



Buckhorn Weston and Kington Magna Parish Council

Independent Examination of the Buckhorn Weston & Kington Magna Neighbourhood Plan

Examination Ref: 02/DH/BWKANP

12th February, 2024

For the attention of Mr. David Hogger BA, MSc, MRTPI, MCIHT

Dear Mr. Hogger,

Thank you for the opportunity to provide further clarification of the approach taken by BWKM Neighbourhood Plan Steering Group to the inclusion of the Cross Garage Site within the restored Settlement Boundary for Buckhorn Weston in Policy BWKM1. The matters raised by Dorset Council in response to your initial examination questions were also raised by the Council in its response to Regulation 14 Consultation.

A response to Dorset Council Regulation 14 consultation comments and further explanation/clarification of the approach which led to the inclusion of the Cross Garage site within the Settlement Boundary, and its resultant status in policy terms, is set out at paragraphs 188 to 191 of the Consultation Report prepared in support of Regulation 15 Submission. For ease of reference, the relevant paragraphs are set out below:

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.*

The Consultation Report provides details of a separate consultation undertaken solely on the proposed settlement boundaries for Buckhorn Weston and Kington Magna. 84 responses were received with only 1 objection to the principle of establishing the settlement boundary for Buckhorn Weston (and 2 for Kington Magna). No-one objected to the proposed boundaries or to the inclusion of the Cross Garage site. The BWKM Neighbourhood Plan Steering Group see this site as a natural part of the settlement which until relatively recently was a developed and active part of the village.

Regulation 14 Consultation provided a further opportunity to consider the settlement boundary proposals and to raise any concerns about land included within or excluded from the settlement. Paragraphs 7-18 of the Consultation Report detail the individual comments received regarding Policy BWKM1 and sets out clear responses to them. This was subject to further consultation at Regulation 16.

We can confirm that a copy of this letter detailing our response will be posted onto the Parish Council website.

Yours sincerely,

Linda J Munster

Mrs. Linda J Munster
Parish Councillor &
Chair of BWKM NP Steering Group