agrees with environment polices		1
All on page 6-7 of NP well thought out and indicate hard work on someone's part		1
Improvement of visual/environment in square highly appreciated		1
Total	4	4

Community Policies		
Comment	Number of responders	number of responses
Much consultation and revision to NP already made so only minor amendments should be identified by this consultation		1
Opposes development outside of DDB or (generally) any change in land use		1
Could do with a shop to add to good use of pub. and VH		1
Total	3	3

Local employment and business		
Comment	Number of responders	number of responses
Depending on what is in the village		1
Avoid increases in vehicular traffic		1
Too many problems of farmers spreading muck with tractors outside of our houses		1
Total	2	3

Housing policies		
General Comment	Number of responders	number of responses
i) Supports 4-5 houses ; ii) 5 houses maximum		2
i) 4-5 seems a low number; ii) supports more than 4-5 new dwellings (4x)		5
Further possible sites for housing not included		1
Area/new dwelling set too large only sites 2 & 4 have that large an area (4x)		4
Total	7	12
Comment on policies	Number of responders	number of responses
New dwellings would spoil village		1
Oppose disruption of building		1
All seem sensible options		1
i) no objection to modern, innovative architecture; ii) modern design and use of colour should not be "outlawed"; iii) modern designs should be an asset (we are not a museum), do not outlaw, extension of listed often designed to contrast with old, leave control to planners.		3
i) does not support 4-5 open market new dwellings; ii) supports extensions and renovation of disused buildings but not new build		2
i) affordable dwellings is a WDDC matter and should not be mentioned in NP; ii) NP does not address affordable housing, may be contentious to mention		2
Area 5 not acceptable		1
Areas 3 & 6 not needed		1
Areas 1,2 and 4 meet need		1
Community not suitable for young people		1
Poor transport links		1
Only supports a terrace if maximum of 4-5 dwellings not exceeded		1
Supports terraces to encourage the young, singles and families		1
To be in keeping with the village		1
Too many homes		1
Favours smaller new dwellings		1
White windows too prescriptive (2x)		2
Total	16	22

**Summary of additional comments expressed on six areas
within the initial defined development boundary**

Area 1	Number of responders	number of comments
In support		
suitable for affordable housing outside of DDB		1
supports, Leggs Mead would reduce visibility		1
supports as in NP		1
Maybe OK		1
more than one dwelling possible		1
Total	5	5
In opposition		
wish to remain undeveloped		3
does not want a building site		2
access problem		1
not suitable		1
i) too exposed, ii) there are better positions		2
Total	7	9
Area 2	Number of responders	number of comments
In support		
infill suitable		2
supports as in NP		1
well screened		1
Total	4	4
Conditional support		
new building not to obstruct current view to East (7x)		7
Must be in keeping with local character (3x)		3
careful planning, off-road parking needed		1
single unit, Hembury road single track		1
Total	9	12
In opposition		
visible from home		2
Total	2	2

Area 3	Number of responders	number of comments
In support		
there was a dwelling at this site (3x)		3
i) good location, ii) good use of an overgrown site)		2
would support 2 dwellings		1
supports as in NP		1
Total	7	7
Conditional support		
lane access, one house only, not a terrace, (2x)		2
Total	2	2
In opposition		
wish to remain undeveloped		2
i) poor access (3x), ii) would intrude on village hall, iii) narrow lane, iv) congestion, v) could be too prominent		4
adverse visual impact on VH		1
too exposed		1
visually overpowering if not low rise & too rear of plot		1
Total	7	9
Area 4	Number of responders	number of comments
In support		
infill suitable		1
good location/infill		1
supports as in NP		1
Total	3	3
Conditional support		
dwelling needs to be carefully positioned		1
single unit, Hembury road single track		1
support if full archaeological survey favours		1
Total	3	3
In opposition		
wish to remain undeveloped		1
visible from home (2x)		2
i) adverse impact on own dwelling value, ii) oppose vigorously for effect on dwelling value		2
Total	5	5

Area 5	Number of responders	number of comments
In support		
supports as in NP		1
Total	1	1
In opposition		
wish to remain undeveloped		1
a) access problem (8x), b) no access steep(3x), c) unsuitable access (1x), d) limited access (1x), e) access not feasible (1x), f) drive to close to that opposite (1x), g) risk of congestion (2x)		13
i) dangerous or hazardous(drive 6x) ii) blind in one direction (1x)		6
i) would alter important view of village, ii) sight lines invasive, iii) viewable from A35 (3x)		5
Planning permission already refused		1
i) opposed to destruction of bank and (ii) being cut into		2
would alter approach to the village		1
risk that inclusion may result in more development than anticipated		1
i) unsuitable, ii) no further development here (2x), iii) strongly oppose		4
does not comply with policy E1.1		1
i) How on earth was this included? ii) should not have been considered		2
i) too exposed, ii) much too exposed		2
extends building line		1
Is access at current cutting?		1
low rise single dwelling, footpath only, no vehicular access Burrywells		1
risk of run-off from site, rubble, mud (2)		2
Total	27	44
Area 6	Number of responders	number of comments
In support		
supports as in NP		1
Total	1	1
Conditional support		
supports but land is boggy		1
Total	1	1
In opposition		
a) access problem (1x), narrow road (6x)		7
i) disturbance to wildlife (2x) ii) to landscape (1x), iii) to trees, forest & rural aspect (2x), iv) tranquil backwater (1x), v) area of beauty (2x) vi), to be treasured		6
road: narrow (3x), unsafe (2x), access(1x), not maintained (1x)		6
possible flooding		1
i) high ground, ii), steep		2
i) encroaches on open farmland, ii) should not be built on		2

better locations elsewhere		1
single unit, single track road, requires access back from road		1
too exposed		1
beyond natural edge of village (4x)		4
Total	20	31

Askerswell Neighbourhood Forum, 12/02/2018