

BUCKHORN WESTON AND KINGTON MAGNA NEIGHBOURHOOD PLAN - CONSULTATION REPORT

Introduction

This Consultation Report has been prepared to meet the requirements of Regulation 15 submission of the Buckhorn Weston and Kington Magna Neighbourhood Plan. The Report is presented in two parts. Part One provides details of engagement and consultation undertaken in the development of proposals presented in the Regulation 14 Draft Neighbourhood Plan. Part Two provides details of the Regulation 14 Consultation, the responses received and how the responses have been addressed in the amended Regulation 15 Draft of the Neighbourhood Plan.

PART ONE - REPORT OF CONSULTATION PRIOR TO REGULATION 14

- 1- Neighbourhood Development Plan Consultation Meetings in Buckhorn Weston and Kington Magna, Saturday 19 February 2022**
- 2- Buckhorn Weston and Kington Magna Neighbourhood Plan Survey, April 2022**
- 3- Settlement Boundary Consultation and Survey, November 2022**

PART TWO – REPORT OF REGULATION 14 CONSULTATION

- 1- Regulation 14 Consultation arrangements, June 2023**
- 2- Assessment of Regulation 14 Consultation Responses, October 2023**

PART ONE

PART 1-1 Neighbourhood Development Plan Consultation Meetings in Buckhorn Weston and Kington Magna, Saturday 19 February 2022

Introduction and background

Buckhorn Weston and Kington Magna Parishes (BWKM) have formed a Neighbourhood Area to consider and progress the idea of a Neighbourhood Development Plan (NDP) for their area. Designation of the Neighbourhood Area was made by Dorset Council on 11 June 2021. The Parish Council and community is in discussions about the formation of a Steering Group to oversee a NDP process.

This report details results of a public engagement event held to discuss the NDP and, taking the results of this, sets out next steps that the Parish Council or forthcoming NDP steering group should consider taking to progress the concept further with the local community.

Appointment of Professional Support

In November 2021, Andrea Pellegram Ltd was appointed to provide professional support on the development of the NDP, attending (on zoom) a meeting with the Parish Council on 8 December 2021. A further ad hoc meeting was held to discuss the format of a consultation event. In this initial period, a detailed review of Adopted North Dorset Local Plan and emerging Dorset Local Plan policies applying to the area was undertaken, summarised below and with a separate report providing a detailed review to establish the local plan context for the NDP.

At the above meetings, a process for development of the NDP was mapped out, to begin with a public consultation event to gather views on the need for and content of a NDP. This would raise awareness about the NDP and develop an understanding of local community priorities and concerns that an NDP could address.

Geographical Position in relation to surrounding areas - Buckhorn Weston lies on the border of Dorset with Somerset. Two Somerset Parishes border it to the north-west – Wincanton and Cucklington. A third Somerset Parish borders it to the west (Abbas and Templecombe). Gillingham borders it to the north-west and Kington Magna makes up the remainder of the border.

Kington Magna also borders Gillingham to its north-east, West Stour on its main western border. Fifehead Magdalen borders it in the south-east corner. The Somerset Parishes of Henstridge Parish and Abbas and Templecombe border to the south-west and west. Buckhorn Weston provides the main border to the north-west.

The two settlements are located approximately 1.5km from each other. Both are located approximately 5km to the south-west of Gillingham centre.

Local Plan Context

NDPs must demonstrate that they are in general conformity with the Development Plan for the area. The policies and status of both adopted and emerging local plans are therefore highly significant context for the NDP.

Planning Status – The Parishes are situated within North Dorset sub area. Functionally this area is seen to have a relationship to Salisbury and Yeovil Housing Market Area and the A303 Corridor functional Economic Area, as distinct from other parts of rural Dorset to the south, which are more linked to Bournemouth and Poole.

Gillingham, Shaftesbury, Stalbridge, Sturminster Newton and Blandford Forum are identified as the main locations for new development and the provision of services and community facilities. Larger Villages are also identified as local service centres and as places capable of accommodating new development. Smaller villages sit below this (including BWKM).

The Adopted Local Plan is the North Dorset Local Plan Part One 2016 and some saved policies from the North Dorset District Local Plan 2003. The 2016 plan removed the Settlement Boundaries from smaller villages, including both Buckhorn Weston and Kington Magna.

Following local government reorganisation resulting in the creation of the unitary Dorset Council, a new Dorset Local Plan is being prepared, with a time period running from 2021 to 2038. The Emerging Dorset Consultation Draft Local Plan (January 2021) does not propose to reinstate settlement boundaries.

With settlement boundaries removed, there is little policy support for new development, restricted to a specific list of acceptable developments. All settlements in both parishes have the status of countryside in planning policy terms.

This means policy for development in the parishes is highly restricted in accordance with Policy 20 of the adopted plan 2016 and the emerging Dorset Draft Local Plan policy DEV8.

Initial Consultation Events

In order to inform and discuss the principle purpose, role and scope of a NDP, two consultation meetings were held on Saturday 19th February (one in Buckhorn Weston Village Hall at 10am until 12 noon and one in Kington Magna Village Hall from 2pm until 4.30pm).

The Parish Council used a variety of means to publicise the event including its Facebook pages, local councillors' social media accounts, public information boards and its website. Every resident in both villages received a leaflet informing them about the NDP and inviting them to the events.

In addition to local councillors and the Parish Clerk, nineteen people attended the event in Buckhorn Weston and twenty-one attended the event in Kington Magna.

The format for each event was based on an introduction from the Chair of the Parish Council, a presentation from consultants (see attached presentation in Appendix 1) and a discussion with the community in attendance. The aim was to answer questions as they arose, encourage debate and the expression of key issues for the community around the development of a NDP, ideally expressed in

the form of strengths, weaknesses, opportunities and threats (SWOT). Points made were recorded on a flip chart and a summary of issues raised is presented below.

Issues raised at Buckhorn Weston consultation event

The concept of the NDP was discussed and the various potential approaches set out in the presentation were discussed. Discussion focussed on whether the community wanted to experience some development, if so what the nature of this was and what mechanisms could be used to promote it.

Discussion centred on a need expressed at the meeting for a small amount of housing to provide for local community needs, specifically for local young people and potentially for elderly people in the village wanting to downsize. Keeping the village alive was seen as a way to protect what services remain and potentially improve them.

In terms of mechanisms there was an openness to considering the restoration of a new settlement boundary and/or identifying and allocating a potential site(s) for local housing. Further information and discussion would be needed on this before deciding if this would be desirable.

A summary of the matters raised in the SWOT exercise are set out below.

Strengths

- Rurality
- Quietness
- Availability of walks
- Community feel
- Wildlife
- Play equipment
- Good relationships with farmers
- Good Pub
- Church
- Village Hall
- Cricket Club
- Village Green

Weaknesses

- Lost basic services
- No mobile library
- Lost Bus Service (this was very poor before being lost, now replaced with a dial-up community bus)
- Long bus journeys to school (first on in the morning and last off at night, one hour each way)
- Use of mobile services needs to increase in order to keep those that remain

Threats

- Satnav instructions lead to traffic cutting through to A303

- Traffic speeds through village are too high (upto 49mph in a 30mph zone)

Opportunities

- Design Policy to capture local styles
- Cross' Garage site – potential development
- Village Green – Local Green Space
- Settlement Boundary definition
- Small site for local housing needs

Issues raised at Kington Magna consultation event

Considerable discussion took place at the event at Kington Magna on the purpose, scope and effects of a Neighbourhood Development Plan. There was particular concern to understand what knock-on effects it could have on development and to understand why a NDP would be advantageous over the status quo of existing local planning policies. Ultimately, the answer as to the benefits of a NDP lies with the community and is based on whether it wants to secure new development or influence it (at whatever scale) differently to now.

There was some concern expressed about how Dorset planning frameworks could change over time (a southward/westward expansion of Gillingham and Shaftesbury) and whether or not the area would become a focus for site promotion in the long term, and so a question as to whether a NDP would help with this.

The event did not move on to a structured consideration of strengths, weaknesses, opportunities and threats, but some further topics emerged through discussion:

- Concerns about the potential for large scale renewable energy developments in the locality.
- A similar need (as at Buckhorn Weston) for a small amount of housing to meet local needs and a strong concern to ensure that if this was pursued, then it could be controlled or does not stimulate more uncontrolled development.
- The proximity of farms to the village gave rise to discussion for the potential of farm building conversion to housing under Class Q permitted development to meet local needs.
- The potential to promote solutions to domestic renewable/low carbon energy solutions in the Conservation Area, requiring a dialogue with Dorset Council to investigate this further.
- The strong connection of the village with the farming community.
- Lack of control of lighting impacts from the Henstridge Airfield was mentioned as a concern.

Potential policy themes

The general requirement set down in the National Planning Policy Framework and in NDP Regulations is that strategic planning policies are reserved to the development plan published by Dorset Council. The framework described above indicates that, as things stand, no development is planned in the area for the period of the adopted or emerging plans. Proposals coming forward for development would be assessed against policy 20 of the adopted plan and policy DEV8 of the emerging plan (when adopted). Both are restrictive.

Clearly, local people are concerned to ensure that the overall position does not change significantly, but they may have some interest in securing a limited amount of development to meet defined local needs.

There is also interest in securing local policies which would be used in the determination of applications as and when they arise, on a range of topics of interest to the local community. From the discussions held at the two events on 19 February 2022, the following are highlighted as matters for further consideration:

- Small amount of housing to meeting identified local housing needs, to secure ongoing viability of a balance village community capable of meeting the needs of the young and the old looking to downsize.
- Design policies to ensure sympathetic development in each village as it arises including policies to improve impacts from existing development where possible (such as external lighting in the context of dark sky objectives).
- Consideration of the designation of Local Green Spaces.
- Measures to facilitate the development of renewable energy and low carbon technologies on domestic properties or at a community level, in particular where they are affected by restrictive Conservation Area policies.
- Incorporate a wider (non-planning) commentary on the protection and enhancement of local services.
- Consider potential for renewable energy developments to be promoted by others in the vicinity and considers potential strategy responses to this possibility.

To confirm community views on the matters discussed at the meeting and the themes identified, an online survey of residents was recommended.

Work that would be required if taking policy themes forward

The following broad **initial** actions would be needed to progress the potential policy themes identified above:

Potential routes to secure local housing needs

1. Produce note on ways to secure local housing if wanted by BWKM.
2. Produce note on implications of establishing a settlement boundary.
3. Produce note on how to identify specific local housing needs.
4. Set out the work required if BWKM want to allocate a site for housing.

Design

1. Convene a sub-group that is interested in design matters.
2. Prepare a Character Assessment for each village which will assess the existing character of the area so that key positive design features can be identified. This will mainly be a photography exercise linked to maps.
3. Develop design principles and policy that can be applied to smaller applications (extensions and modifications) as well as to any sites identified for development.

Local Green Space

1. Create list of candidate sites for designation as LGS.

2. Identify each one on a plan with a boundary.
3. Assess against criteria for designation.
4. Consult with landowners where LGS proposed on their land.
5. Confirm whether LGS status is being requested.
6. Consider management objectives for each site.
7. Include policy designating sites in NDP, with assessed sites (completed pro formas and OS plan per site).
8. Ensure policy addresses potential for specific development (such as signage, paths, seating etc) which can secure management objectives for each site.

Renewable Energy and low carbon solutions

1. Identify the types of potential domestic level energy development that could be required to achieve net zero carbon objectives.
2. Identify the current constraints on securing development.
3. Discuss the issue with Dorset Council to seek solutions and reflect in NDP policy.
4. Consider other solutions at community level (if any).

Community Infrastructure, Assets and Services

1. Create a list of local services and facilities.
2. Via a survey and engagement, seek to determine the capacity and current level of use of each.
3. Identify requirements for improvements in capacity or quality of facilities and services.
4. Identify alternatives if available.
5. Develop a policy.

Potential for large scale renewable energy developments in the area

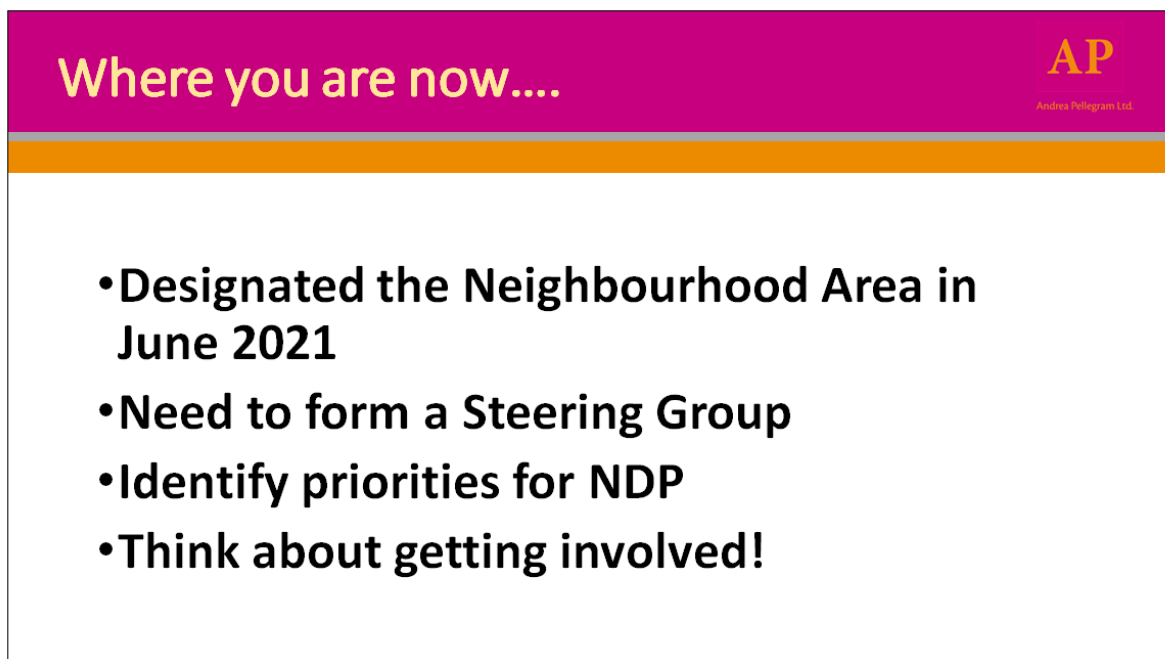
1. Establish location and capacity of grid connections in the area to determine potential for new developments to come forward.
2. Examine areas within the Parish that would be considered sensitive to such developments.
3. Consider how the NDP could develop policy to protect such sites from the impacts of inappropriate development and/or could secure benefits from development to contribute to other NDP objectives.

Appendix 1 – Presentation Slides to consultation events, 19 February 2022



Slide 1 features a magenta header with the AP logo and 'Andrea Pellegam Ltd.' in the top right corner. Below the header is a thin orange horizontal line. The main content area is white and contains the text 'Buckhorn Weston and Kington Magna Neighbourhood Development Plan' centered. Below this is a magenta section containing the date '19 February 2022' in white text, and a black rectangular redaction box centered below the date.

1



Slide 2 features a magenta header with the AP logo and 'Andrea Pellegam Ltd.' in the top right corner. Below the header is a thin orange horizontal line. The main content area is white and contains the text 'Where you are now....' in magenta. Below this is a list of four bullet points in black text: '•Designated the Neighbourhood Area in June 2021', '•Need to form a Steering Group', '•Identify priorities for NDP', and '•Think about getting involved!'.

2

Neighbourhood plans must be in conformity with the Development Plan

NPPF para 29:

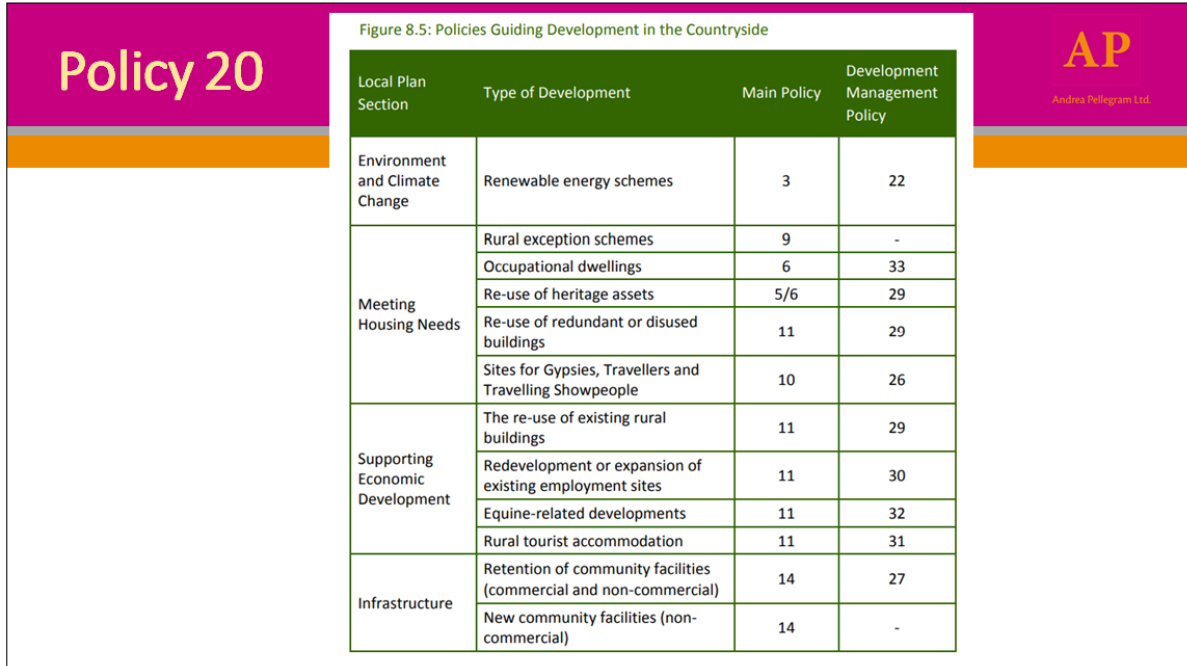
“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”

3

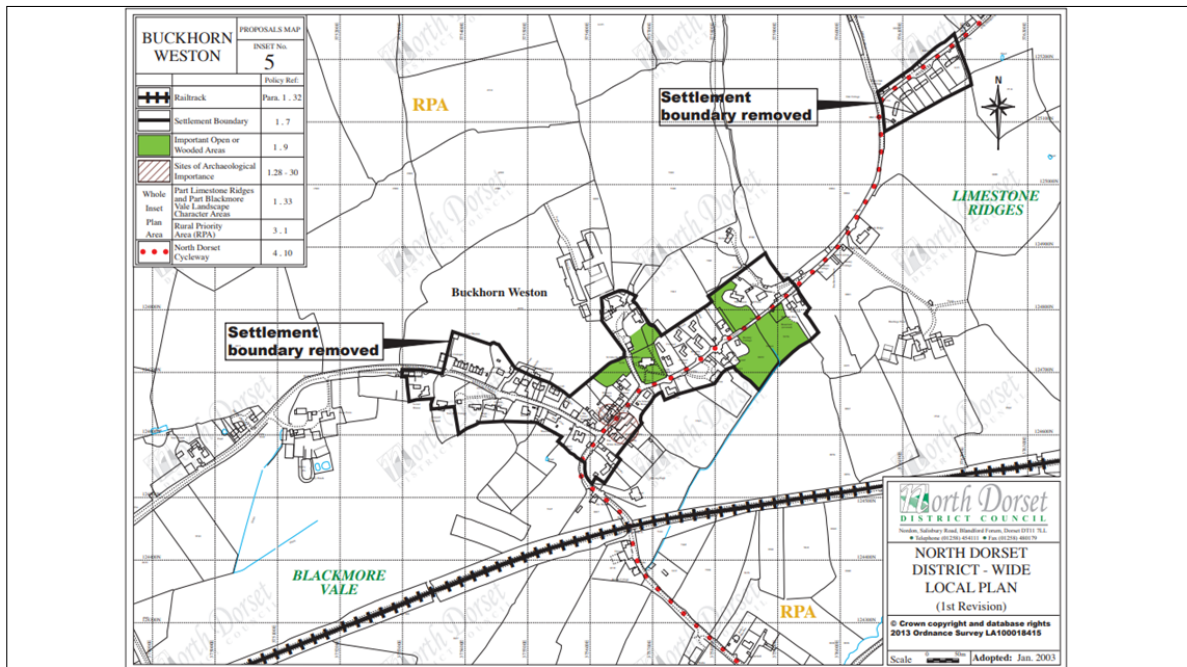
Development Plan Context

- **Adopted North Dorset Local Plan Part One 2016**
- **Saved Policies North Dorset District Plan 2003**
- **Covers the period 2011-2031**
- **2016 plan removed settlement boundaries**
- **Countryside status – restrictive policy 20 applies**

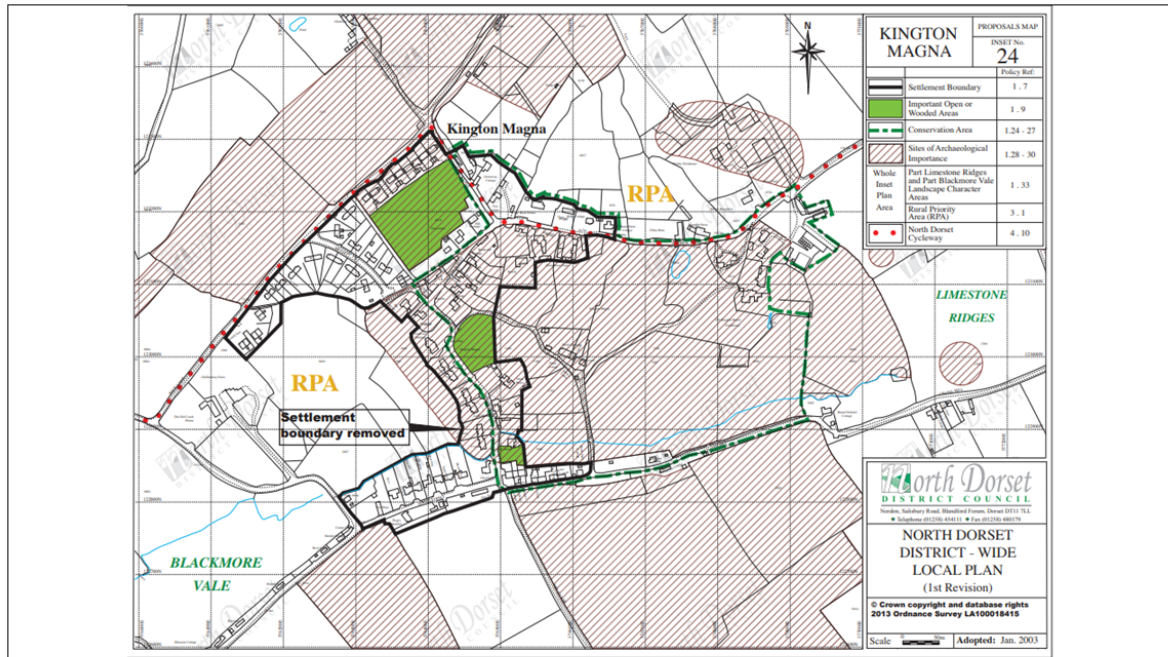
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Emerging Dorset Local Plan



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- **To cover the period 2021-2038**
- **DEV4: Growth in the northern Dorset functional area** In the northern Dorset functional area housing growth will be delivered: at the market towns of Gillingham and Sherborne, including through major urban extensions to the south of Gillingham and the west of Sherborne; through the more modest expansion of Shaftesbury and the smaller market towns of Sturminster Newton and Stalbridge; and through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.
- **DEV6: Development at villages with development boundaries in rural Dorset** - Within neighbourhood plan development boundaries, residential, employment and other development will only be permitted if it accords with the relevant policies in a neighbourhood plan.
- **DEV7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset** - In rural Dorset beyond the South East Dorset Green Belt and outside any local plan or neighbourhood plan development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside. Development will be restricted to.....


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- agriculture, forestry or horticulture or related enterprises such as farm diversification and equestrian development;
- alterations and extensions to existing buildings in line with their current lawful use, including their subdivision or replacement;
- new employment, tourism, educational / training, recreational or leisure-related development;
- rural exception affordable housing + rural workers' housing;
- the re-use of existing rural buildings;
- sites for gypsies, travellers and travelling showpeople;
- proposals for the generation of renewable energy or other utility infrastructure;
- flood defence, land stability and coastal protection schemes;
- local facilities appropriate to a rural area or close to an existing settlement; and
- landscape and / or green infrastructure requirements associated with specific allocations in a development plan document.

9

What can a NDP do for the community?


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- Secure greater financial contributions from development
- Require developers to have regard to assets important to the local community
- Provide detailed local policies to guide developers
- Justify specific local requirements over more general district-wide policies
- Promote additional development to meet local community needs
- Grant planning permission for specific developments or types of development.
- Provide policies which can be applied over time as applications come forward.

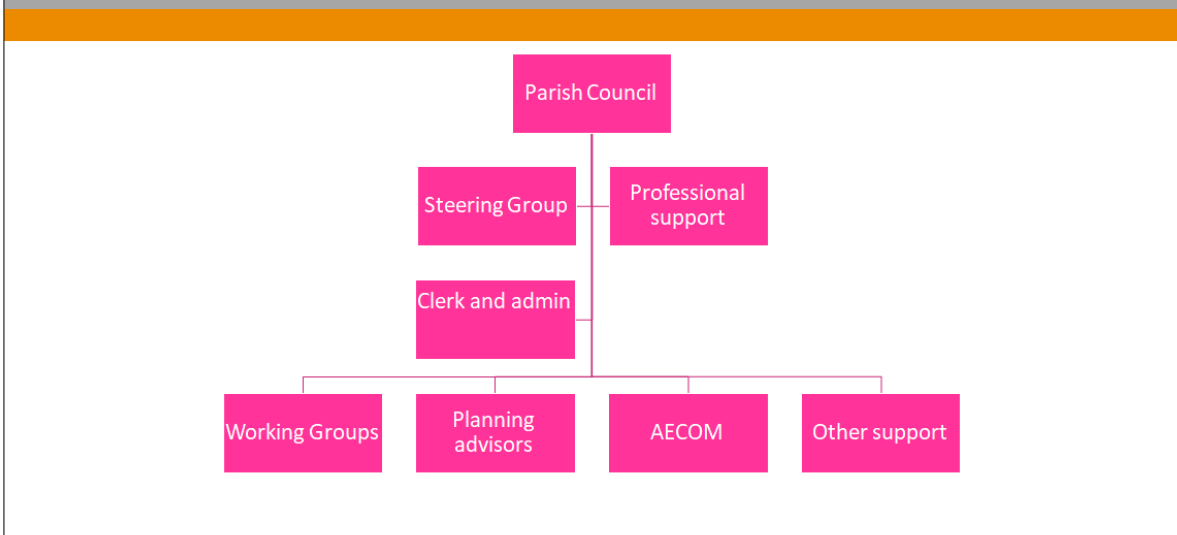
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Basic steps to produce a NDP

1. Decision to proceed (NDP or other plan)
2. Neighbourhood Area
3. Secure funding
4. **Community consultation (Vision) and report**
5. Evidence gathering
6. Strategic Environmental Assessment (SEA) (screening)
7. Consultation on final draft (Regulation 14)
8. Submission to Local Planning Authority (Regulation 15)
 - a. Basic Conditions Statement
 - b. Consultation Statement
 - c. SEA
9. Regulation 16 Consultation
10. Independent Examination
11. Modifications by Local Planning Authority
12. Referendum
13. Monitoring and review

11

This is a good way to look at the Steering Group



12

What are your priorities?

- Respond to local Strengths, Weaknesses, Opportunities and Threats.
- Make a local contribution to key national concerns.
- Meet a local development need.
- Influence future developments.
- Control specific outcomes through policies.

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Thank You

Lee Searles, MRTPI

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PART 1-2 – Buckhorn Weston and Kington Magna Neighbourhood Plan Survey, April 2022

Following two Neighbourhood Plan consultation events held on 19th February 2022, Buckhorn Weston and Kington Magna Parish Council (BW&KMPC) decided to carry out a survey of local residents on their priorities for local development in the area. The survey questions are included in Appendix 1 of this report and are drawn from issues discussed at the events.

Survey Details.

The survey was carried out by BW&KMPC between Friday 25th March and Sunday 10th April, 2022.

The survey was printed in hard copy and delivered by hand to all 338 residential and business addresses in the Parish. It was also published online via a link to the Parish Council website. Completed surveys were returned to BW&KMPC or completed online.

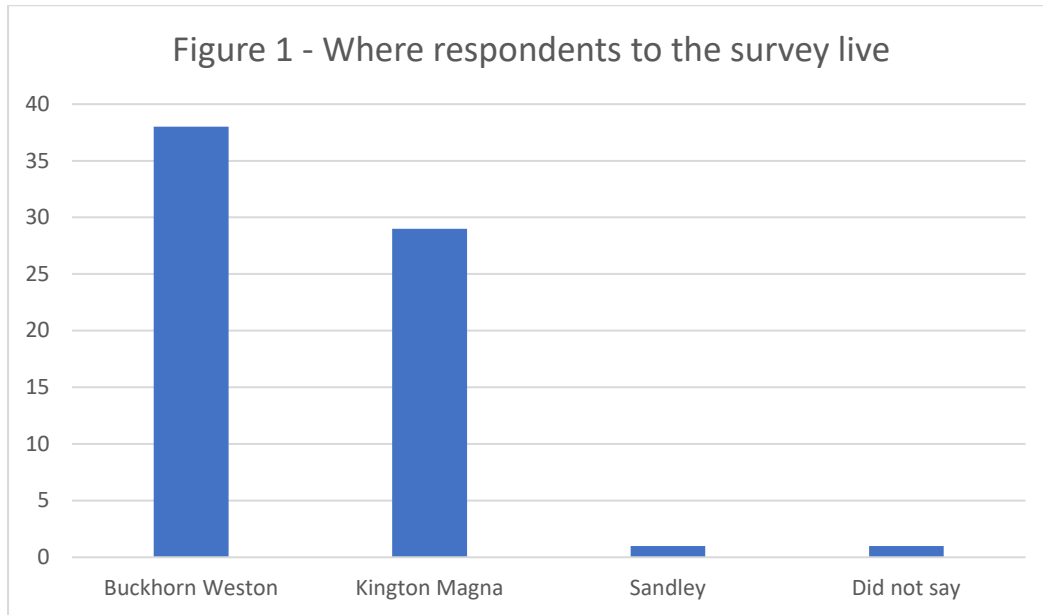
Survey response

There were 69 survey responses¹. This equates to a response rate over 20% based on the number of surveys distributed to households in the Parish. It is not clear if there are any instances where more than one survey was completed in each household.

Place of residence

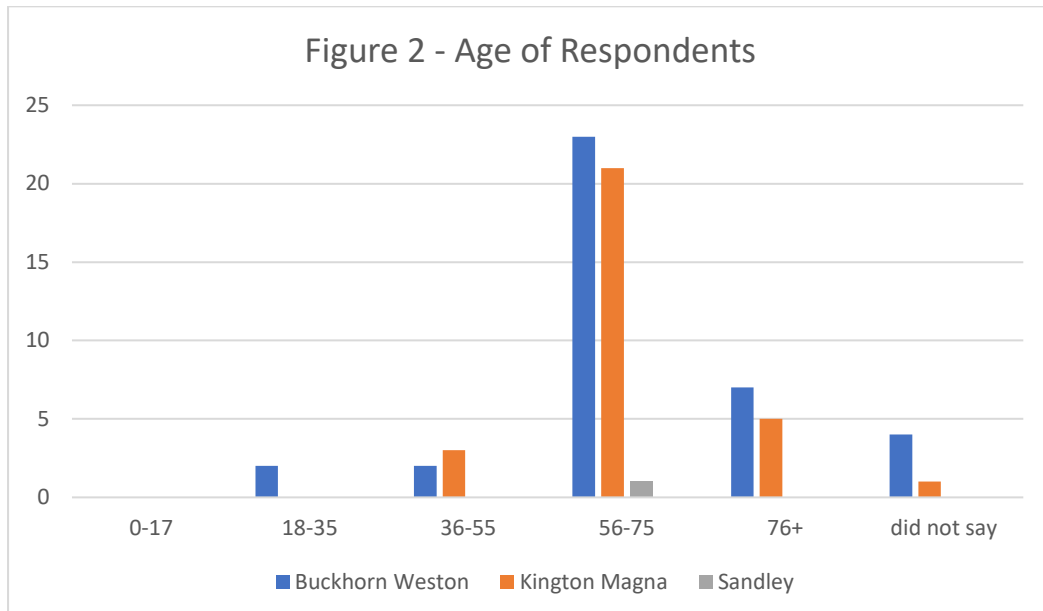
In question 4 of the survey, people were given the option of indicating Buckhorn Weston, Kington Magna or elsewhere in the Parish as their place of residence. 38 responses were indicated from Buckhorn Weston, 29 responses were from Kington Magna and one response was from Sandley. One response did not indicate place of residence. See Figure 1.

¹ A late response was received after completion of this report, giving a total of 70 responses. The respondent was aged 36-55 who has lived in Kington Magna for 11-30 years. They were in strong agreement on the need for new local housing and wanted the Neighbourhood Plan to focus on community facilities, design policies and wildlife/green infrastructure. These themes have been reflected in other responses and throughout this report.



Age of Respondents

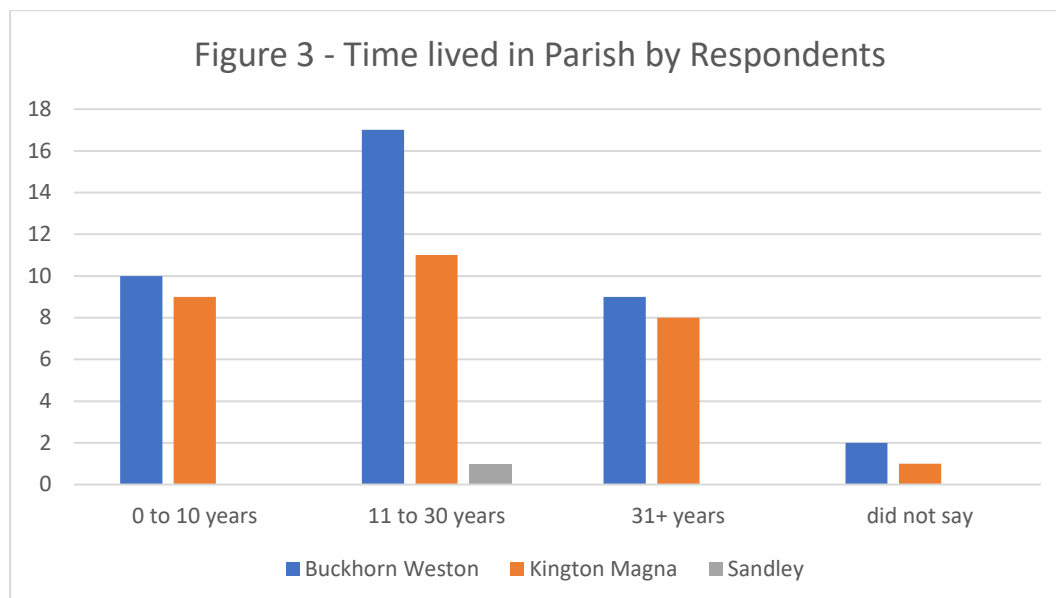
In question 5 of the survey, people were asked to indicate their age in one of five age-ranges (0-17, 18-35, 36-55, 56-75, 76+ years). No responses were received from people in the 0-17 years range and 2 responses were received from persons in the 18-35 age group. 5 responses were received from people in the 36-55 age group. In the 56-75 years age group, 47 responses were received. 11 responses were received from people aged 76 or over. 5 people did not indicate their age. See Figure 2.



Time living in the Parish

Question 6 of the survey asked people to say how long they have lived in the Parish. 17 respondents have lived in the Parish for 31 years or more and 30 have lived in the Parish for 11-30 years. This

means of those responding to the survey, over 68% of respondents have lived in the Parish at least 11 years. 19 respondents (27% of survey responses) have lived in the Parish less than 10 years. 3 people did not say how long they have lived in the Parish. See Figure 3.



Local Community Priorities

The rest of this report explains the questions asked in the survey and provides a summary of the responses made.

Question 1a and 1b on the need for Local housing development

The first question in the survey sought opinion and views on whether a small amount of new housing development was needed in Buckhorn Weston and/or Kington Magna. This was asked because the matter had been raised as a need by some people attending the consultation events held on 19th February. Since this is an important matter, it was decided to consult more widely through the survey.

Question 1a asked people to respond to the following statements by indicating the level of their agreement or disagreement with them:

“Buckhorn Weston needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

Kington Magna needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.”

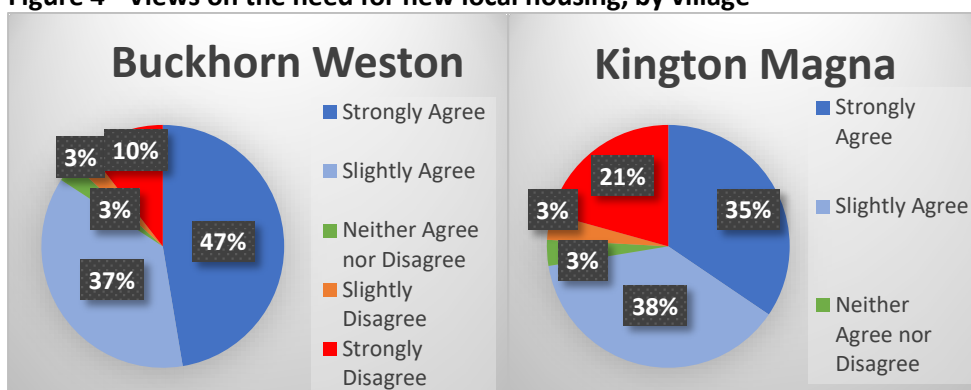
The headline response to this question is that 55 responses out of 69 indicated slight or strong agreement that a small number of new houses are needed to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

12 responses were indicated slight or strong disagreement with the statements. 2 responses neither agreed nor disagreed, or did not give a view.

Beyond the headline numbers, of those in disagreement, 5 responses were from people living in Kington Magna (5 in strong disagreement) and the rest were from Buckhorn Weston, with 2 in slight and 5 in strong disagreement.

Of those in agreement on the need for some new housing, 25 were in slight agreement with 14 from Buckhorn Weston and 11 from Kington Magna. Of the 30 responses in strong agreement, 19 were from residents of Buckhorn Weston, 10 from Kington Magna and 1 from elsewhere in the Parish. See Figure 4.

Figure 4 - Views on the need for new local housing, by village

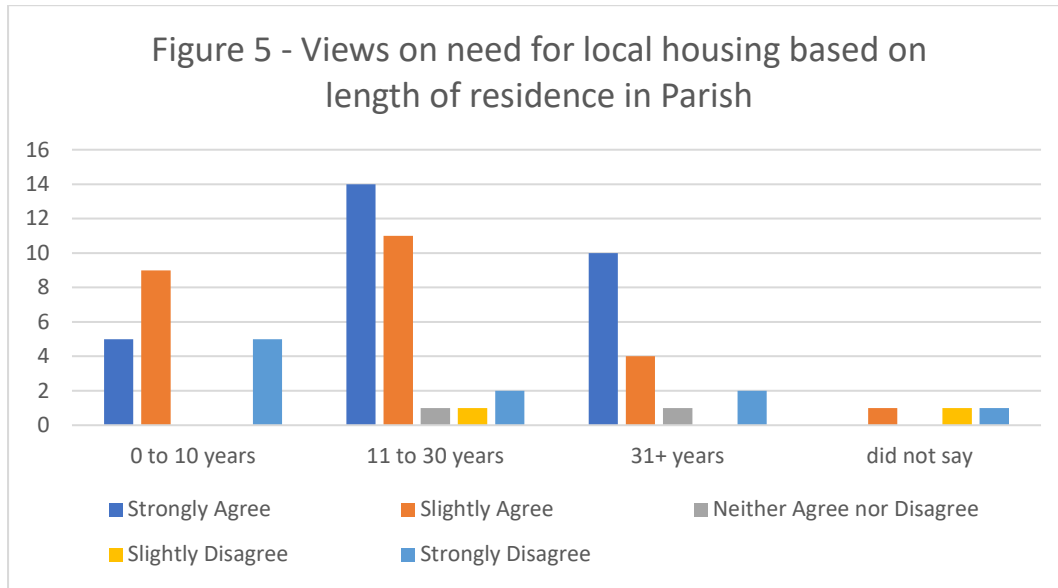


The initial conclusions from the survey’s headline results are that there is a significant level of support for some new housing development on the terms set out, with support strongly expressed in both Buckhorn Weston and Kington Magna. There are also some strong views against this within both villages.

Looking further into the data, of those living in the Parish for 10 years or fewer, these were roughly evenly split between Kington Magna and Buckhorn Weston. Of the 19 responses from this category, 14 were in slight or strong agreement with the need for some new housing. 5 were in strong disagreement (none in slight disagreement).

Of the 30 respondents living in the Parish for 11-30 years, 11 were from Kington Magna, 18 from Buckhorn Weston and 1 from elsewhere in the Parish. There were 26 expressions of slight or strong agreement, and 3 of slight or strong disagreement.

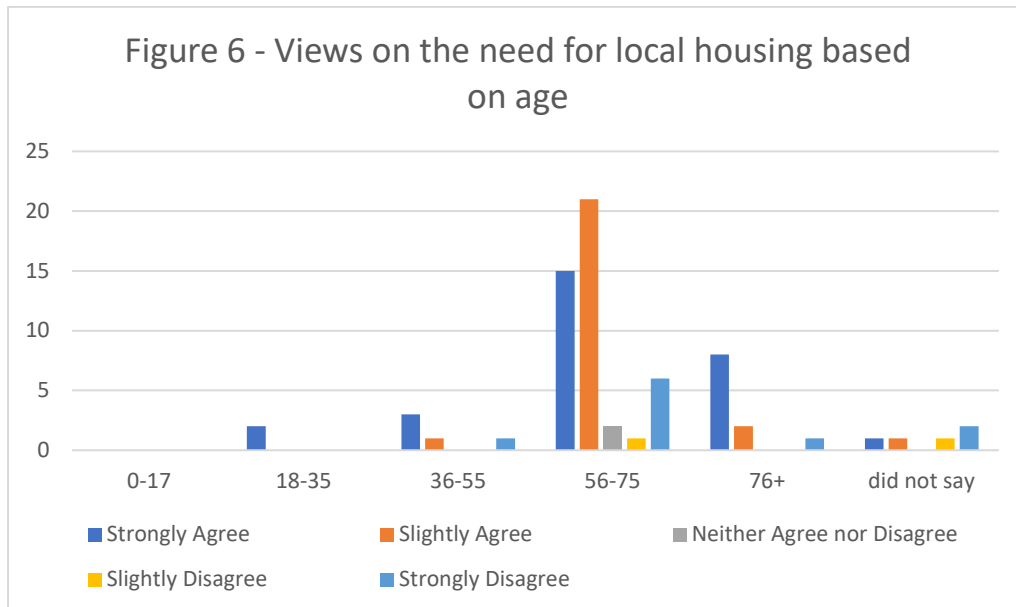
Of the 17 respondents living longest in the Parish (31 years or more), these were again roughly equally split between the villages. Here, 14 respondents expressed slight or strong agreement and 2 slight or strong disagreement. See Figure 5.



In terms of views expressed by age range, the two respondents in the 18-35 years range expressed strong agreement. 4 of the 5 people in the 36-55 age group slightly or strongly agreed, with the fifth person in strong disagreement.

46 respondents were in the age range 56-75 years and of these, 36 were in slight or strong agreement. 7 were in slight or strong disagreement. Of the 11 respondents aged 76 or older, 10 were in strong or slight agreement and 1 was in strong disagreement.

5 respondents did not indicate their age group and of these, 2 were in slight or strong agreement and 3 in slight or strong disagreement. See Figure 6.



Based on analysis of the responses made according to how long people have lived in the Parish, or their age, it appears there is a significant level of slight or strong agreement on the need for some new local housing based on the terms set out across all age groups and no matter how long the

respondents have lived in the Parish. However, where there is disagreement with this, it is generally strongly felt.

Question 1b - What people said in free comments on the need for new local housing

Where there is strong agreement on the need for some new local housing, the comments provided identify the need for housing to meet distinct local needs – for the young who have grown up locally, for families who need to step up into larger houses and for elderly residents who want to stay in the Parish but move to smaller and more suitable accommodation. Meeting these needs is seen as important in maintaining and improving the vibrancy of village communities.

Whilst some support new housing generally, there is a clear emphasis on providing which is geared to local needs and which is potential affordable/social in nature. There is a clear view that any new housing should be designed to meet those needs and should be designed to complement existing village development.

Where agreement was slight, many of the above matters were mentioned. Additionally, more concern was raised over the need to address how such housing would be delivered and remain available for older or younger or local people. The means of providing new housing and how developers might react to seek the provision of a much larger amount of housing than might be considered needed, were also raised. The need for new housing to be provided sympathetically and in proportion to the size of villages in the Parish were also mentioned.

Slight and Strong Disagreement with the statement on the need for some new local housing was focused on the lack of facilities and employment which would mean that young people would not want to live in the Parish. With regard to the elderly, it is felt that the facilities needed are not available locally, or that older people would be reluctant to move into smaller properties locally. Some felt that the amenity of villages would be affected by new development.

Question 2a and 2b on the need for a Design Code or Policy

Of the 68 responses to the survey question statement '*I would support the inclusion of a Design Code or a Design Policy to ensure local developments are in keeping with the village/location where I live*', 58 indicated slight or strong agreement with the statement. 5 responses indicated slight or strong disagreement with statement and 4 of these also disagreed with the statement on the need for some new local housing – free comments indicated that opposition to a design code or policy was linked to opposition against new development. In other free comments, reasons given for supporting a design code or policy were in order to ensure that the villages in the Parish remain attractive and that new development is sympathetic to that. Statements indicated that a design code or policy would give some control over the design of new development. There was concern raised over the design quality of development undertaken under permitted development rights.

Question 3a on identifying the most important local issues

The survey presented a list of local issues that had been raised during the consultation events. This asked respondents to the survey to pick the five most important issues and rank them in order of importance. 14 issues were presented to choose from and all issues were selected within the top five issues of at least some respondents. Table 1 shows the number of responses selecting each topic and whether this was 1st (or most important), 2nd, 3rd, 4th or 5th.

Table 1 – Views on Priority issues for the Neighbourhood Plan

Issue	Priority issues in order of importance					
	1st	2nd	3rd	4th	5th	Total
Housing for young people in the village site	15	8	7	5	2	37
Housing for elderly people in the village site	6	11	7	7	3	34
Employment development site	0	1	2	0	3	6
Renewable energy on domestic properties	8	5	10	7	3	33
Development of community facilities site	2	1	2	4	1	10
Public transport services and school transport	6	6	5	5	5	27
Wildlife and green infrastructure	4	12	6	7	4	33
General housing	5	1	2	2	2	12
Design policies	6	4	3	5	7	25
Local services and facilities	3	5	5	6	6	25
Traffic management	7	4	5	3	6	25
Walking & cycle routes	2	2	5	3	10	22
Light pollution & dark skies	4	7	7	10	9	37
Heritage sites	0	1	1	3	5	10
<i>none indicated</i>	1	1	2	2	3	9
Total responses	69	69	69	69	69	
Red = fewest votes for total and for top two choices						
Green = most votes for total and for top two choices						

The issues selected most within the top five of respondents were as follows:

1 = Housing for young people in the village site (37 votes)

1 = Light Pollution and Dark Skies (37 votes)

2 = Housing for elderly people in the village site (34 votes)

2 = Wildlife and green infrastructure (33 votes)

3 - Renewable energy on domestic properties (33 votes)

These issues were also those voted for most in the top two choices of respondents, apart from 'Light Pollution and Dark Skies', where 'public transport services and school transport' was voted for more (and was the sixth most popular issue overall with 27 votes).

There was a clear gap to the least popular issues raised. The four issues selected least within the top five of respondents were as follows:

14 - Employment development site (6 votes)

12 = Development of community facilities site (10 votes)

12 = Heritage sites (10 votes)**11 - General housing (12 votes)**

Apart from 'General housing' (where 'Walking and Cycle routes' scored lower), these corresponded to the issues selected least among the top two choices of respondents.

From this, there is a clear indication of which issues are felt to be the most important to the local community.

Question 3b Other comments on priorities for the Neighbourhood Plan

Free comments on the Neighbourhood Plan highlighted the following issues:

- Specific site suggestions for community renewables, wind turbine and more general support for a focus on renewable energy in the Parish, though some of these comments may have been referring to domestic renewables. Linked to a current reliance on heating oil.
- A concern that new housing should be strictly limited, with various suggestions including limiting only to conversion of existing buildings into housing, of only allowing small infill development, to placing any new development on the edge of villages, to adopting a quota of new housing per annum at less than 1% of the total existing housing in the Parish.
- A concern that new housing should respect the built form of existing villages and blend in. Good design is considered essential.
- A concern that considering new housing will result in developers exploiting the situation against local community wishes.
- A suggestion for self-build bungalow plots to be identified.
- Importance of maintaining the rural character of the Parish.
- Keep the villages free of street lighting
- Consider revised development boundaries (note: at present there are none)
- Support for a new Village shop
- A need for better public transport services and the difficulty faced in securing that.
- Action to reduce speeds to 20mph and reduce rat running through villages.
- Contrary to earlier suggestions, concern over permitted development rights which allow conversion of agricultural buildings into housing.
- Concern that footpaths should not be changed without consultation
- Need to maintain ditches and keep roads clean from mud.
- Need for a new Church roof.
- Need for a train station.
- Keep pavements clear of vehicles.

Survey Conclusions

Across each of the main villages, across all age groups and no matter how long respondents to the survey have lived in the Parish, there is a significant degree of support among those responding to the survey for a limited amount of new local housing to meet local needs, specifically the young, the changing needs of the elderly and existing families who need new accommodation.

There is a concern that new housing needs to be affordable and managed so as to explicitly meet a local need, but there are some who would accommodate more general housing. There is a further concern over how such an objective can be delivered and a worry that inviting developers in will lead to more development than is wanted, or needed.

Both new development as above, or existing piecemeal development needs to be designed well to preserve the distinctive rural character of the area.

More local services such as a village shop and an improved bus services, are needed.

There are some who do not wish to see any new housing development and who believe that this would be best accommodated in nearby towns which have more facilities and services. There is a strong desire to maintain the rural character of the area from many.

There is strong support for initiatives which could promote more renewable energy at community and domestic levels and a keen support to address issues to keep dark skies, to maintain and improve wildlife and green infrastructure.

There are a range of specific local issues which need to be tackled to improve the local environment, including maintaining ditches, cleaning roads, managing traffic, repairing local facilities etc.

Lee Searles

22.4.22

APPENDIX 1 - SURVEY QUESTIONS



Buckhorn Weston and Kington Magna Parish Council

To all residents of Buckhorn Weston & Kington Magna.

In accordance with the wishes of the people who attended the public consultations on 19th February, 2022, Buckhorn Weston and Kington Magna Parish Council have started work on a Neighbourhood Development Plan. This will provide a plan that will contain local parish planning policies which, once the plan is made, would be used by Dorset Council in making decisions about planning applications in the Parish.

The Neighbourhood Development Plan can cover a wide range of topics and make policies on them. It can provide evidence to support local concerns and can identify important issues that require action. If the community wants, the plan can also allocate sites for specific forms of development needed in the Parish and can protect Local Green Space where this exists.

The Neighbourhood Development Plan can cover the whole Parish or just parts of it and it can cover many policies, or just one. It's up to the community to decide what goes into a Neighbourhood Development Plan.

In total, around 40 people attended the public consultations in Buckhorn Weston and Kington Magna and they identified a number of issues they would like to see a Neighbourhood Development Plan tackle. These include:

- Consider if a small amount of housing is needed to meet identified village housing needs.
- Include design policies to ensure sympathetic development in each village as it arises.
- Protect Local Green Spaces.
- Make the development of renewable energy and low carbon technologies on domestic properties easier, particularly where this is restricted in the Conservation Area.
- Protect and enhance local services.
- Respond to the potential for renewable energy developments to be promoted by others in the vicinity.

The Parish Council is undertaking this survey to get more views from residents on priorities for communities in the Buckhorn Weston and Kington Magna Parish. It asks for views on the above issues and for other potential priorities that community feels are important to be identified. Following the survey, responses will be collated and analysed. The results might support or oppose issues already identified and could identify new issues which need to be tackled in the plan.

Please retain this page for future reference or, for more information, contact:-

www.bwandkmpc.org or E-Mail: buckhornweston@dorset-aptc.gov.uk

WHEN COMPLETED PLEASE RETURN THIS FORM (see bottom of form)

Question 1a :

The need for some new housing in small amounts in the villages has been mentioned. This question asks how much you agree or disagree with this. No matter where you live, please indicate below your view about the following statement by choosing one response.

Both Buckhorn Weston and Kington Magna need a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs (downsizing). Do you:-

1. Strongly agree.
2. Slightly agree.
3. Neither agree nor disagree
4. Slightly Disagree
5. Strongly Disagree

Question 1b :

Please explain why you have responded this way.

Question 2a:

Please choose one response below to the following statement - 'I would support the inclusion of a Design Code or a Design Policy to ensure local developments are in keeping with the village/ location where I live'.

1. Strongly Agree
2. Slightly Agree
3. Neither agree nor disagree
4. Slightly Disagree
5. Strongly Disagree

Question 2b:

Please could you explain your view further.

Question 3a:

A wide range of topics were raised at the public consultation events. Please choose, in order of importance, 5 topics from the following list and number them 1-5 (with 1 representing the MOST important and 5 representing the LEAST important) to rate the importance of including policies on the following topics in the Neighbourhood Development Plan:

Site for housing for young people from the Parish.

Site for general housing.

Site for housing for the elderly from the Parish.

Design policies.

Site for employment development.

Local services and facilities.

Renewable energy on domestic properties.

Traffic management.

Site for development of community facilities.

Walking and cycle routes.

Public transport services and school transport.

Light pollution and dark skies.

Wildlife and 'green infrastructure.

Heritage sites.

Question 3b:

Please use this space to provide any further comments you have on priorities for the Neighbourhood Development Plan.

Questions about you:

In order to understand whether there are any similarities or differences of view, it is important to know some things about you. Please complete the following questions to help with this, leaving blank any you do not wish to answer.

Question 4:

Please say where you live.

1. Buckhorn Weston
2. Kington Magna
3. Nyland
4. Sandley
5. Quarr

Question 5: (Optional)

Please indicate your age from the categories indicated.

1. 0-17
2. 18-35
3. 36-55
4. 56-75
5. 76+

Question 6:

How long have you lived in the Parish?

1. 0-10 years
2. 11-30 years
3. 31+ years

PLEASE RETURN THIS SURVEY BY 10TH APRIL 2022:- Either By:-

Post: Parish Clerk, Durfold Cottage, Church Hill, Buckhorn Weston. SP8 5HS

E-Mail: buckhornweston@dorset-aptc.gov.uk

Drop-In Box: Buckhorn Weston - The Stapleton Arms or The BW Village Hall

Drop-In Box: Social Club - Kington Magna

Fill in online: <https://bwandkmpc.org/neighbourhood-plan/>

We are still looking for volunteers from Kington Magna to be a part of our Steering Group. If you would like to help in any way please leave your details below.

Appendix 2 - Tables of Results on Q1a

Q1a Length of Residence and views on new housing needs							Buckhorn Weston					Elsewhere	
Kington Magna													
		0 to 10	11 to 30	31+	did not say	Sub-total	0 to 10	11 to 30	31+	did not say	Sub-total	11 to 30	Overall Total
	Strongly Agree	2	4	4	0	10	3	10	6	0	19	1	30
	Slightly Agree	3	6	2	0	11	6	5	2	1	14	0	25
	Neither Agree nor Disagree	0	0	1	0	1	0	1	0	0	1	0	2
	Slightly Disagree	0	1	0	0	1	0	0	0	1	1	0	2
	Strongly Disagree	4	0	1	1	6	1	2	1	0	4	0	10
		9	11	8	1	29	10	18	9	2	39	1	69

Q1a Age of Respondents and view on new housing needs															
Kington Magna							Buckhorn Weston					Elsewhere			
		18-35	36-55	56-75	76+	did not say	Sub-total	18-35	36-55	56-75	76+	did not say	Sub-total	56-75	Overall Total
	Strongly Agree	0	1	6	3	0	10	2	3	8	5	1	19	1	30
	Slightly Agree	0	1	8	1	1	11	0	0	13	1	0	14	0	25
	Neither Agree nor Disagree	0	0	1	0	0	1	0	0	1	0	0	1	0	2
	Slightly Disagree	0	0	1	0	0	1	0	0	0	0	1	1	0	2
	Strongly Disagree	0	1	5	0	0	6	0	0	1	1	2	4	0	10
		0	3	21	4	1	29	2	3	23	7	4	39	1	69

PART 1-3 - Settlement Boundary Consultation and Survey, November 2022

A flyer was posted through every door in both villages inviting people to attend a consultation meeting on the 22nd October 2022. Posters were displayed around both villages advertising the event, a notice was placed on the Buckhorn Weston Facebook page, also on 'Nextdoor' (local information forum), and on the Parish Council website.

The first event was held in Buckhorn Weston Village Hall from 10am to 12 noon and then at Kington Magna Village Hall from 2pm to 4pm. Both events were 'drop in' and were attended by all members of the Steering Group who were on hand to answer any questions. Members of the public could vote at both events or vote online via the PC website, return their voting forms to the drop-in boxes in both villages, or by e-mailing forms to the Parish Clerk. The voting was open for 3 weeks following the events.

84 Survey Responses were received by 15.11.22. Eleven responses were removed as invalid by the NPSG. These were second responses from an address within the parish (the group allowed one response per address) and responses from persons not residing in the parish (only responses from persons living in the parish were considered valid).

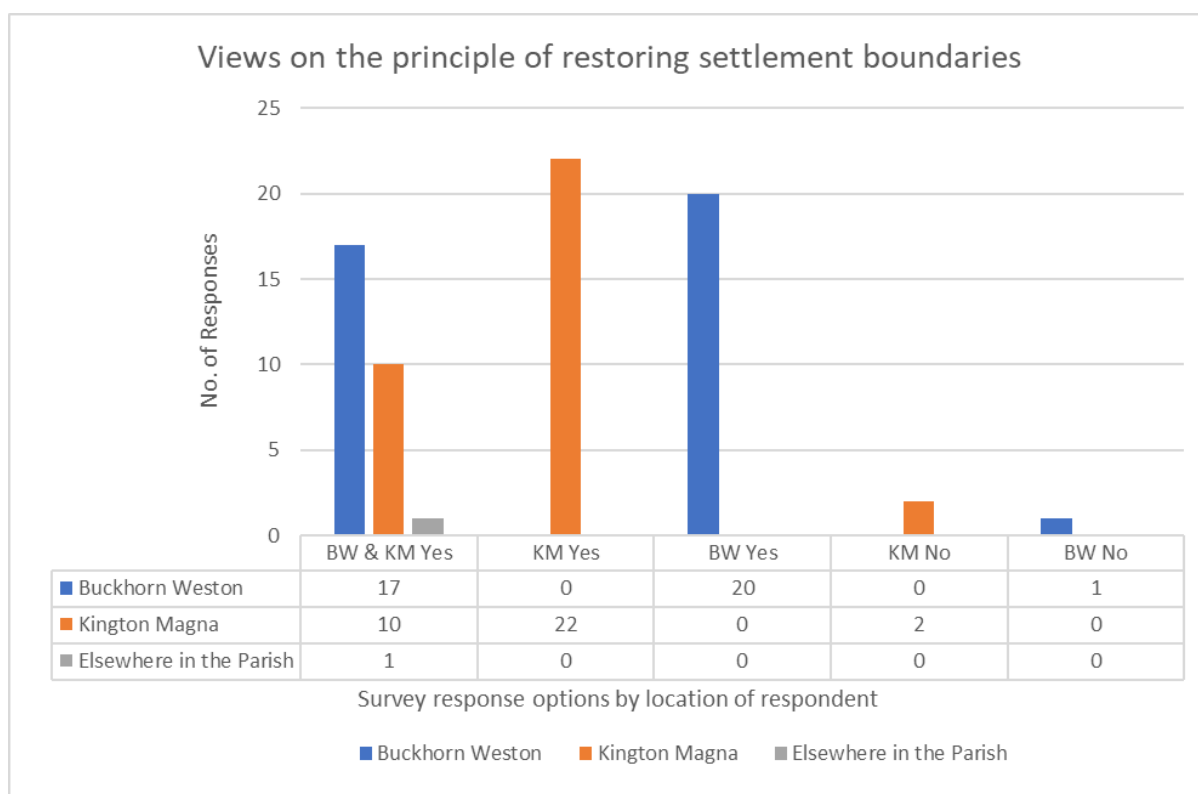
(Note: the content of all 84 responses will be taken into account in terms of their planning merit in moving forward with the draft neighbourhood plan, as is required by regulations.)

73 responses were analysed for the purposes of understanding how addresses voted.

Survey Findings

Location of respondents - The table below and graph show the residence of valid responses to the survey - 38 responses were made from Buckhorn Weston and 34 were made from Kington Magna, with one from elsewhere in the parish.

Views on the principle of restoring the settlement boundaries - Three respondents from the 73 responding to the survey (4.1%) did not support the principle of the restoration of a settlement boundary. The remainder did support it in principle, around the village they lived in or around both villages. This indicates a high degree of support for the principle of restoring settlement boundaries around Buckhorn Weston and Kington Magna.



Written responses on the principle - Responses provided reasons for views given which are reproduced below. The first set shows the reasons provided for supporting the principle of restoring the settlement boundaries and these are presented separately for responses from Buckhorn Weston and Kington Magna. Interestingly, many of the comments from Kington Magna differ from those from Buckhorn Weston, the former providing comments indicate less support for new development (whilst indicating support for the principle of the settlement boundaries). Buckhorn Weston responses emphasis the importance of gaining some control over development and accommodating small amounts of development.

Only one written comment was provided in opposition to the principle. this stated that clear criteria were needed to restore the boundaries and that the need was to remain countryside.

Views of people living in Buckhorn Weston who support the principle of restoring the settlement boundary around Buckhorn Weston and Kington Magna

Allows some modest development within the village boundary

Both villages will benefit from small amounts of development to both existing and new infrastructures. This will allow growth in current and future village communities and encourage the increase in local services needed to support this: shops, post office, bus service etc.

Control expansion which may lead to loss of much needed agricultural land. Need to stop a village becoming a town.

Essentially to protect the village against unwanted developments
Extension of the existing village envelope will more easily enable the development of smaller properties utilising existing village settlement without encroaching on new virgin farmland.
For the reasons given in the second paragraph: allow limited, control development, avoiding sprawl.
Green space for the planet and the mental health of residents should be a first consideration.
I am happy for very limited development in the village.
I think there is a need for more homes to be built in the village and there are a number of suitable sites.
I would like to see how the plan is expected to proceed.
It is good to have more clarity about what our village can expect.
It is important to have a boundary and know when small possible developments could take place.
It is important to have control.
It is very useful to have a defined and agreed baseline, in this case the settlement boundary to provide guidance for where development can and, ideally should not take place, cognisant of available local infrastructure (particularly roads) and local resources.
It provides clarity that all development is to be within the settlement boundary, and that any development applications outside of the boundaries is likely to fail. However, one assumes that the old chestnuts of farm workers housing and class Q applications will be passed by County planning officers despite the NP boundaries.
It should help to control development.
It will maintain the relative integrity, developmentally, of the village.
It will support a level of development proportionate to the existing village.
So that development does not occur in areas that are unsuitable for increased populations & traffic
The previous one has expired.
There has been a lot of development in recent years, I have been particularly concerned with development which has taken place without permission, pouring swathes of concrete across green space, which has then been approved retrospectively. Anything which protects our villages is necessary and helpful.
This will provide an element of control on where development can/should happen

To allow small development, in line with policies that will be able to be set in accordance with villagers wishes.
To control potential over development and prevent sprawl
To enable the village to determine what development should be allowed
To gain more control of planning from Dorset Council.
To have controlled future growth
To keep the character of a village and not become a suburb of Gillingham. For a population in keeping with the facilities and lack of transport.
To provide local residents with an element of control on their much loved village
We are keen to avoid any village sprawl and feel Buckhorn Weston is not the right place to be allowing new developments
We feel a certain amount of development is necessary, particularly for people who want to downsize or for families with less money, and feel it would be good for the villagers to have some say as to where it should go.
We support keeping settlements within the curtilage of the boundary and prevent development outside it

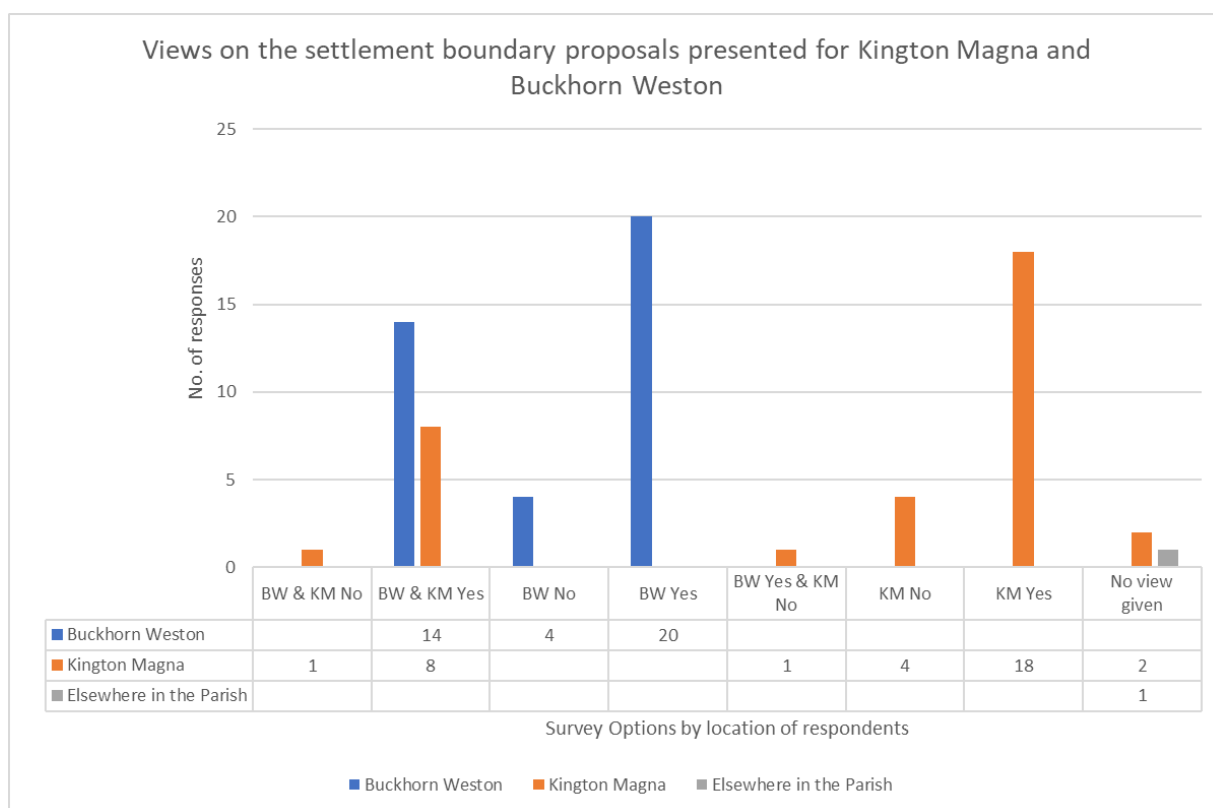
Views of people living in Kington Magna who support the principle of restoring the settlement boundary around Buckhorn Weston and Kington Magna
A quiet village with a wealth of history, green open spaces, giving effect of wellbeing of countryside and wildlife. Impact of further development other than sympathetic infill causing noise and disruption to a small community - without the infrastructure to support the increase in residents - small houses and increase in volume of traffic - adverse effect on daily life.
Both are responsive to the wishes of the people who came to the meeting of the 19th February 2022 and confirmed this in their written replies.
Do not want any development of new houses due to lack of facilities
Has to be done
Having a settlement boundary that has been established by, and having a majority support from the residents, provides security against housing sprawl into the surrounding countryside. Also identifying limited potential for small individual houses.
I believe it beneficial to the parishes and also to make the Dorset Council & their Planners aware of our preferences

I have already stated in previous questionnaire , I do not want any development in KM due to lack of infra structure and narrow access road.Our boundary wall is constantly being damaged byHGV's and any further increase in traffic in the village would be disastrous.
I think there is a need for some affordable housing in the village. We also need homes that will attract young families.
I wish to safeguard the integrity of the village and village life and protect the village from unnecessary development which I firmly believe would increase flooding in the village.
Infrastructure of village limited. No green field development only brownfield sites.
It is important to us to maintain the integrity of our village and its enduring character. We want to protect the future of our village by ensuring the farmland so that the wildlife habitat is preserved. Too many animals end up as roadkill because of the amount of traffic on the lanes. Also the fields play an important part in absorbing rainwater which play an important part in preventing more flooding, of which we have plenty of. We wholeheartedly support the restoration of the boundary around KM.
KM does not need any further developpment as the present infrastructure barely copes with the present volume of traffic.
Leave as Current State
Limited local resources. Significantly more houses means more traffic on roads already in poor condition - no local shop (Murco garage most likely means having to drive).
My husband and I are in favour of the boundary reinstatement around the village mainly because of the extra traffic on our small narrow roads. It would also infringe on our quality of life i.e. view & peaceful.
No development needed or wanted due to lack of fascilities in the village.
Please see my comments below, no charges should be made
Prevents sprawl. Limited development within the boundaries could well enhance the village and make it even better than it is already.
Security from building speculation
Settlement boundaries should help reduce 'village sprawl'.
Settlement boundary is essential to maintain the character of this rural village and to maintain green space in the village. There are other areas beyond the existing settlement boundary that are more suited to residential development.
Some control is needed but the NIMBY attitude of many is stagnating Kington. Building is going on everywhere yet we have only had 1 new house in the last 25 years !

The roads into and around Kington Magna are totally unsuitable for houses or the traffic they would bring. Roads are not much better, wider than a cart track with everybody's driveways being used for 'pull-ins'. There is no infrastructure in this small protected historic village whatsoever. The village has an abundance of protected wildlife needing this environment.
The single track road system is not suitable for heavy traffic.
They seem logical and prevent the villages from spreading unnecessarily
To allow the village more control of what happens with the land
To help plan the villages future for housing ect
To prevent a precedent being set for an inappropriate expansion of large numbers of new buildings that might be difficult to stop in the future.
To prevent large scale building but want some infil to allow small development areas. We want more housing for younger people and affordable housing, so that our families have an option to move back into the village they grew up in.
Too many lovely villages are being swallowed up by development with no consideration to people or wildlife. Just through money & greed.

Views on the settlement boundary proposals – The survey asked ‘Regarding the proposals presented, do you support the proposed boundaries.....’. The option to support or not support the proposals for each village or both villages, or to support or not support proposals for each village differently, was presented to respondents.

The table and graph below show whether support was given or not for the settlement boundary proposals around Buckhorn Weston and Kington Magna. Three responses provided no view. Sixty supported the proposals around each village or both together. Six responses did not support the proposals for Kington Magna and five responses did not support the proposals for Buckhorn Weston (this creates 74 views owing to the split of support/not support of two respondents). Overall the level of support for the proposals in terms of addresses (awarding 0.5 for a split view) was 81.8%.



Written responses on the specific boundary proposals – The written responses provided are again set out below for Buckhorn Weston and then for Kington Magna, in relation to the reasons given for supporting the settlement boundary proposals. Many support the boundaries as logical and others request clarification which the NPSG should be able to provide based on its work to date. Again in Kington Magna, views indicating that a lack of desire for new houses in the village and concerns over infrastructure to support it, come through whilst support is given for the proposals.

Views of people living in Buckhorn Weston who support the settlement boundary proposals Buckhorn Weston and Kington Magna
A pragmatic solution.
Because there's a need for affordable housing for both young & elderly people.
Defining an area within which limited development can occur maintains the individual autonomy of each village)
Haven't seen the plans but have discussed with the Parish Council. We need to have urgent affordable housing especially single height i.e. small bungalows so elderly can downsize from large houses also 2 bed housing for young people.

<p>However, be careful of garden development. Do not squeeze in a house on a small plot for the sake of making money. Leaving a home without a suitable outside space for parking and recreation for the occupants.</p>
<p>I broadly support the proposed boundaries but would have liked to have seen an area specifically included for the development of small retirement flats to enable older inhabitants to remain in the village thus freeing up housing for younger families.</p>
<p>I think it has been done in the way I wish to see regarding development.</p>
<p>I understand the justification for the areas as defined.</p>
<p>In general the boundaries for BW seem logical but there are a number of exceptions that appear to be random such as Court Farm, Windy Ridge and Hardings Farm, Springfield Farm and the properties of Vesey's Hole. The same applies for KM where The Old Rectory Farm and The Old Coach, Pleck Cottage and other properties to the East have been omitted.</p>
<p>It is within the current boundaries of development. I approve as long as this is all garden land, not agricultural.</p>
<p>It looks ok at this point</p>
<p>It should contain/stop village sprawl.</p>
<p>It will allow for limited smaller development, without allowing for large scale development which will change the nature of the village.</p>
<p>Same as E. I am in favour of the development of the Cross' Garage site as a previous brownfield site which will improve the village entrance, both visually plus desirable properties.</p>
<p>Smaller incremental developments on existing residential plots, i.e. 'infill', will enable those wishing to relocate to smaller properties in the same area to meet their needs and free up much needed larger properties for families.</p>
<p>The proposal appear realistic and would control future growth</p>
<p>The proposed boundaries will allow sensible development applying the criteria as 2b.</p>
<p>The proposed boundaries would stop the village from sprawling and losing its character. However we would appreciate an explanation as to exactly what the areas coloured green mean. In general they would appear to be farm land and public land such as the village green and churchyard. However we notice that almost half our garden has been coloured green, although it hadn't been agricultural land for many years while , for example, most of the former Stapleton field, which was counted agricultural land until the last year, is not coloured green. We're not planning to apply to develop our garden and can't imagine anyone buying it in future would want to do so but we're just curious as to the rationale behind the colouring.</p>

The proposed boundary for Buckhorn Weston seems to pretty well define the limits of existing development in the village and support the aim of "...setting a boundary is to define the area of built settlement within which some limited development can occur". Significant development beyond this boundary will likely overwhelm the available local infrastructure, such as roads. That said, I feel that development is necessary to provide housing for those that grow up in the village and/or work locally and also for older residents to move to when their existing properties become too much for them.

They will allow small appropriate extra housing whilst preventing over-development of the village environment

This would preserve the character of the village, but allow some modest flexibility.

We are keen to avoid any village sprawl and feel Buckhorn Weston is not the right place to be allowing new developments

We are not sure about the justification of the area now included in the Old Rectory boundary.

We support making villages more viable so that they attract infrastructure; access to shops, post office and transport

**Views of people living in Kington Magna who support the settlement boundary proposals
Buckhorn Weston and Kington Magna**

All housing developments must have good road access.

Any encroachment of the existing boundary would have a marked adverse effect on the quality of life of the village residents, including increased traffic on narrow roads in poor condition. The infrastructure is inadequate for additional housing of any quantity within the existing settlement boundary.

Any further development would result in an increase in traffic making it more hazardous for pedestrians as there are no pavements in the village.

However there are potentially some larger gardens with scope for single dwellings (not our own I hasten to add!) ?

I think so. Anything that can make the village a desirable place to live meets with my approval. What about siting a bus stop or two.

It provides for limited small scale infilling and provides a means to protect the character of the villages. In return we would expect that development outside of the boundaries would not be permitted and would be enforced.

It will help protect large scale development with in the village.

<p>KM is lovely as it is, if for older people a community bus or weekly lunch clubs would stave off loneliness. BW to improve old unused sites.</p>
<p>Same as above and narrow roads which which are not designed to cope with possibly 24 more cars.</p>
<p>The existing boundary is well suited and protects the village. There is insufficient physical and social infrastructure or services for any expansion. Creating any more would destroy the nature of the community.</p>
<p>The new proposed boundaries provides limited infil opportunities without major new housing, preserving the current size and beauty of both villages, and identifies new and limited scope for small and affordable dwellings.</p>
<p>The restoration of the settlement boundary would future proof our village from climate change. Already we are seeing higher river and stream levels and flooding in the village. This would protect us from future development and protect the integrity of the village.</p>
<p>There appears to be only one choice, and we need agreed boundaries</p>
<p>There is no need or desire from residents for any further development in this small beautiful village. We do not want new houses</p>
<p>They appear to have been well considered</p>
<p>They seem to be in the sensible places</p>
<p>This proposed settlement boundary would help to preserve the verdant nature of the village. We also feel that it is important to protect sites which are known to be of archeological interest.</p>

Where people did not support the boundary proposals, the reasons given are set out below. These are from both villages. With some exceptions, the tenor of these comments is that not sufficient land will be available as a result of the proposed boundaries, to meet housing needs locally.

<p>Views of people living in Buckhorn Weston and Kington Magna who <u>do not</u> support the settlement boundary proposals Buckhorn Weston and Kington Magna</p>
<p>As previously stated. Also Kington Magna should be treated completely separately with its own unique plan. Why does Buckhorn Weston have the options to express views/vote on Kington Magna?</p>
<p>I have some concerns regarding the size of some of the gardens included in the boundary. For example, the proposed boundary could provide a situation for an existing house with a significant garden plot providing an opportunity for the house to be knocked down and the plot redeveloped</p>

with 4 or so houses. I find it difficult to fully consider the proposal without knowing what policies will be in place to control such development.
In Kington the opportunity for some affordable housing for younger people is much needed and some extra land is needed to do this in a tasteful way. No current property sells less than 400k and the villages average age has risen alot in the last 30 years. We cannot afford to waste another 10 years.
It does not show the small areas suitable for development just the centre of village and Shepherds Hill (the narrowest & steepest Hill)
Lack of opportunity for any new family or affordable homes
No information provided on how the boundary has been determined. No information on how the proposed boundary interacts with the KM Conservation area
Potential areas for development along Shave Hill have not been included.
Same as replies to questionQ2b
They are too restrictive and only for people with large gardens to build one property. There is no allowance to infill on a piece of lane e.g. Dash Hayes Field or Highnams Field behind the bungalows on West Street.
Where is Nyland in this plan? And why doesn't boundary extend out along Common Lane to the A30? And to the top of Chapel, Church and Barton Hills? Current plan seems too restrictive

Next Steps

- Consider comments and add clarifications to the tables able to show how they are responded to.
- Consider whether any changes are needed to the proposed boundaries (the first task above should help to determine if this is the case.
- For the plan, respond to other issues raised including from invalid survey responses where relevant. This should be based on your criteria for setting the proposed boundary and the limits of what this exercise can achieve.

PART TWO

PART 2-1 - REGULATION 14 CONSULTATION ARRANGEMENTS, JUNE 2023

The Regulation 14 Consultation ran for a period of six weeks in accordance with regulatory requirements, starting from 12th June and ending on 24th July 2023. Regulatory requirements to consulted statutory and other consultees were complied with. The list of organisations consulted and any responses received are set out in Appendix 2 to Part 2-2 of this report.

Printed copies of the Draft Neighbourhood Plan were made available at four locations in the parish along with printed survey forms and 18 responses were made using the printed forms via a drop-box to collect the completed forms. The locations at periods during which the printed copies could be viewed are set out below.

1 - St. John the Baptist Church, Buckhorn Weston every day 9am - 5pm

2 - The Stapleton Arms, Buckhorn Weston Thursday 6pm - 10pm & Sunday 4pm - 9pm but as it turned out the landlord agreed to leave it out during the pubs opening hours :

Monday	Closed
Tuesday	6–10 pm
Wednesday	12–3 pm, 6–11 pm
Thursday	12–3 pm, 6–11 pm
Friday	12–3 pm, 5–11 pm
Saturday	12–11 pm
Sunday	12–10 pm

3 - All Saints Church, Kington Magna every day 9am - 4pm

4 - The Social Club, Kington Magna

Tuesdays	5pm - 8.30pm
Friday	8pm - 11pm
Sunday	12.30pm - 2pm

The Draft Neighbourhood Plan was also available on the parish council's website and survey responses could be submitted online. 51 responses were submitted this way.

The survey form contained the following questions:

Please state where you live

Please provide your name and address

<p>POLICY BWKM 1- SETTLEMENT BOUNDARY FOR BW. Do you agree with the proposed settlement boundary?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM1?</p>
<p>POLICY BWKM 2 – SETTLEMENT BOUNDARY FOR KM. Do you agree with the proposed settlement boundary?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM2?</p>
<p>POLICY BWKM 3 – THE DESIGN & FORM OF NEW DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES. Do you?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM3?</p>
<p>POLICY BWKM 4 – LOCAL HOUSING REQUIREMENTS. Do you?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM4?</p>
<p>POLICY BWKM 5 – LIGHTING SCHEMES. Do you?</p> <p>Strongly Agree Slightly Agree</p>

<p>Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM5?</p>
<p>POLICY BWKM 6 – SUSTAINABLE & ENERGY EFFICIENT BUILDINGS. Do you?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM6?</p>
<p>POLICY BWKM 7– IMPORTANT GAPS. Do you?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM7?</p>
<p>POLICY BWKM 8 – LOCAL GREEN SPACES. Do you?</p> <p>Strongly Agree Slightly Agree Neither Agree nor Disagree Slightly Disagree Strongly Disagree</p>
<p>Please explain why you have responded this way to POLICY BWKM8?</p>

PART 2-2 - ASSESSMENT OF REGULATION 14 CONSULTATION RESPONSES

Buckhorn Weston and Kington Magna Regulation 14 Consultation Survey Analysis

1. The Regulation 14 Consultation undertaken on the Draft Neighbourhood Plan for Buckhorn Weston and Kington Magna was underpinned by a community survey which sought views on the eight policies set out in the draft document. These asked respondents to indicate their agreement or disagreement with each proposed policy and provided an opportunity for comments to be registered to explain the position in more detail.
2. 59 responses were received to the survey. Kington Magna residents provided 42 responses, there were 15 from Buckhorn Weston and 2 from elsewhere in the parish. Some respondents left responses blank which accounts for differences in total responses on some policies.
3. Two anonymous responses (ol38) and (ol41) were rejected by the Neighbourhood Plan Steering Group. The survey required respondents to provide their name and address - it was considered important to know whether those responding lived in the parish or not. However, where specific comments were made, these are included in *italics* and the merits are considered in responses where required.
4. A headline observation is that all proposed policies received a clear majority of support, ranging from 60% to 92% of responses. Where there was disagreement, this ranged from 2% to 33% of responses. Looking more closely at where disagreement with proposed policies arose geographically, is noted that two responses from Buckhorn Weston slightly disagreed with policy BWKM6. One resident from elsewhere in the parish disagreed with policy BWKM7 and one disagreed with policy BWKM8. The other responses which disagreed with proposed policies were from residents of Kington Magna (there were 52 separate disagreements from there across the eight proposed policies).
5. The total instances of disagreement with policies was 56 out of a possible 472 (454 actual views registered on the eight policies), indicating a low level of disagreement overall with the policies. Over one-half of these arose in relation to policies BWKM2 and BWKM4. This is discussed further below.
6. In addition to providing an overall view of support or disagreement, respondents were offered the chance to provide additional comments to explain the basis for their view. This resulted in some specific statements which should be considered further and responded to. These have been selected for relevance from the survey responses and are set out below. Each policy is addressed in turn.

BWKM1 Settlement Boundary for Buckhorn Weston

Strongly agree	30
Slightly agree	7
Neither agree nor disagree	13

Strongly disagree	1
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7. There were 51 responses to this question. 73% supported the policy and 2% disagreed. 25% neither agreed nor disagreed on the grounds that a resident of Kington Magna should not comment on the proposed settlement boundary of Buckhorn Weston.
8. Where responses supported Policy BWKM1, written comments explained that the proposed boundaries provided a balance which would allow some infill development whilst providing a solid settlement boundary to prevent sprawl.

Specific comments are highlighted below, with a response or action identified.

9. (ol7) Want the return to original settlement boundaries.
10. **Response – It was felt that the previous settlement boundaries did not accurately reflect the settlements. The Neighbourhood Plan Working Group have followed clear guidance on the criteria for establishing the settlement boundaries now proposed. This reflects the community view of the settlement as it is.**
11. (ol24) We feel it should have been extended slightly along Weston Street to include the Old Tom Thumb. This would allow for additional development mentioned in the plan as necessary for the future needs of the village.
12. (ol38) *rejected comment. I am not sure about the area next to the railway line being included, as planning permission has repeatedly been submitted for this area. It would be an unwelcome entrance to the village, and a problem for the road, to have a development of properties there.*
13. **Response – Many more people have expressed support for the inclusion of the site within the settlement boundary for Buckhorn Weston because they see it as part of the settlement. The Settlement Boundary exercise sets the settlement boundary that currently exists. The garage site is seen as a part of the village.**

Specific comments received in opposition to policy BWKM1 are set out below:

14. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused, in writing, to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
15. **Response – The respondent has requested ‘clarification’ amounting to a request for a general education on the planning system so that they feel better able to respond to the plan’s proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.**

16. Where responses neither agreed nor disagreed with policy BWKM1, the majority of these were from residents of Kington Magna who did not wish to comment on proposals for Buckhorn Weston, the following specific relevant comment is noted:
17. (o14) Because the boundary is so tightly drawn the only area for several dwellings is the old garage site and there is nowhere else for a 'Hope Cross' type development. Any other homes would be shoehorned in on divided gardens etc.
18. Response – The restoration of the settlement boundary is undertaken to mark the edge of the settlement as it is and cannot be used to create large amounts of space for new development. That's what site allocations do. The garage site, regardless of any development potential (or not) is seen by the community to be an integral part of the settlement related to its historic uses, now ceased. It is a brownfield site. Other opportunities for development will exist in the form of existing plot redevelopment and through infill between existing development.

BWKM2 Settlement Boundary for Kington Magna

Strongly agree	39
Slightly agree	3
Neither agree nor disagree	8
Slightly disagree	4
Strongly disagree	5

19. There were 59 responses to this question and 71% supported the policy BWKM2. Of the 42 positive responses, 32 were from residents of Kington Magna. The 15% of responses which disagreed were from Kington Magna. Those neither agreeing nor disagreeing were from Buckhorn Weston and elsewhere in the parish.

Specific comments made in responses supporting the policy BWKM2 are set out below:

20. (o17) Want the return to original settlement boundaries.
21. Response – It was felt that the previous settlement boundaries did not accurately reflect the settlements. The Neighbourhood Plan Working Group have followed clear guidance on the criteria for establishing the settlement boundaries now proposed. This reflects the community view of the settlement as it is.
22. (o18) Very important to stop unwanted development on agricultural land and prevent village sprawl. Through road is congested now and would not support further traffic.
23. Response – noted.
24. (o122) Should include top of Church Hill
25. Response – To include land to the top of Church Hill, Kington Magna would mean including agricultural land that could lead to large areas becoming available for development. This

- would not be in accordance with the Settlement Boundary Methodology. The majority of people who responded did not wish to see large scale development.
26. (ol28) No further expansion of village and no development outside boundary in order to maintain the pleasant character of a small village.
 27. Response – noted. Regardless of the Neighbourhood Plan proposals, current adopted local plan policies would support rural exception sites adjacent to the settlements, if they come forward.
 28. (hc3) Need to preserve the integrity of our village and do not need any more buildings.
 29. (ol31) Maintain the village as it is.
 30. (hc10) There is insufficient space for further development within the village. The need of the existing population/occupants to retain the character and nature of the village should be respected.
 31. Response – With a restored settlement boundary, the Neighbourhood Plan provides policies which would guide any proposed infill development supported by adopted local plan policies.
 32. (hc12) We feel that the village integrity as it is should be protected, it is of historical interest and as a Medieval Enclave which should be preserved.
 33. Response – Kington Magna Conservation Area provides a high degree of planning control over development. The restored settlement boundary will mean that infill proposals can come forward supported by adopted local plan policies. Further policies which protect the character of the Conservation Area will apply, and design policy within the Neighbourhood Plan will also apply.

Specific Comments made in responses in opposition to policy BWKM2 are set out below:

34. (ol13) The top ends of Church and Chapel Hill are excluded, as is Bowden. I'd have liked these areas included although I understand Dorset Council has something to say about that.
35. (ol17) Not sure why the Church and surrounding houses are outside the settlement boundary?
36. Response to both suggestions – The top ends of Church Hill, Chapel Hill and the area of Bowden are outside the settlement boundary as they are areas of scattered housing that is not contiguous with the main settlement (please see Settlement Boundary Methodology Note appendix to the Neighbourhood Plan).
37. (ol41) Rejected Response - I feel the "important gap" exclusion on west street removes an obvious place for uncramped housing. Two houses opposite the existing line of bungalows would seem to fit the village template well (if they are needed).
38. Response – The Settlement Boundary reflects the actual extent of the settlement viewed in terms of current/historic built development. The area to the east of West Street is not currently and has never been developed and is considered to be outside of the settlement.

39. (hc4) The principle of a new boundary is ok but this is not sensible (81) as it only allows for 6 more dwellings until 2038 (78) for both parishes
40. Response – A local housing requirement has been provided by Dorset Council. With no allocations and without a settlement boundary, the low rate of planning permissions for new dwellings over the recent past has guided an expectation of windfall housing delivery in the area to 2038. The restored settlement boundaries around Buckhorn Weston and Kington Magna will provide stronger policy support for infill development and rural exceptions housing on the boundaries. This may exceed the six dwellings set out in the Local Housing Requirement.
41. (ol27) The addition of a small number of additional dwellings that are in character with the village which are no more than 3 bed would attract families to the village and add to the community.
42. Response - noted
43. (ol32) We are outside the settlement boundary.
44. Response – This property is Lawrence Farm House and it was considered to relate more to the countryside than the settlement (please see Settlement Boundary Methodology Note appendix to the Neighbourhood Plan).
45. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
46. Response –The respondent has requested ‘clarification’ amounting to a request for a general education on the planning system so that they feel better able to respond to the plan’s proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.
47. (hc18) I cannot see if you restore the boundary where you can build in KM. It will need to be extended.
48. Response – The NPWG followed guidance and criteria to propose Settlement Boundaries which establish the extent of the built settlements of Buckhorn Weston and Kington Magna as they are. Adopted local plan policies will support proposals for infill development or plot redevelopment subject to detailed consideration of design and potential impacts.

BWKM3 The Design and Form of New Development within Settlement Boundaries

Strongly agree	40
Slightly agree	9
Neither agree nor disagree	3

Slightly disagree	1
Strongly disagree	6

49. There were 59 responses to the question. There was strong support for Policy BWKM3 across both villages with 14 of 15 respondents from Buckhorn Weston and 33 of 42 respondents from Kington Magna in support of the policy. Those opposing the policy (12%) were from Kington Magna.
50. The majority of responses which support the policy BWKM3 saw the main priorities as ensuring the character of the villages is maintained and not undermined by unsympathetic new development.

Specific relevant comments made in support of the policy are set out below:

51. (ol12) I would prefer that the plan strengthen the guidance on what materials should be used in new construction: local stone should be preferred.
52. Response – Table 3 indicates that a wide range of construction materials are evident in Buckhorn Weston and Kington Magna such that no one style predominates. The table will be amended to identify (if possible) and emphasise the stone used in local housing historically.
53. (ol13) Solid reasoning shown - but why no suggested areas for development which matches this criteria? Other villages nominated where development would be suitable - why not here?
54. Response – The NPWG carried out consultations with local people in the Parish during the development of the plan. A clear view was provided in response that they did not wish to allocate sites for housing, but instead favourably consider housing which may come forward within restored settlement boundaries on infill sites and through plot redevelopment.
55. (hc1) Maintain and enhance are the key words. Nothing should be allowed that does not do this.
56. (ol22) There should be exception where there is no public view - to facilitate repair.
57. Response – Good design should influence all aspects of development and if implemented will ensure that properties within their plots remain high quality and attractive over the course of time. Views of and into sites can change and open-up views very quickly. It makes sense to ensure consistent application of good design principles whether in or out of public view.
58. (hc10) The approval of any new development within the boundary should be restricted to modification of existing properties, erection of garden sheds, etc.
59. Response – With settlement boundaries in place, proposals for infill development of new housing would be supported in principle under adopted local plan policies and under proposed policy BWKM4 subject to design considerations set out in BWKM3 and adopted local plan policies for amenity and related to the Kington Magna Conservation Area.

60. (ol35) The village shouldn't become frozen in aspic but should be able to expand to meet identified local housing needs in such a way as not to spoil the character of the village.
61. Response – The NPWG carried out consultations with local people in the Parish during the development of the plan. A clear view was provided in response that they did not wish to allocate sites for housing on land outside the village, but instead favourably consider housing which may come forward within restored settlement boundaries on infill sites and through plot redevelopment.
62. (ol37) Current village properties are diverse, I am not sure that design principles can always apply.
63. Response – The principles set out in Table 3 and Table 4 of the Draft Neighbourhood Plan acknowledge the variety of building styles and materials used in Buckhorn Weston and Kington Magna. The principles call for harmonisation, consistency, continuation and sympathetic design approaches and construction materials to new development in the context of neighbouring buildings. These can be applied in all circumstances.
64. Of the seven comments which disagreed with Policy BWKM3, all were from Kington Magna, six provided specific comments and of these, four were opposed to any new development in the village on the grounds of lack of infrastructure.

Other specific relevant comments made in opposition to policy BWKM3 were as follows:

65. (hc4) Because it removes some open land which could be used for development (85) only allowing for infill and back land and redevelopment of existing plots (90) (91) (92).
66. Response – The NPWG carried out consultations with local people in the Parish during the development of the plan. A clear view was provided in response that they did not wish to allocate sites for housing on land outside the village, but instead favourably consider housing which may come forward within restored settlement boundaries on infill sites and through plot redevelopment.

BWKM4 Local Housing Requirements

Strongly agree	22
Slightly agree	13
Neither agree nor disagree	4
Slightly disagree	1
Strongly disagree	18

67. 58 people responded to this question. 60% of responses (18 from Kington Magna, all 15 from Buckhorn Weston and 2 from elsewhere in the parish) supported the policy. Whilst a clear majority, this is a lower level of support than for other policies. 33% opposed it, all residents of Kington Magna.

68. The majority of responses in support of policy BWKM4 commented in support of focused provision of smaller properties for the elderly who want to downsize and younger families who might be able to afford smaller properties.

Specific relevant comments made in support of Policy BWKM4 are set out below:

69. (ol10) Whilst some families will find 2 or 3 bedroom properties adequate, some may require a larger property to suit their needs.
70. (ol13) Yes, logical given the number of 4+ bedrooms around. But why not one bed bungalows as well? Don't understand why these be excluded as well as larger units.
71. (ol30) It is an important requirement that a balanced mix of housing types are available to meet the future needs of the communities. This needs to include smaller and more affordable properties.
72. (ol38) *Rejected response - Too many big houses here now, with recently purchased cottages having been turned into huge homes. We need smaller homes available.*
73. **Response – This point is noted. The policy does not preclude homes of different sizes, but sets a priority for 2-bed and 3-bed homes.**
74. (ol21) Agree, if it can be done, but I am unconvinced that there will be an adequate mechanism to ensure new development will only be occupied by local families or that the balance of demand to availability will be co-ordinated; a one-off development of a significant number of properties is unlikely to deliver this.
75. (ol26) Prioritise any new development to meet local housing needs only.
76. (ol35) The village shouldn't become solely for the very well off and there is a shortage of smaller properties suitable for people who wish to downsize. It is a pity there can't be provision for people who need assistance to afford a home.
77. **Response – Community views expressed in the development of the Neighbourhood Plan were opposed to expansion of the village in terms of site allocations and were also keen to retain character of each village. This resulted in a focus on restoring settlement boundaries to provide limited opportunities for infill development. Proposals for housing development inside the settlement boundaries of Buckhorn Weston and Kington Magna will be considered in the context of BWKM4 and BWKM3 in particular.**
78. **Affordable housing policies provided through the adopted local plan will determine requirements for affordable housing contributions where appropriate. Subject to suitable proposals coming forward, it may be possible for Rural Exceptions Housing to be proposed adjacent to the settlement boundaries that could meet identified local affordable housing needs.**

79. (ol33) Smaller homes are required as most of those in our villages have been extended beyond what is needed. Can they be protected from extensions in the future where owners can increase the values beyond what locals can afford?
80. **Response – proposals to extend properties will be considered on their merits, with regard to BWKM3 on design and development form, and in accordance with adopted local plan policies on infill development.**
81. *(ol41) Rejected response - Given the length of time the plan is operational for it may be desirable to allow some leeway for priorities to change eg if you wish to attract more young children you will need more affordable family homes of 4 beds rather than 2 beds. But for the elderly a 1 bed bungalow may be desirable. The house size and number of bedrooms should relate directly to the plot size and not to an arbitrary figure on what could be a ten year old plan. Perhaps a solution is to have regular reassessments of housing need to ensure the priorities remain appropriate for each village. The neighbourhood plan needs the capability to be amended should any changes be needed during its operational period.*
82. **Response – The approach set out in the Draft Neighbourhood Plan is supported by a Housing Needs Assessment and also consultation with parish residents and reflects their recommendations. Future reviews of the Neighbourhood Plan would consult local residents and update evidence where required and update policy requirements accordingly.**
83. All of the responses opposed to Policy BWKM4 were from residents of Kington Magna.

Specific relevant comments provided in opposition to Policy BWKM4 are set out below:

84. (ol8) Smaller homes not required in KM as we already have a fair number of two bed bungalows.
85. (ol12) The justification for this policy is entirely inappropriate for a neighbourhood plan. The justification is given in para 121 (immediately before the proposal) and says that "elderly people ... in small households ... are occupying the largest houses [in the villages]. It is suggested that they might wish to move into smaller properties". This suggestion is wrong on many levels and undermines the proposals it seeks to justify. The suggestion here is that some elderly people ought to be moving from their homes for the good of the village. No council should be making such a suggestion. The initial source of the idea appears to be a study by AECOM, an international company based in Dallas, Texas. They are entitled to their opinion but have no standing here. Yet the plan issued in our name implicitly supports their suggestion. This appears to put Dorset Council and the Parish Council in the position of saying that our villages would be better off if elderly people moved out of their homes. Neither council has any business taking such a view. To state the obvious: when people own their homes, councils have no powers in the matter and should not be making policy suggestions in areas so completely outside their control. It is possible that the plan means that elderly people would move out of their homes if more smaller ones were available in the villages. If that is what the plan means, it should say so but in any event the idea is extremely doubtful. It should be obvious that elderly people stay in their homes for a number of complex reasons: these

- include the memories attached to the property, the role a home plays in the history of people's lives and fear of change. It is extremely unlikely that anyone would move because someone else considers it rational for them to do so. The specific policies proposed in the plan might be right or wrong but the justification given for them has no place in any official document. It is so poor that it undermines the case the plan is making. Para 121 should be deleted and replaced.
86. (ol14) There are already sufficient 2 and 3 bedroom properties within the boundaries.
 87. (hc3) Do not need small houses in the village.
 88. (hc4) The plan says that it will prioritise provision of smaller properties so that larger properties can be freed up (121). How can this happen if there are only going to be 6 (78) built between the 2 parishes until 2038. It's a joke. Where is the ambition.
 89. (hc5) and (hc7) We do not need any more
 90. (hc6) We do not need any more houses as they will be completely out of the price range of younger people entering the village.
 91. We do not need any further housing, houses are available and have been sold at reasonable cost in the village so we do not need new low cost housing.
 92. (ol20) Sufficient 2 and 3-bedroom properties exist in local area and nearby towns. Blocks of multiple housing would spoil the open character of KM village and current infrastructure would not support such development. (Narrow lanes, poor drainage system, unreliable electricity supply.)
 93. (hc8) The village has 2 bedroom houses - no area for more development of 2 bedroom houses
 94. (hc9) No more 2 bedroom houses and bungalows already plentiful in the village. There is no need for new housing, there are no facilities in this village.
 95. (hc10) There should be no new development/ house building within the settlement boundaries.
 96. (hc11) We have 2 and 3 bungalows already in the village, there is no need for more housing.
 97. (hc12) There is no local housing needs as far as the District Council is concerned and they have no plans to agree any developments in or around KM. So called Housing for local families if built the question has to be asked can they afford to buy them? The cost of building them and putting in roads, water and other services are not cheap and are getting more expensive to put in place. The average house price in KM is £470,000. Would young families want to move somewhere that has nothing here? Probably not. With social housing neither the Parish Council nor the District Council have any say in who is given the properties so they can be given to anyone from anywhere.
 98. (ol36) We do not agree there is a need for this type of housing

99. (hc16) The village has not enough activities to have need for enlargement, also there will be too much traffic created.
100. Response to all comments above – The above responses indicate disagreement with the findings of the Housing Needs Assessment provided by AECOM. The Housing Needs Assessment was prepared in accordance with accepted methodologies and using expected sources of data to inform the analysis contained within the report. Local Plans refer to Housing Needs Assessments they commission on a district-wide basis (in Dorset, this will now be on a county-wide basis). Affordable housing mix, type and size - policies in Local Plans are non-strategic and allow for Neighbourhood Plans to set local policies based on the findings of local Housing Needs Assessments. The AECOM report meets this brief.
101. The findings in the Housing Needs Assessment set a position in terms of the affordability of local housing for people on median and lower quartile incomes – this informs conclusions on affordability. It also sets out demographic analysis and provides conclusions on housing requirements to maintain the current population in terms of age-cohorts and life stages.
102. It is for the local community to decide how to use the results of the Housing Needs Assessment so it can make priorities in accordance with objectives and vision for the neighbourhood plan. Through engagement with local people in the development of the Neighbourhood Plan, it has been clear that most people fear that Buckhorn Weston and Kington Magna are in danger of becoming frozen with an increasingly elderly population, which would damage the social fabric of the local community. Families want opportunities for relatives to stay in the locality. Elderly people in larger houses have expressed a desire to downsize locally. This is a normal and increasingly apparent feature of local community priorities everywhere.
103. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
104. Response – The respondent has requested ‘clarification’ amounting to a request for a general education on the planning system so that they feel better able to respond to the plan’s proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.

BWKMS Lighting Schemes

Strongly agree	47
Slightly agree	7
Neither agree or disagree	1
Slightly disagree	1
Strongly disagree	3

105. There were 59 responses to this question. 92% support was indicated. Only five responses (these were from Kington Magna) did not support the policy, 4 of which opposed it.
106. Responses in support of Policy BWKM5 urged development to prevent further erosion of dark skies through inappropriate lighting. Many responses highlighted light pollution from Henstridge Airfield as being of particular concern.

Specific relevant comments in support of the policy were as follows:

107. (hc12) No additional lighting should be allowed, the villages are beautiful as they are, extra lighting will detract from the countryside and disturb the Nocturnal wildlife. It is getting harder to find places with dark skies.
108. Response – it would not be considered proportionate to ban all lighting and on existing properties, much of this will be permitted development.
109. (ol40) Should satisfy the necessary safety criteria whilst reducing attendant environmental impact.
110. Response - noted
111. Only four responses (all from Kington Magna) opposed policy BWKM5.

Specific relevant comments were made in opposition to policy BWKM5:

112. (hc10) The wording of sub paragraph a. should not mention security or safety lighting as that totally weakens the statement.
113. Response – The current wording of sub paragraph (a) is 'External lighting should be avoided unless required for security or safety reasons.' In recognition of the point raised. This will be amended to read 'External lighting should be avoided where possible'. It is not proportionate to require no external lighting especially if there are safety/security considerations.
114. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
115. Response – The respondent has requested 'clarification' amounting to a request for a general education on the planning system so that they feel better able to respond to the plan's proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.
116. (ol36) If we don't build more houses, there will be no impact on lighting.

117. Response – Lighting can be installed on existing properties and on extensions, some of which require planning approval. This means that the policy is needed regardless of whether or not there is new development.
118. (hc16) Alters the character of a small country village.
119. Response – Not clear why the policy is opposed on the basis of the comment. The policy is seeking to establish better practice and stronger control of lighting, to protect amenity and character of the local environment.

BWKM6 Sustainable and Energy Efficient Buildings

Strongly agree	41
Slightly agree	6
Neither agree nor disagree	5
Slightly disagree	4
Strongly disagree	3

120. There were 59 responses to this question, with 80% of responses in agreement with the policy. 12% were in disagreement (including two from Buckhorn Weston) and 8% neither agreed nor disagreed.

Residents who supported policy BWKM6 made the following specific relevant comments:

121. (ol7) I have all this in my property. Heat pumps however are massive consumers of electricity.
122. (ol9) Agree for any new build but may not be cost effective on older properties because the age.
123. (ol10) We should aim for this. However existing properties with no cavity walls will be difficult and expensive to insulate.
124. (hc1) The cost of installation of efficient energy is much higher when it is done after a building's construction. It should be factored in from the beginning.
125. (ol18) All new properties should have renewable energy measures fitted as standard and where possible within monetary constraints, it would be good to see old properties being updated.
126. (hc6) These things need to be considered by the existing properties for the future
127. (ol20) Energy efficiency and alternative energy sources are always good. As long as it's in the right place with consideration given to its impact.
128. (ol25) New builds need to be built to be as efficient as possible for their occupiers.
129. (ol28) Energy efficient homes should be encouraged, whilst maintaining the character of the property.

130. (ol30) Sustainability of our housing is an essential part of maintaining the wider problems of environment control measures and should be regarded as essential good practice.
131. (ol32) We do wonder if complete airtightness is healthy?
132. (hc8) Homes should be designed and built to be more energy efficient / reducing carbon emissions
133. (ol33) We cannot believe that houses are still being built with inadequate insulation and heating methods. This should have been mandatory a long time ago.
134. (ol22) Again we need to make upgrade affordable for all.
135. (ol35) These requirements for new housing shouldn't be so excessive that they tend to make the houses unaffordable.
136. Response to all comments above – The Policy as drafted reflects the changing dynamics of sustainable building technologies and research which means preferred solutions and what is regarded as sustainable may change over time. There is flexibility in the policy, which is designed to encourage sustainable building design without setting requirements or restrictions that would damage viability or make housing unaffordable.
137. (ol14) In view of climate change, energy efficiency and recycling of rainwater should be a priority.
138. Response – Add new clause (f) to encourage rainwater harvesting to reduce treated water use in gardens. Add clause (g) referring to greywater systems in new housing.
139. (hc4) But you also need to allow residents within the conservation area to install solar panels to help the environment (132)
140. (hc12) We agree that help should be given to support more efficient sustainable energy to the properties already in the village. The District Council say that in a conservation area solar panel can be used as long as they are not on the front of the property. How does the Parish Council feel about them?
141. Response – Conservation Area policies in adopted local plans, and policies set out in the NPPF and listed buildings Acts in relation to development of listed buildings are considered strategic policies. There is no ability for local neighbourhood plan policies to set rules on on-building/in-building/in-plot sustainable energy measures which apply generally within Conservation Areas and with regard to the curtilage or fabric of Listed Buildings. Each is taken on its merits within planning applications or listed building applications.
142. There were six valid responses in opposition to policy BWKM6. Three did not respond to the substance of the policy but said there was no need for it if there is no new development. This ignores the potential for opportunities to improve energy efficiency within new extensions or redevelopments which require planning permission and for all developments within the

Kington Magna Conservation Area. These points are therefore ill-founded and do not require change to the plan.

Specific relevant comments in opposition to BWKM6 are set out below:

143. (o15) New builds should use low energy systems wherever possible however, having sought advice, retrofitting some properties are impractical due to materials that were used to build the houses, e.g. concrete floors. In cases like ours, all improvements suggested in an EPC would still not meet the minimum criteria for new low carbon energy systems to work. Additionally, the cost of installing such products would negate the value of the property.
144. (o134) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
145. **Response – The respondent has requested ‘clarification’ amounting to a request for a general education on the planning system so that they feel better able to respond to the plan’s proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.**
146. (o140) We would prefer this to be determined by Building Regulations.
147. **Response - Building Regulations will be updated from 2025 to address requirements for energy efficiency and sustainable buildings. There remains a role for planning policies to encourage measures in proposed development.**
148. Four further responses neither agreed nor disagreed with BWKM6 and the specific comments associated with these are set out below:
149. (o137) Energy efficiency is desirable but I wouldn't seek to 'exceed current requirements'. Current requirements should be at a high level - this is a government issue.
150. *(o141) Rejected response - A development should be acceptable on the basis of its location, size and visual design or not. A highly energy efficient brilliant design should not hold any sway over whether the development is appropriate or not. Any new development that does not propose to be highly energy efficient should be automatically rejected.*
151. **Response – no requirements are being set in the policy, only encouraged. Policies set out in the Neighbourhood Plan as a whole will be used to determine planning applications.**
152. (hc17) Some modern technology does not suit living in a rural environment i.e. heat pumps a waste of time/money
153. (hc18) All these things come at a cost and are down to affordability. I would also like the PC's views on solar panels in the conservation area.

154. Response – the policy encourages solutions and recognises these may change over time. Applicants would not be bound to specific requirements as a result of the policy.

BWKM7 Important Gaps

Strongly agree	43
Slightly agree	5
Neither agree nor disagree	4
Slightly disagree	2
Strongly disagree	5

155. There were 59 responses to this question. 81% of responses supported the policy, including all responses from Buckhorn Weston (15 responses). 12% of responses opposed the policy (6 from Kington Magna and 1 from elsewhere in the parish).

Specific relevant comments in support of Policy BWKM7 are set out below:

156. (ol14) Development should NOT be supported in these important gaps. It is important that the village be allowed to breathe. Infilling will make the village more urbanised and it will lose its character and charm. Also, these important gaps allow run off from heavy rainfall to be somewhat absorbed into the ground. If it wasn't for these gaps, flooding would be a lot worse.
157. Response – This is the purpose of the policy with reference to avoiding a reduction in the Important Gaps.
158. (ol24) Some isolated infill fitting with the proposed character of future development should always be considered - particularly low level development to enable older people to release larger properties in the village.
159. Response - Through setting the Settlement Boundaries around Buckhorn Weston and Kington Magna, infill development will be considered and assessed on their individual merits if, and when, sites come forward. Important Gaps are the few open places within the settlement which contribute to the character of the villages by linking them, through views, to their surrounding landscape, in accordance with the landscape character appraisals for the area.
160. (hc12) The term GAP has been changed, these are not GAPS to be filled or developed. These are as stated on the North Dorset District Wide Local Plan dated 2003 Important open spaces and site of archaeological importance. In and around the Meadow between Back Lane and Church Street there are many protected species which we all know live and feed off and around the Meadow. These are just a few. Protected under the UK Wildlife and Countryside Act 1981 Meadow Hunting Ground. Buzzards, Sparrows Hawkes, Owls and Bats Habitat. Grass snakes, slow worm, shrews. The great crested newt is also protected under the EU Habitat Regulations. Any disturbance or change to this area affecting the Habitat or feeding grounds will be breaking the law put in place to protect them. The District Council adapted the KM Conservation area on the 23/8/2018 to include the meadow because it has been

archaeologically proven that it is a medieval burial ground and to protect the diverse wildlife. They have no intention of allowing any new building projects.

161. Response - Dorset Council is not maintaining the Important Wooded or Open Area designations. Important Gaps have been successfully identified in other Neighbourhood Plans with former IOWA sites. The key purpose of maintaining these sites as open areas free from development is clear.
162. Six valid comments were made in opposition to policy BWKM7. Again, two did not respond to the substance of the policy but opposed any development at all (so making the policy redundant). Again, subject to confirmation, some of the land in question is within private curtilages and so consideration of domestic development extending into gaps would be considered and so the policy remains relevant.

Specific comments made in opposition to Policy BWKM7 are set out below:

163. (ol4) We dont understand the BW gaps especially (b) as there is little view from the road as the land is mainly higher and I am not sure whose views would be obstructed.
164. (hc4) Because these could be used for a small development to meet the objectives of providing houses of the right size to meet the local needs (51) (47) (52) e.g. younger people or the elderly downsizing.
165. (ol27) To rule out development of these sites when there maybe wise development for community amenities on these sites does not seem to make sense.
166. Response - The Neighbourhood Plan Working Group assessed the sites as providing a valuable link between settlement and surrounding landscape. The landscape character appraisal for the area highlighted a management objective to maintain character in the form of maintaining views out from elevated locations with the settlements of Buckhorn Weston and Kington Magna. The sites identified are deemed to contribute to the achievement of this.
167. The establishment of the settlement boundaries should create other opportunities for infill development within both settlements.
168. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
169. Response – The respondent has requested ‘clarification’ amounting to a request for a general education on the planning system so that they feel better able to respond to the plan’s proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.

170. *Rejected response - The gaps in KM are recently created in the history of the village and whilst very lovely I do not agree that they provide a significant contribution to the character of the village. They should not be built on unnecessarily but should not be excluded from being built on if they could meet specific needs identified in the village.*
171. *Response – The response is at odds with other views expressed in support of the policy approach. Support is provided in policy terms in the landscape character appraisals for the area, for the protection of important gaps in development within settlements, which afford views out to the countryside and, through this, maintain a visual relationship between the village and the countryside.*
172. Four responses neither agreed nor disagreed with policy BWKM7. One specific comment is set out below:
173. (hc18) d) Land to the rear of Green Lane, Back Lane and Church St is an important green area and hashed as a site of archaeological importance and in the conservation area. Does this still apply? When was the status lifted? Should I ask Dorset Council Planning Officer - you have it as potential to designate as an important gap. Why have we changed from area to a gap?
174. *Response - Dorset Council is not maintaining the Important Wooded or Open Area designations or Areas of Archaeological Importance designation. Important Gaps have been successfully identified in other Neighbourhood Plans with former IOWA sites. The key purpose of maintaining these sites as open areas free from development is clear.*

BWKM8 Local Green Spaces

Strongly agree	32
Slightly agree	1
Neither agree nor disagree	15
Slightly disagree	1
Strongly disagree	1

175. There were 50 responses to this question. This low response (9 non-responses) may be related to reasons given by those who neither agreed nor disagreed with the policy (30% of responses), that either they did not know the sites or did not wish to comment on sites not in their village. Of those responding 66% supported the policy (including all responses from Buckhorn Weston) whilst only 4% opposed it.

Respondents supporting policy BWKM8 made the following specific relevant comments:

176. (o15) The historical church building, churchyard and cemetery should be protected.
177. *Response – The Neighbourhood Plan proposal is to designate the churchyard and cemetery as Local Green Space (LGS) as they are in the centre of the settlement and the Church is a Grade II* building with a secure level of protection. The churchyard wraps around the church and contains a tomb that also has Grade II listing and burials of cremations take place within*

- it. The cemetery (or graveyard) which lays across the road is owned by the church and is also in regular use. Both these areas and the Church are an integral part of the community where people come to be near to loved ones and spend time in quiet reflection. The designation of LGS is entirely appropriate.
178. (ol35) When talking about local green spaces there is no mention of the Village Green. I know it isn't within the development boundary but all the access points to it are. Elsewhere the churchyard extension is referred to as the village cemetery. Although it is for everyone in the village, whatever their religion, it belongs to the church who are responsible for its upkeep. I'm not forgetting the generous grant from the Parish Council towards cutting it.
179. (ol4) Agree re churchyards but would the village green be safer as a green space inside the boundary or left outside and not designated.
180. Response – The village green has been held in Trust since October 1993 and is managed by a group of 5 trustees but is not registered as a village asset. It is believed to have been part of the land belonging to The White House and was a former orchard. There does not appear to be mention in the Trust document to keeping this land 'in perpetuity' so It was felt that the best way to protect this area from the chance of any development in the future would be to leave it outside the SB so that it is countryside. We acknowledge that the village cemetery is owned by the Church and is available for all people in the village, whatever their religion, and should be referred to as 'the graveyard' as it separate from the church and churchyard
181. (ol34) The document discusses complex issues for which we have sought further clarification. The Parish Council have refused. in writing. to answer any clarifying questions to enable us to make a constructive decision. We therefore deem it best for the village to remain unchanged.
182. Response – The respondent has requested 'clarification' amounting to a request for a general education on the planning system so that they feel better able to respond to the plan's proposals. It is not the function of the Neighbourhood Plan Steering Group or Parish Council to provide general planning education for those consulted on proposals in the Neighbourhood Plan. Several surveys, public meetings and papers sent out for consultation have provided an opportunity for engagement throughout the development of the Neighbourhood Plan. The comment is noted.

Comments in opposition to policy BWKM8

183. A significant number of responses (more than for any other policy) neither agreed nor disagreed with the policy. In all cases, this was due to residents of one village not wishing to comment on the proposed Local Green Space in another village. No specific relevant comments were made.

Dorset Council Response to Regulation 14 Draft Neighbourhood Plan

184. Dorset Council's response to consultation is included at **Appendix 1**. Text changes to the Neighbourhood Plan recommended in the response are accepted in full and have been reflected in the revised draft. Four other matters were raised, as follows.
185. Dorset Council's Heritage and Conservation Officer has referred to the opportunity to identify Non-Designated Heritage Assets through the Neighbourhood Plan. The comment is noted and it is confirmed that the Neighbourhood Plan Steering Group made an early decision to not identify such assets in the Neighbourhood Plan, as is their right.
186. Dorset Council's Transport Planning team requested consideration of a positive statement in the Neighbourhood Plan to support installation of EV chargepoints at the community hall and/or cricket club. This has been addressed with the addition of clause (e) to Policy BWKM6 as follows... ' (e) Installation of Electric Vehicle chargepoints at existing residential, commercial and community buildings.'
187. Dorset Council requested further clarification within Table 6 of the basis for the designation of the Churchyard (Site 3) and Cemetery (Site 4) in Buckhorn Weston as Local Green Space. This has been addressed through the addition of statements to demonstrate how the sites meet NPPF criteria that Local Green Space must be local to the community it serves, must not form an extensive tract of land and must have qualities which are demonstrably special to the local community who are able to access and enjoy the space.
188. With Regard to the restoration of a settlement boundary to the village of Buckhorn Weston, Dorset Council has commented on the inclusion within the settlement of a former garage site south of the railway line. The comments do not question that the site can be considered to be part of the settlement – there are other parts of the village which are physically separate but have historically been included, and also the site was in long term use as a garage and considered to be an integral part of the village.
189. The Settlement Boundary Methodology paper referred to in Dorset Council comments sets out guidance for the Neighbourhood Plan Steering Group on how they should assess whether land could be included in the settlement boundary. This methodology was followed assiduously for both Kington Magna and Buckhorn Weston, so that unusually large parcels of developable land were not created. The reason for this care was that the Steering Group had undertaken consultation with the community and the response was very clear that local neighbourhood plan site allocations for housing would not be supported. However, opportunity to redevelop existing plots or infill between existing development would be supported.
190. The garage site referred to is considered by the Neighbourhood Plan Steering Group to be in a different position. From the local community standpoint, the garage site has always been considered an integral part of the village which should not have been left out of the previous settlement boundary of Buckhorn Weston. The garage which operated there for many years was a core part of the village. Now that it has been demolished, this does not mean that the

site is no longer part of the village or settlement in planning terms, from the local community standpoint.

191. The community of Buckhorn Weston has shown support for previous development proposals on the garage site which have been refused for reasons related to the designs of the development proposed, and the impacts they create. Whilst the site concerned will no longer be in open countryside, the inclusion of the garage site within the settlement boundary will change neither policy nor material considerations and Dorset Council would be able to determine the acceptability of any further proposals in accordance with them.

PART TWO APPENDIX 1**Dorset Council Response to the Buckhorn Weston & Kington Magna neighbourhood plan, Reg 14 consultation 24 July 2023**

Dorset Council welcomes progress of the Buckhorn Weston and Kington Magna neighbourhood plan. An earlier draft was circulated to us in February, which we commented on, and we are grateful to see that those comments have been taken on board. As such, our comments are more limited in this instance.

We are pleased to say that we have no major concerns with the plan. The comments provided below are intended to be constructive and to help with finalising the plan ready for submission and examination.

Section	Relevant NP text	Our comments
Para 26	Basic conditions parts (b) and (c)	As the next notes, these two basic conditions only apply to neighbourhood development orders (NDOs), and therefore do not apply to neighbourhood development plans (NDPs). To avoid confusion, you might want to omit these two basic conditions as they don't apply to your neighbourhood plan.
Table 3, 2nd row, 3rd col	"Saved Policy 1.7 of the 2003 District-wide Local Plan removes settlement boundaries from villages and invites Neighbourhood Plans to review and reinstate them where desired."	Policy 2 of the 2016 Local Plan removes the settlement boundaries of the smaller villages. Please copy the text from the next row down.
Table 3, 3rd row, 3rd col	"Policy 2 of the 2016 Plan removes settlement boundaries from villages and invites Neighbourhood Plans to review and reinstate them where desired."	It only removed the SBs from the smaller villages – the 18 larger villages retained their SBs.
Table 3, 5th row, 4th col	HOUSE1 and HOUSE2	The policies are called HOUS1 and HOUS2 (without the E)
Table 3, 8th row, 4th col	"ENV1 Green Infrastructure identified in Neighbourhood Plans will form part of the Green Infrastructure Network"	Consider also Policy ENV4: "All development should conserve and enhance the landscape"
Figures 2, 3 and 4	<i>Maps showing proposed Settlement Boundaries (SBs)</i>	For information purposes only, Appendix 1 of these comments shows how the proposed NP SBs differ to the deleted SBs from the 2003 Local Plan. The table below summarises the sizes (in hectares) of the SBs in the 2003 LP and the draft NP. It shows that all the SBs have expanded with the new SBs being 4.61 hectares larger than the 2003 LP SBs.



		LP 2003 (ha)	NP 2023 (ha)	Change (ha)
	Buckhorn Weston	8.28	10.90	+2.62
	Shepherd's Hill	1.07	1.57	+0.50
	Bridge Cottage	0	0.37	+0.37
	Kington Magna	10.89	12.01	+1.12
	Totals	20.24	24.85	+4.61



<p>Paragraph 84</p>	<p>“A further area, south of the railway line is incorporated into the settlement [boundary?] reflecting the community’s view of this area being part of the village based on a former garage use on one plot (making it a brownfield plot) and an existing dwelling which forms the entrance to the village.”</p>	<p>We note the intention to add the area of land south of the railway line to the SB (referred to in the table above as Bridge Cottage). Part of this area (Cross’s Garage) has been subject to two recent unsuccessful applications for residential development (DC refs 2/2017/1572/FUL and P/FUL/2021/02758), the former was also dismissed at appeal (PINS ref APP/N1215/W/18/3202418). It is understood that the parish council were supportive of the principle of redeveloping this site. If this is the case, then our recommendation is that the area should be formally allocated, with a policy setting out some basic parameters for its redevelopment (e.g. size, scale, orientation, and access arrangements).</p> <p>The Inspector’s report regarding the appeal decision considers the character and appearance of the proposal. The report finds that the “small cul-de-sac ... would have a suburban character” and “would be out of keeping with the form of the development found in the locality.” In the planning balance, the Inspector gives this harm significant weight, which, along with the limited accessibility of the site, is sufficient to outweigh the benefits of the scheme (notwithstanding the ‘presumption in favour of sustainable development’). The reasons for refusal for the second planning application (which again was for a small cul-de-sac development but for one fewer units) cited “harm to local character” due to “excessive number of dwellings, semi-urbanising and cramped layout.”</p> <p>The proposed NP contains a generic design policy (BWK3). Table 4 says that “The community’s main priority is for the design of new development to reflect existing character,” and also: “Development is mostly linear off existing village lanes with no snickets and cut-throughs. New development is likely to follow the same form, close to existing lanes.” It is therefore not clear whether the proposal for a small cul-de-sac, which the parish council supported, would be in accordance with the policies in the draft NP. For this reason, we feel it would be better to set out clearly some design parameters as part of a formal site allocation for the former garage site. In that way,</p>
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		<p>both the applicant and the community would have a clearer idea of what might be appropriate.</p> <p>It is noted that the Settlement Boundary Methodology, published alongside the draft NP, states: “Avoid inclusion of open areas that could result in larger scale development.” It further explains: “There will be a threshold (an informal one based on judgement) above which infill land, backland, or other plots suitable for redevelopment, becomes something more strategic, and this would be considered a site allocation. The consideration would be based on matters of scale, impact, fairness, transparency etc. As a guide to thinking, including land that could accommodate more than two dwellings is akin to a site allocation, requiring a different procedure.” If it is the view of the NPG that the Cross’s Garage site isn’t capable of accommodating more than two dwellings (and therefore a cul-de-sac layout would not be necessary), then this needs to be clarified.</p> <p>The draft plan notes that this is a former garage site, and therefore there is a possibility of ground contamination. The Environmental Health Officer was consulted on the first planning application and replied in January 2018 with: “Contamination likely and would need to be a condition attached to any permission.” The case officer wrote in his report: “The site is highly likely to be contaminated given its last use. No information has been given to suggest how this would be addressed were residential development with gardens constructed.” I’m unable to find anything on file that confirms that contamination has been ruled out. Therefore, the issue of potential contamination on the site could usefully be mentioned in the NP. For reference, the topic of pollution and contaminated land is covered by NPPF</p> <p>paras 183 and 184 and saved LP Policy 1.20 from the 2003 LP</p>
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Para 87, first sentence	“Strong policies are already in place which will control development inside settlement boundaries and there is an extra layer of policy consideration relating to the Kington Magna Conservation Area.”	Consider adding at the end of the sentence “(as shown in Figure 4).”
Para 87, second sentence	“The Conservation Areas Appraisal (August 2018)...”	Typo: “The Conservation Area Appraisal (August 2018)” Consider including a footnote specifying where the CAA can be downloaded: https://www.dorsetcouncil.gov.uk/documents/35024/307390/Adopted+23+August+2018+Kington+Magna+CAA.pdf/523383c0-baca-bea2-c098-55832cbc87b7
Table 4, Character section <i>and</i> Ease of Movement section	‘What should be reinforced’ “...electric vehicle charging points where possible.” “Dedicated off-street car parking spaces should be provided to serve newdevelopment within private garages or on private driveways”	Note that EV charging facilities are now a requirement for all new dwellings under Part S of building regulations. For a summary of the requirements, see https://www.homebuilding.co.uk/advice/building-regulations-part-s
Table 4, Energy Efficiency section	“Buildings should be orientated and design ...”	Typo: “designed”
Para 103	“There is a minimum threshold of 11 or more dwellings (or a cumulative gross floorspace threshold of 1,000 square metres) set out in the Adopted North Dorset Local Plan Part 1 2016, Policy 8, above which a proportion of affordable housing must be provided (40% requirement subject to viability).”	This statement is a little misleading as it gives the impression that only schemes above 11 dwellings have to provide AH. The situation is that all schemes that are 11 dwellings or more must provide AH (or schemes greater than 10 dwellings).

Para 116	"The 2021 Census shows that the population in the parish is higher than the Dorset average in the age rang 50-80 years"	Typo "range"
Table 6 "3 – St. John the Baptist Churchyard"	"The Churchyard is clearly making a significant contribution to the character of the village and also in visual/amenity terms to public areas of the village."	For both the churchyard and cemetery, I think it would help to be clearer in how they meet the LGS criteria. In particular, which parts of NPPF para 102(b) do they meet? I imagine the churchyard has historic significance, and both the churchyard and cemetery have tranquillity. What about beauty and/or wildlife value?
Table 6 "3 – St. John the Baptist Churchyard"	"An alternative exists to seek designation of the churchyard as Local Green Space."	Delete – this appears to be left over from a previous draft.
Table 6: "4 – Land to west of Pound Lane"	"Village Cemetery"	See comments above regarding using LGS criteria to justify the designation of the churchyard and cemetery.
Table 6 "7 – Land to east of West Street (south)"	"The site will be within the restored Settlement Boundary for Kington Magna."	In the recommendation column, clarify that the recommendation is to not designate it as an IOWA, Important Gap or LGS.
Para 139	"...whilst also of importance in the context of setting of built development within the Kington Magna Conservation Area."	Typo "of the setting"

POLICY BWKM 8 - LOCAL GREEN SPACE	“The following sites shown on Figure 2 are designated as Local Green Space. Other than in very special circumstances, no inappropriate development will be permitted that would harm its reason for designation:”	See comments above regarding Table 6 with respect to specifying which parts of the LGS criteria the two sites meet – as this will help in interpreting this policy in terms of knowing what the “reason for designation” is/are.
POLICY BWKM 8 - LOCAL GREEN SPACE	“...that would harm its reason for designation:”	Typo “their”
Table 7	“working over-time” – multiple	Typo “over time” (no hyphen)

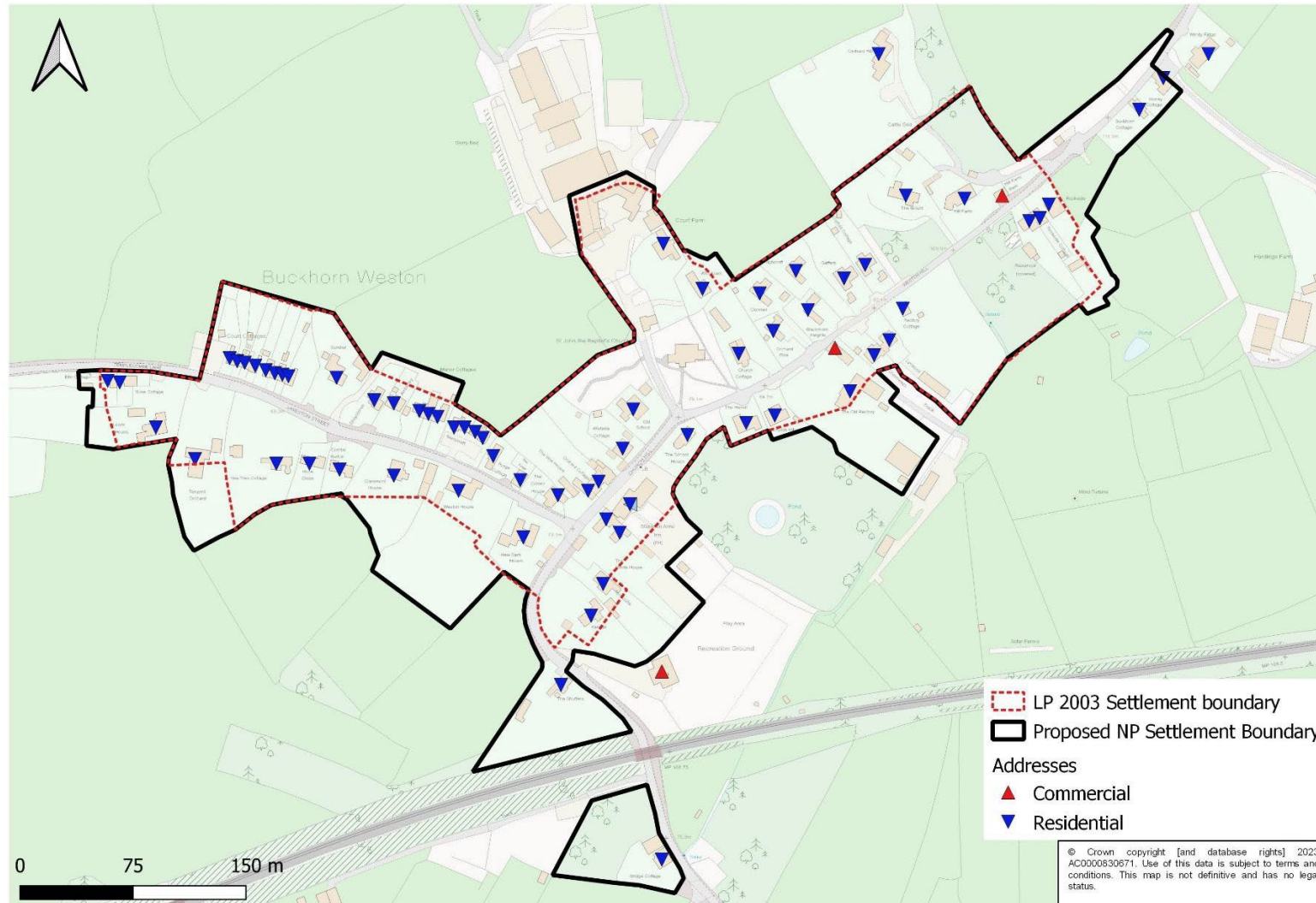
Additional comments from the Transport Planning Team:

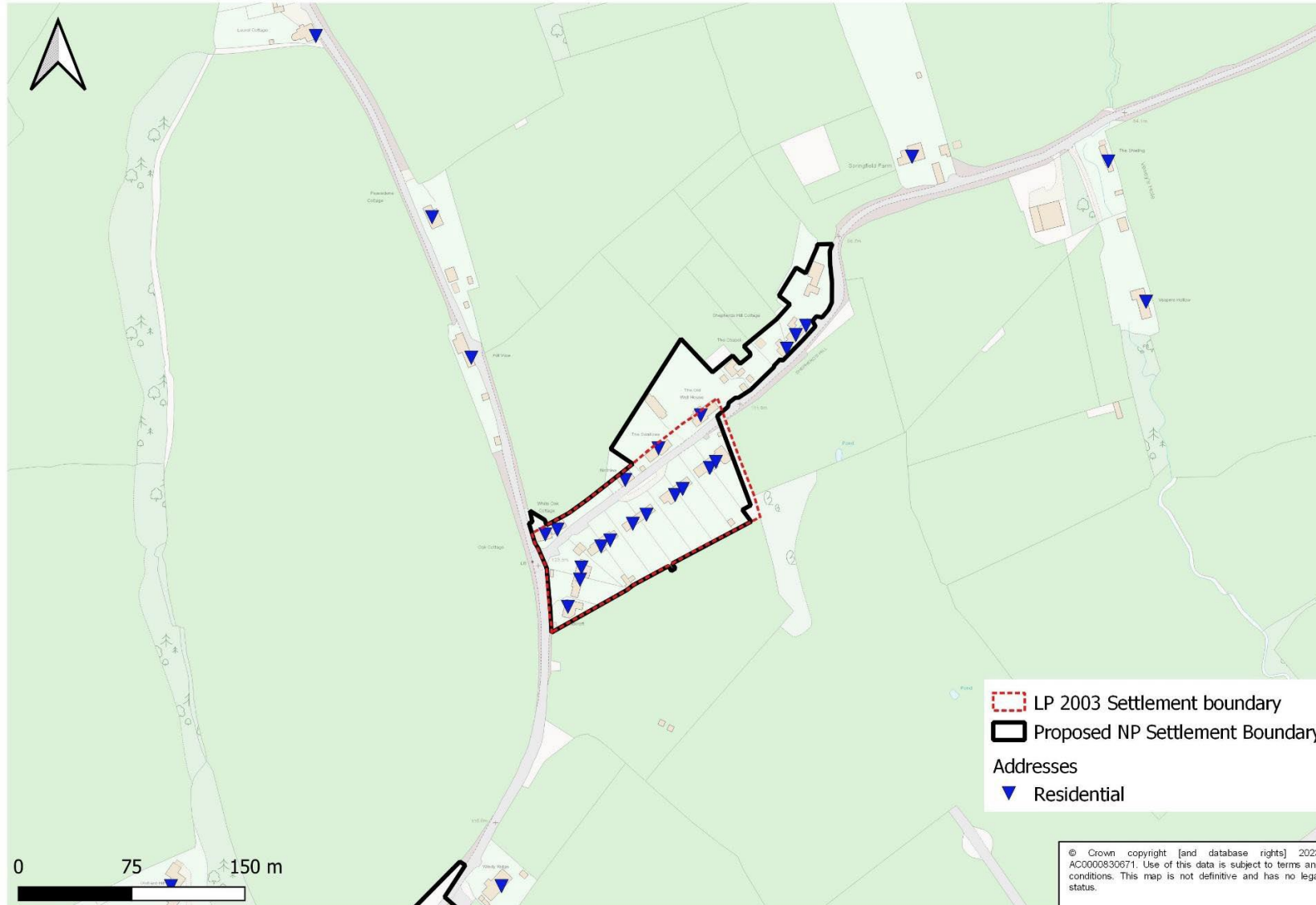
It would also be good if some considerations were given to a community EV chargepoint at the village hall and/or cricket ground as this could be supported by the LEVI pilot programme Dorset Council is delivering. Having a clear statement in the neighbourhood plan would be helpful if an application was made for a chargepoint, although not having a statement wouldn’t prevent an application.

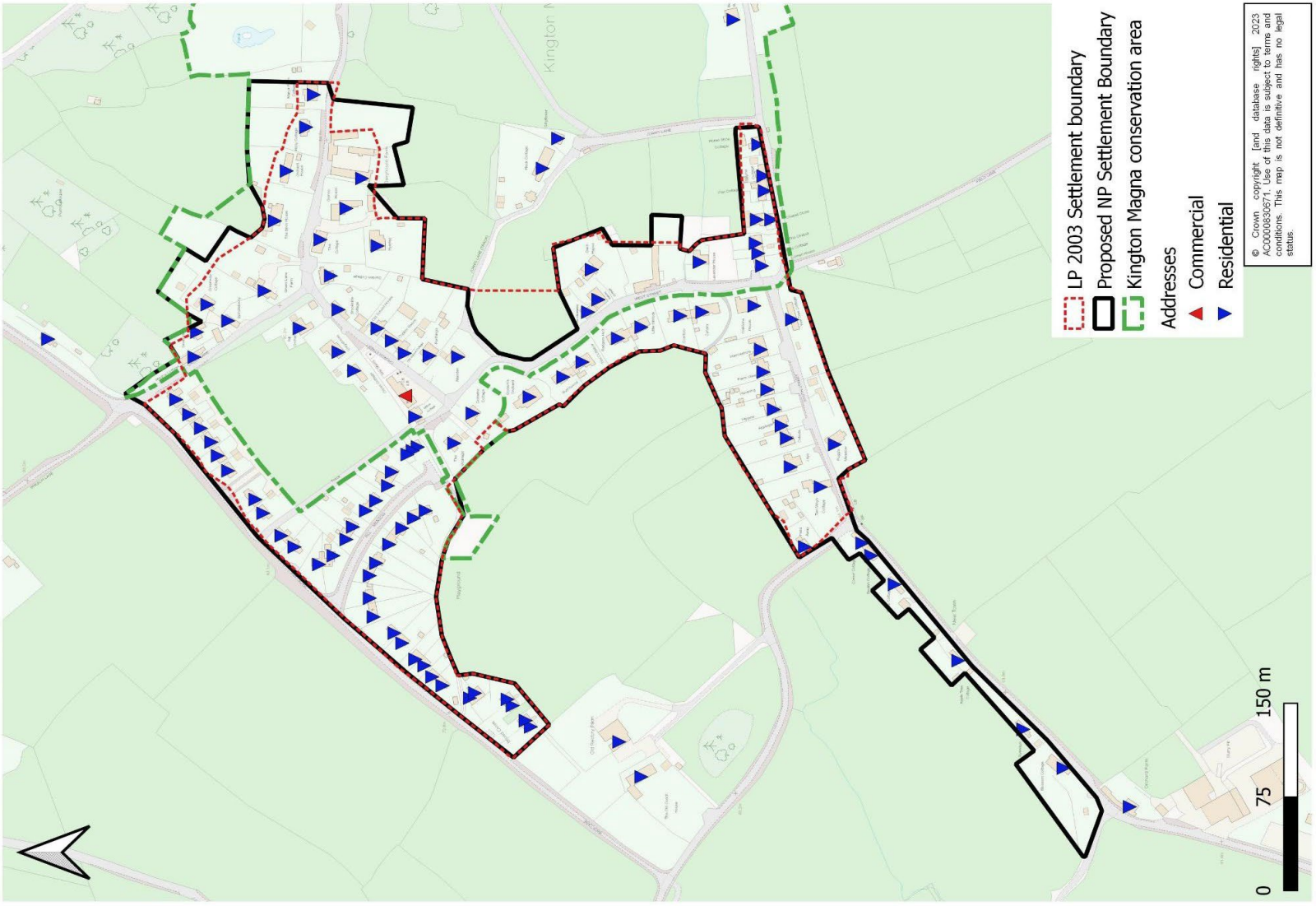
For reference, LEVI stands for Local Electric Vehicle Infrastructure. Dorset Council has issued a couple of press releases regarding the scheme: <https://news.dorsetcouncil.gov.uk/2022/08/25/dorset-council-secures-funding-to-improve-electric-vehicle-infrastructure-in-rural-areas/> and <https://news.dorsetcouncil.gov.uk/2023/03/21/council-charges-ahead-with-plans-to-improve-electric-vehicle-charging-network-in-dorset/>

The views of Dorset Council’s conservation and heritage officer is that the plan misses the opportunity to identify and protect local heritage assets in the parish. However, there is no requirement for the plan to do this. Heritage assets will continue to be protected by policies in the Local Plan and in the NPPF.

Part 2-2 Appendix 1: Maps of the settlement boundaries from the 2003 Local Plan and the draft neighbourhood plan







Part 2-2 Appendix 2 – Consultation with other bodies in accordance with regulations

Consultation was undertaken with the bodies listed below and where responses were received, these are detailed along with any required responses.

Consultee	Responded	Date	Comments	How addressed?
Dorset Council	Y	24/07/2023	See Part 2-2 Appendix 1	See Part 2-2 Appendix 1
South Somerset DC	N			
Somerset CC	N			
Wiltshire Council	N			
Abbas and Templecombe PC	N			
Cucklington PM	N			
Fifehead Magdalen PM	N			
Gillingham TC	N			
Henstridge PC	N			
West Stour PC	N			
Wincanton TC	N			
Homes England	N			
Natural England	N			



Environment Agency	Y	24/07/2023	Thank you for consulting the Environment Agency on the Buckhorn Weston and Kington Magna Neighbourhood Plan. Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan. We encourage you to continue to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/	Noted.
Historic England	Y	12/07/2023	Thank you for your Regulation 14 consultation on the draft Buckhorn Weston and Kington Magna Neighbourhood Plan. There are no issues associated with the Plan upon which we wish to comment. Our congratulations to your community on its progress to date, and our best wishes for the making of your Plan.	Noted.
Network Rail	N			



Highways England	Y	22/06/2023	Having reviewed the submitted plan we consider that the plan's proposed policies are unlikely to result in development which will adversely impact the safe and efficient operation of SRN, and we therefore have no comments to make. Please note however that this does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.	Noted.
planning@mobileuk.org	N			
nsrecep@openreach.co.uk	N			
EMF.Enquiries@ctil.co.uk	N			
gssb@bt.com	N			
██████████@three.co.uk	N			
Public Health Dorset	Y	25/07/2023	PHD reflects the concern noted in the plan that the location of Buckhorn Weston and Kington Magna and its proximity to Gillingham and the fast rail link to London makes it vulnerable to development that will target commuters and possibly reduce retention of village character and community cohesion. Housing catering to this market will likely not help to reduce the significant lack of affordable homes for families and	The Neighbourhood Plan Steering Group has considered the form of new housing required in the parish in the context of the Housing Needs Assessment, development plan policies

			<p>young people, and this is of concern – could a proportion of homes that are planned be protected for existing village residents that would be accessible to both young people and families, a noted concern of those living in the villages? PHD would emphasise the importance of buy-in from both the community and from local landowners to help protect the rurality of the villages and maximise inclusion and cohesion as they develop over the plan period, which would be to the benefit of the health and wellbeing of all residents.</p>	<p>and local environmental constraints.</p> <p>The NPSG believes that policies set out in the Neighbourhood Plan have local support to help deliver housing suitable for local people.</p>
Dorset Clinical Commissioning Group	N			
Dorset Heath & Wellbeing board	N			
SSE	N			
Southern Gas Network	N			
Wessex Water (sewage & water)	N			
Gypsy and Traveller Liaison Officer	N			
Stours Benefice secretary	N			
Salisbury Diocese	N			
Gillingham Chamber of Commerce	N			
North Dorset Disability Action Group	N			



Andrea Pellegram Ltd.

October 2023

Buckhorn Weston and Kington Magna NDP

National Trust	N			
Woodland Trust	N			
Forestry Commission	N			
Garden Trust	N			
Dorset Local Enterprise Partnership	N			
Dorset Local Nature Partnership	N			
Cranborne Chase AONB	Y	12/06/2023	Thank you for the invitation; however, I think this AONB is sufficiently far from your parish not to be impacted upon by the Neighbourhood Plan. That is unless you are proposing large wind turbines that would interrupt views to and from this AONB!	Noted.
The Gypsy Council	N			
Dorset Chamber of Commerce & Industry	N			