Lower Winterborne Neighbourhood Plan

Consultation Statement
October 2026

This Consultation Statement has been prepared to accompany the submission of the Lower Winterborne Neighbourhood Plan to Dorset Council.

The Plan has been prepared by the Lower Winterborne Neighbourhood Plan Steering Group on behalf of Lower Winterborne Parish Council.

The purpose of this statement is to demonstrate how the Steering Group has engaged with the local community, statutory consultees, landowners and other stakeholders throughout the preparation of the Neighbourhood Plan. Consultation has been undertaken at each key stage of plan preparation to ensure that local views have informed the emerging vision, objectives, policies and site allocations.

Preparation of the Plan to date has included the following principal stages of consultation:

1. Community Survey (Spring 2024) 2
2. Community Drop-in Event and Call for Sites (Autumn 2024) 4
3. Site Assessment and Options Consultation (Summer 2025) 6
4. Local Green Space Consultation (October 2025) 11
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Throughout the preparation of the Lower Winterborne Neighbourhood Plan, the Steering Group has sought to engage widely with residents, businesses, landowners, statutory consultees and neighbouring authorities. Consultation has informed every stage of the Plan's preparation, from the initial identification of community priorities through to the Regulation 14 draft. The comments received have been carefully considered and, where appropriate, amendments have been made to the Plan before submission.

The following sections summarise each stage of consultation and explain how comments received influenced the evolution of the Neighbourhood Plan.

1. Community Survey (Spring 2024)

Purpose

The first stage of community engagement sought to understand the aspirations, concerns and priorities of the community before drafting the Neighbourhood Plan.
It was designed to gather evidence covering housing, employment, transport, community facilities, landscape, climate change, flooding, local character and future priorities.

Consultation Methods

A household survey was undertaken during March 2024.
Residents were invited to participate through a variety of methods to maximise participation:

- Leaflets delivered to every household within the Parish.
- Online questionnaire accessed through a QR code using SurveyMonkey.
- Paper copies made available at St Nicholas Church, Winterborne Kingston Village Hall and Greyhound Pub.
- Promotion through the Parish Council website.
- Promotion through the local Facebook page.



This approach ensured that residents without internet access were also able to participate.

The Group also distributed a separate Business Survey in Spring 2024 to all identified businesses within the Parish. This was hand delivered by means of a covering letter containing a QR code linking to the online questionnaire, with as many businesses spoken to as possible.

Responses received

The household survey received 99 completed questionnaires, representing approximately 258 residents. This equated to approximately:

- 36% of the Parish population (based upon the 2021 Census); and
- 27% of all dwellings within the Parish.

The response represented a broad range of household types and age groups and therefore provided a robust evidence base for preparation of the Plan.

Unfortunately, no responses were received to the business survey.

Main Issues Raised

A full version of the results is available in **Appendix 1**. Several clear themes emerged:

Housing

Residents generally supported modest levels of new housing provided that:

- development remained in keeping with village character;
- affordable housing for local people was prioritised;
- development avoided areas at risk of flooding;
- infrastructure kept pace with development.

Community Facilities

Respondents identified improved community facilities as one of the highest priorities.
Some respondents supported the creation of a single community building capable of serving a wider range of community activities.

Transport

Transport generated the largest number of comments.
Residents expressed significant concerns regarding:

- speeding traffic;
- White Post Junction;
- unsafe parking;
- poor visibility at junctions;
- lack of pedestrian routes; and
- lack of cycling routes.

Suggested solutions included:

- 20mph limits;
- traffic calming;
- improved footpaths;
- safer crossings; and
- improved walking and cycling connections.

Landscape

Residents strongly valued:

- tranquillity;
- open views;
- dark skies;
- the chalk stream;
- woodland;
- public access to the countryside.

Climate Change and Flooding

An overwhelming majority supported including climate change within the Plan. Flooding was repeatedly identified as one of the Parish's principal challenges.

Employment

Residents supported opportunities for small-scale workshops and local employment but showed very limited support for larger industrial development.

Outcomes

The Household Survey directly informed the Vision and Objectives and established the principal themes of the Neighbourhood Plan. The high response rate provided confidence that the survey findings were representative of the views of the local community. The lack of responses from local businesses suggested that there were no specific needs that they considered should be addressed through the Plan.

Some issues raised—including bus services, road safety and speeding—were recognised as matters largely outside the scope of neighbourhood planning and have continued to be pursued separately by the Parish Council through Dorset Council and other agencies.

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2. Community Drop-in Event and Call for Sites (Autumn 2024)

Purpose

Following completion of the Household Survey, the Parish Council organised a public exhibition and drop-in event to report back the survey findings; test emerging planning themes; seek views on potential housing numbers; identify possible development locations; launch the formal Call for Sites; and gather ideas for landscape, green spaces and renewable energy.

Consultation Methods

The consultation was advertised via posters that were placed around the village and on Facebook group and via a leaflet drop. The Parish Clerk also emailed those on the circulation list from the household survey responses.

The event was held on: Saturday 21 September 2024 at Winterborne Kingston Village Hall. The display material from the event was also made available on the Parish Council website.







Display boards explained the Neighbourhood Planning process, the Household Survey results, potential policy themes, and encouraged discussion of where housing options and opportunities for environmental enhancement might exist. Interactive maps and voting exercises encouraged residents to identify:

- preferred building styles;
- valued village features;
- potential development locations;
- wildlife opportunities;
- renewable energy opportunities;
- flood alleviation areas;
- local green spaces.

Attendance totalled in excess of 60 residents.

Call for Sites forms were available at the event and were also distributed by email (**Appendix 2**), promoted on social media, advertised on the Parish Council website and publicised through posters around the Parish.

Main Issues Raised

Housing

Residents generally favoured only modest levels of development. Comments consistently emphasised:

- affordable housing;
- avoiding flood-prone land;
- improving infrastructure alongside development.

Community Facilities

There was some support for a single new community building rather than retaining multiple smaller facilities.

Village Character

Residents identified preferred building materials and architectural styles which later informed the design policies.

Environment

Residents strongly supported:

- wildlife habitat creation;
- flood alleviation;
- protection of dark skies;
- retaining rural character.

Potential locations for renewable energy generation and flood management were also suggested.

Walking and Cycling

Residents highlighted continuing concerns over:

- missing footpath links;
- maintenance of existing paths;
- safer cycling connections.

Call for Sites

11 sites / areas of search were submitted for consideration.

Additional Issues

Other recurring themes included: 20mph speed limits; better maintenance of hedges and footpaths; community orchard; improved recreation facilities; additional tree planting.

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3. Site Assessment and Options Consultation (Summer 2025)

Purpose

Following assessment of the Call for Sites submissions and other potential opportunities, the Parish Council undertook a further public consultation to seek views on:

- the emerging Vision;
- Objectives;
- possible development sites;
- renewable energy opportunities;
- flood alleviation proposals;
- Local Green Spaces;
- Important Views;
- emerging Design Guidance.

This represented the first opportunity for residents to comment on the detailed policy direction of the Plan and possible site allocations.

Consultation Methods

A drop in session was held on 21st June 2025 alongside an online and paper questionnaire.

- Leaflets delivered to every household within the Parish.
- Online questionnaire accessed through a QR code using SurveyMonkey.
- Paper copies made available at St Nicholas Church, Winterborne Kingston Village Hall and Greyhound Pub.
- Promotion through the Parish Council website.
- Promotion through the local Facebook page.



Consultation material included: exhibition boards; site maps; site assessment summaries; response forms; online questionnaire; and paper questionnaire.

Residents were invited to comment on and rank each potential allocation.

The consultation also sought comments on renewable energy, flood alleviation, Local Green Spaces, Important Views and design guidance.

Display material and survey form used is included as **Appendix 3**.



Response

The questionnaire received 86 responses (with joint responses being weighted by the number of people represented).

Main Issues Raised

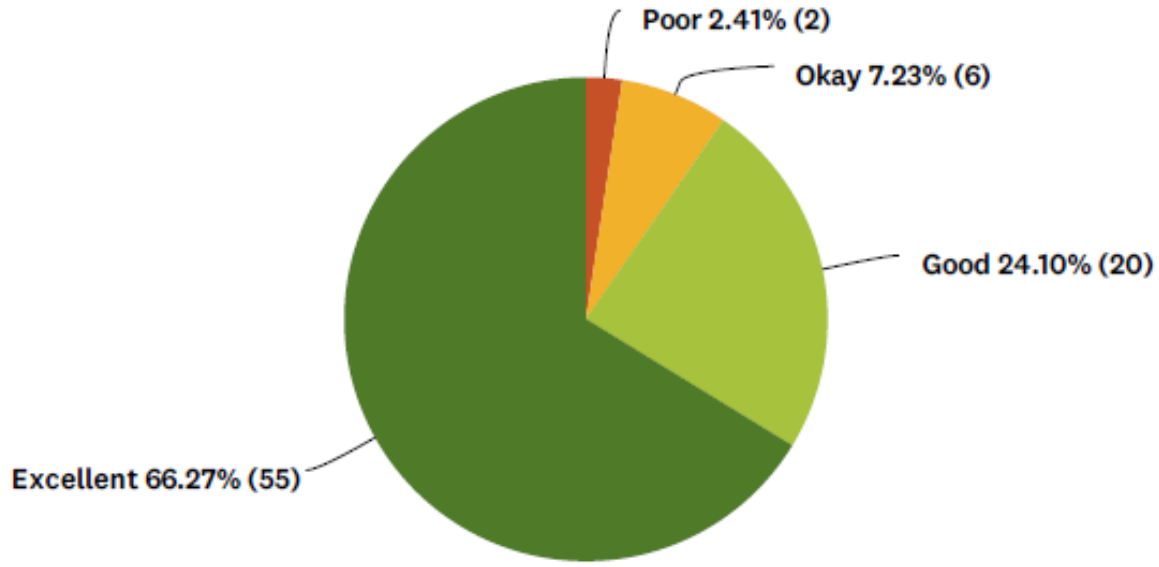
Consultation demonstrated strong support for:

- the Vision;
- the Objectives;
- protecting village character;

- safeguarding the landscape;
- improving community facilities;
- protecting green spaces;
- improving walking and cycling routes;
- sympathetic design;
- flood alleviation measures.

Renewable energy proposals received broad support in principle, although comments sought assurance regarding landscape impact and scale.

VISION - how many thumbs up would you give it?



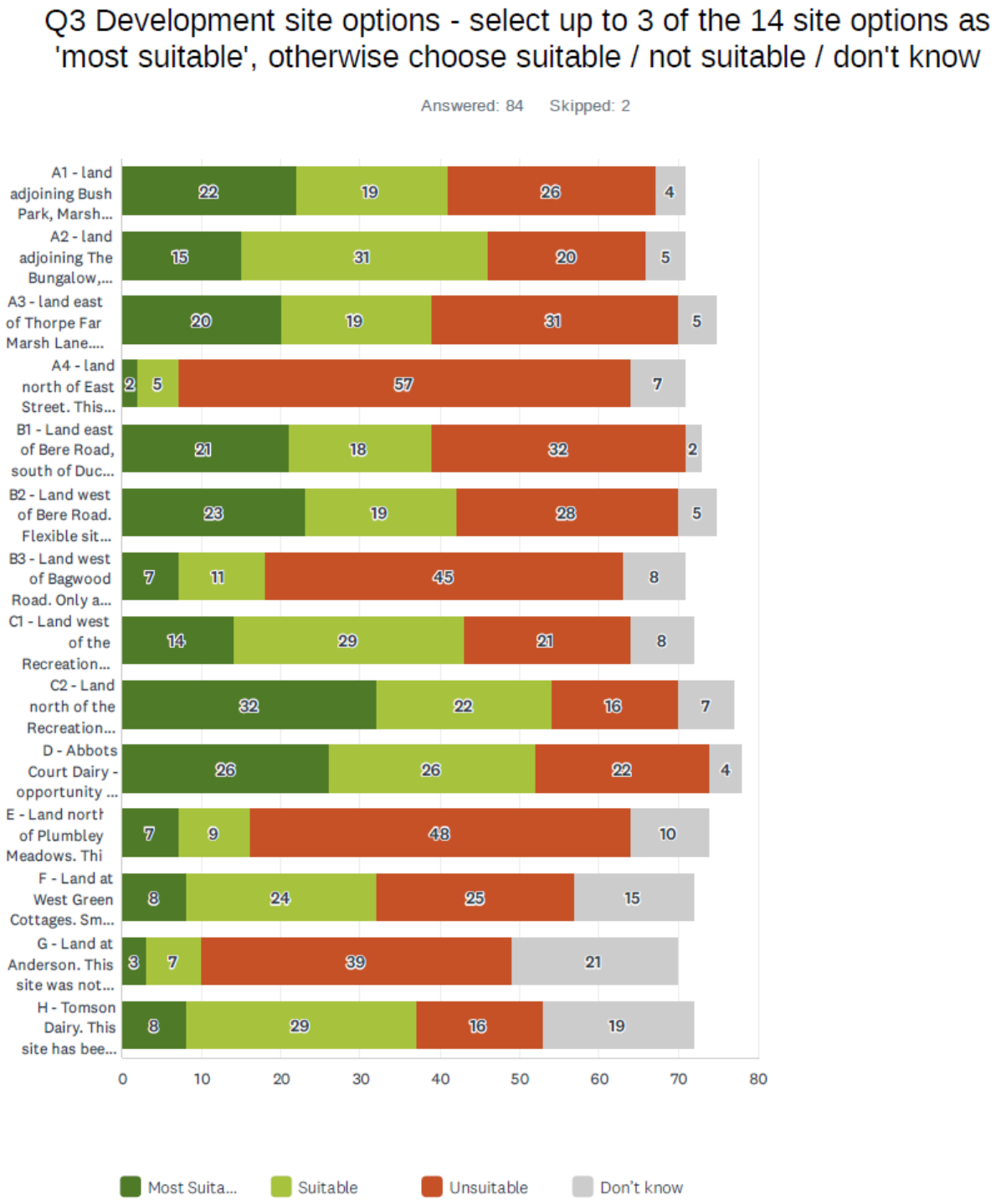
Do you broadly agree with the following objectives...

	YES	NO
Protect the character of the parish by ensuring that any new development is sympathetic to the local environment and is of a scale and design appropriate to its location.	96.51% 83	3.49% 3
Protect and where practical, enhance community facilities and services for the benefit of residents.	95.35% 82	4.65% 4
Identify sites for new development which will meet local needs for housing, employment or improved community facilities and takes opportunities to reduce flood risk.	87.21% 75	12.79% 11
Seek to ensure that the rural setting of the parish is maintained and that the natural beauty of the area and its wildlife are conserved or enhanced.	98.84% 85	1.16% 1
Enhance highways safety and improve routes around the parish for the benefit of all residents, whether they travel on foot, by cycle, or in a vehicle.	96.43% 81	3.57% 3

Site Options

Responses to site options showed preferences for some potential allocations while identifying significant concerns regarding:

- flood risk;
- highway safety;
- impact upon village character;
- infrastructure capacity;
- landscape impacts.

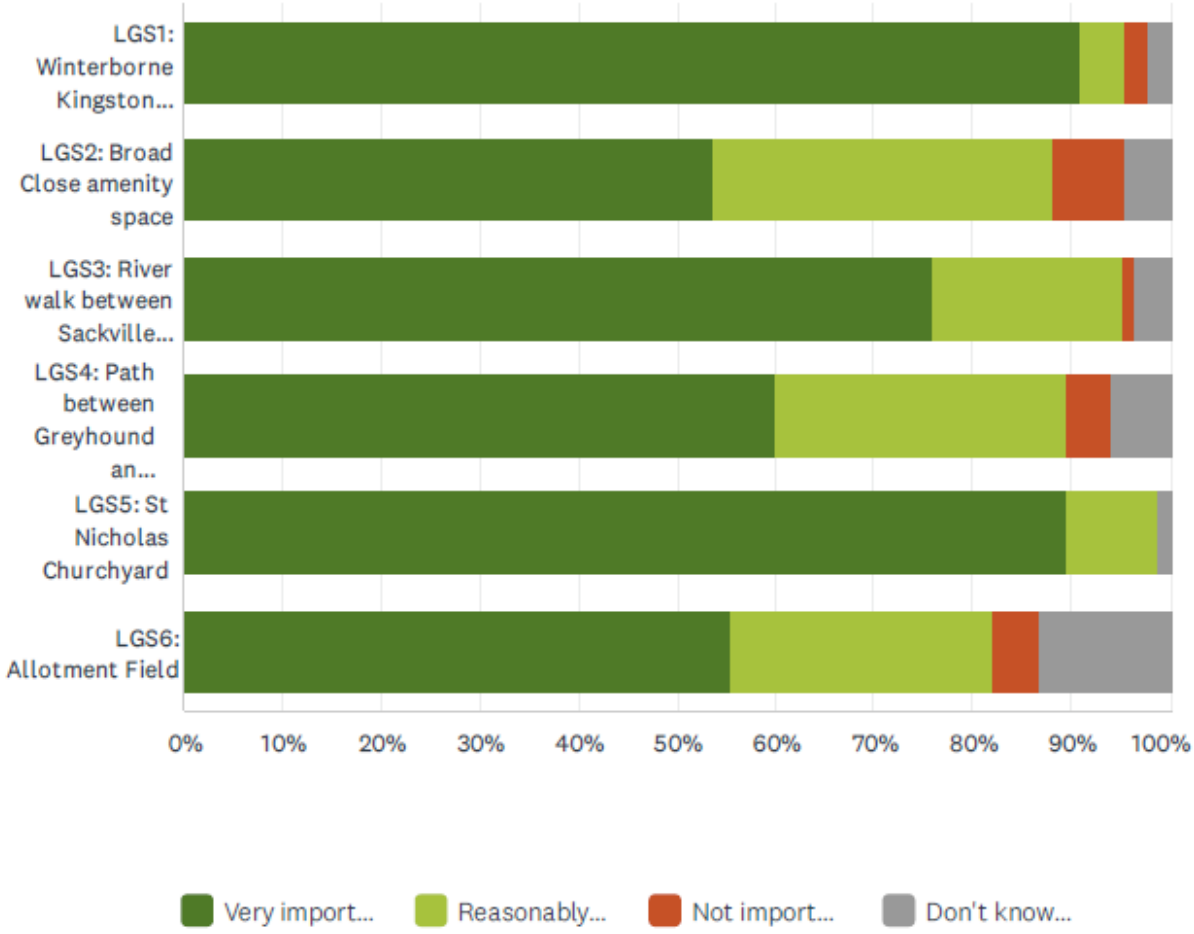


Flood risk remained one of the dominant themes throughout the consultation. Many respondents stressed that any new development should avoid increasing flood risk and should only proceed where appropriate mitigation measures could be demonstrated.

Local Green Spaces and Important Views

Support was also expressed for the emerging proposals with regard to:

- Local Green Spaces;
- protection of important views – with additional views being suggested for further consideration;



The comments received during this consultation formed the basis for preparation of the Pre-Submission (Regulation 14) Draft Neighbourhood Plan.

4. Local Green Space Consultation (October 2025)

Purpose and Consultation Method

In October 2025, all owners of the sites identified as potential Local Green Spaces were contacted to inform them that their land had been nominated for designation within the Neighbourhood Plan

Response and Main Issues Raised

Only one objection was received, relating to LGS4 (the path between Greyhound and Stoney Lawn). Following consideration of the comments received, the boundary of LGS4 was amended slightly to address the concerns raised.

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5. Regulation 14 Consultation (Summer 2026)

Purpose

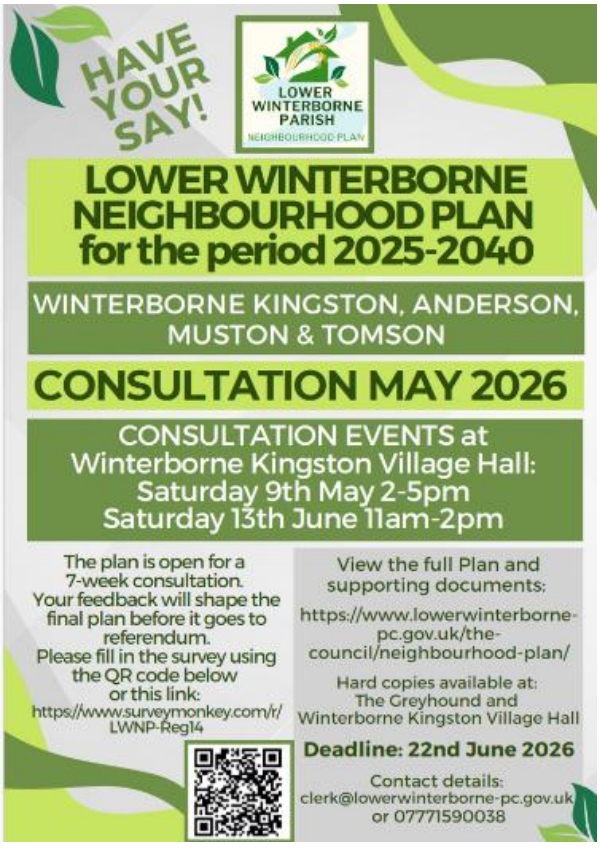
In accordance with Neighbourhood Plan Regulation 14, Lower Winterborne Neighbourhood Plan Steering Group undertook a public consultation and invited comments from organisations and individuals on its Pre-Submission Neighbourhood Plan.

Where identifiable, landowners with sites included were consulted in advance of the consultation process. In one case the landowner (B2) decided that they no longer wished their site to be part of the Neighbourhood Plan and it was withdrawn.

Consultation Methods

The consultation was publicised in a variety of methods to maximise participation:

- Leaflets delivered to every household within the Parish.
- Online questionnaire accessed through a QR code using SurveyMonkey.
- Email sent to statutory consultees including links to the SEA and HRA documents.
- Stand at village fair
- Paper copies made available at St Nicholas Church, Winterborne Kingston Village Hall and Greyhound Pub.
- Promotion through the Parish Council website, where the Plan was available to view
- Promotion through the local Facebook page.



The 7 week public consultation ran from 5th May – 22nd June. There were two public consultation drop in sessions on Saturday 9th May and Saturday 11th June – in total just under 60 people attended these sessions.



The statutory consultees contacted by email were:

Potential consultee	**Considered as potential interest**
Mayor of London	n/a – outside of London
Local planning authority, county council or parish council any part of whose area is in or adjoins the area	Dorset Council Bere Regis Parish Council; Bloxworth Parish Meeting; Charlton Marshall Parish Council; Sturminster Marshall Parish Council; Winterborne Whitechurch Parish Council; Winterborne Zelston Parish Meeting
Coal Authority	n/a – no coal deposits in the area
Homes and Communities Agency	n/a – no major development sites proposed
Natural England	Natural England
Environment Agency	Environment Agency
Historic England	Historic England
Network Rail Infrastructure Limited	n/a – no railway infrastructure within the area
Strategic highways company any part of whose area is in or adjoins the area	National Highways
Marine Management Organisation	n/a – no coastal zones in the area
Electronic communications providers	n/a – no specific policies or infrastructure likely to be impacted
Health Service providers – NHS England, Integrated Care Board	NHS England
Electricity or Gas Infrastructure Providers	SSE, Southern Gas Networks
Water or Sewerage undertakers	Wessex Water
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Aster Housing Association; Sovereign Housing Association; Woodland Trust
Bodies which represent the interests of different racial, ethnic or national groups; different religious groups; persons carrying on business in the area; and disabled persons in the area.	None identified

Major local landowners (Chichester Estate and Charborough Estate) were also directly consulted.

The Neighbourhood Plan has been prepared by local residents, supported by Lower Winterborne Parish Council, to provide a plan for future development across the parishes of Winterborne Kingston and Anderson.

The Plan's primary aim (or vision) is to ensure this area remains a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live and work. It responds directly to community concerns about speeding, parking, flooding, community assets and the need to protect landscape and dark skies.

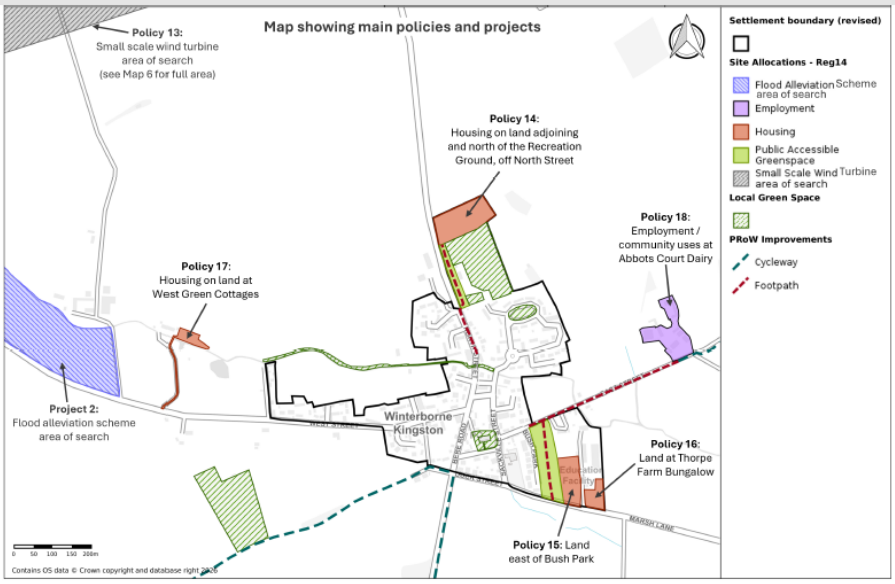
PROPOSED DEVELOPMENT SITES:

Recreation Ground, North Street: up to 22 homes with public access and landscaping.

East of Bush Park: up to 10 homes with public green space.

Thorpe Farm Bungalow & West Green Cottages: small-scale residential development.

Abbots Court Dairy: sensitive conversion of historic buildings for employment or community use.



KEY POLICIES:

Protecting character & environment: heritage, landscapes, dark skies, green spaces, building design, and eco-friendly development.

Safe and sustainable travel: walking, cycling, and thoughtful parking design.

Flood risk prevention: working with Dorset Council, the Environment Agency, and landowners to reduce flooding.

Local needs: housing (including affordable homes), small-scale employment, community facilities, and potential renewable energy projects.

Response

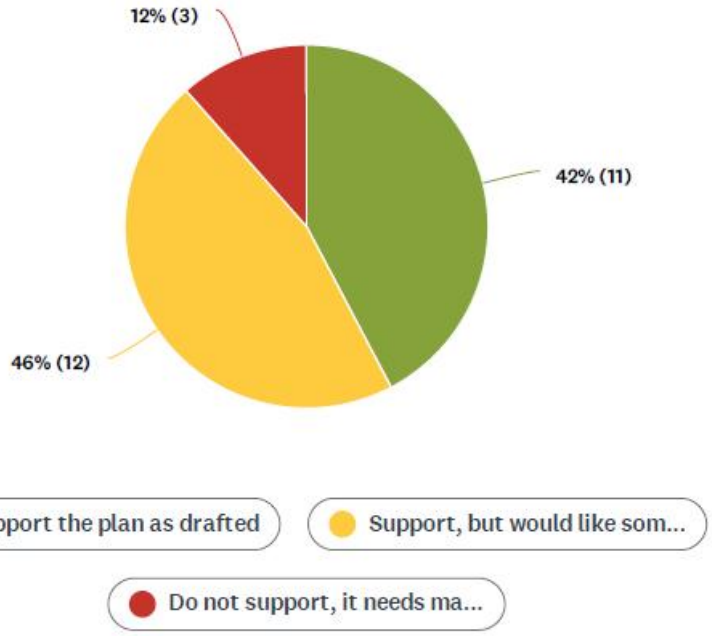
Responses were received through the online questionnaire, by email and in writing. Twenty-seven responses were received from members of the public together with responses from the following organisations:

- Charborough Estate
- Dorset Council
- Environment Agency
- Historic England
- National Highways
- Natural England

Given the low level of response the deadline was extended slightly to allow the Neighbourhood Plan and additional response forms to be made available at the Village Fair on 04 July, with the survey closed on 07 July. Although engagement from the questionnaire remained lower than hoped, the feedback from the drop in sessions and village fair stand was positive. Many residents felt they had already expressed their views in previous questionnaires which may explain the lower response.

Main Issues Raised

Feedback from local residents on the main policies indicated broad support.



Answer Choices	Percentage	Responses
Support the plan as drafted	42%	11
Support, but would like some minor changes	46%	12
Do not support, it needs major changes	12%	3

There was also broad support for the proposed projects contained in the Plan.

Of the 11 respondents that chose to respond in greater detail, the main areas of concern related to Policies 5, 10 and the site allocation policies 14, 15 and 17, but in all cases the majority of those responding were in support and agreed with the policy.

Key issues raised by statutory consultees included:

- Requirement for Flood Risk Sequential Test given that a number of the proposed site allocations include areas at risk of flooding (this has been addressed in the Basic Conditions Statement)
- Requirement for further consideration of heritage impacts (this has been addressed in the SEA addendum and has resulted in a number of additional criteria to the site allocations)
- Consideration of inclusion of non-designated assets within the Plan (the suggestions have been reviewed this has been addressed in Policy 1 and Appendix 4)
- Importance of addressing the Local Nature Recovery Strategy (this has been reviewed and resulted in additions to several policies)

All of the detailed comments were considered, and the main issues raised how these were addressed is shown in **Appendix 5**.

Lower Winterborne Neighbourhood Plan Consultation

Household Survey 2024 – Summary of Responses

6. Summary of Responses

Thank you to those who took part in the recent Household Survey. A summary of responses is shown below.

How the Consultation was Run

1.1 Leaflets were delivered to all houses in the Parish in March 2024. Residents were able to respond by following the QR code to a Survey Monkey online questionnaire. Paper copies of the question were available in various locations around Winterborne Kingston. The survey was widely advertised on Facebook and on the Parish Council's website.

1.2 The questionnaire received a good response from a broad range of age groups and household types. The 99 forms returned represented 258 residents. The 2021 census recorded a population of 720 (possibly inflated due to Covid), in 367 dwellings. Therefore, we have a good sample size of opinions on which to base our evidence – approximately 36% of the population and 27% of the dwellings.

Headline Results

2.1 **General** - 41% of respondents had lived in the Parish for at least 15 years. People choose to live here mainly due to the character of the village and countryside and the convenient location. Respondents also valued the sense of community and low crime rates. When asked what they would change to improve the area people highlighted:

- Better Facilities (including shop)
- A single community facility
- Better bus services
- Flood prevention
- Lower speed limits
- Improvements to major road junctions

2.2 **Housing –** There was some support for limited development within the village with the focus being on low cost starter homes and accommodation for families.

2.3 **Employment –** 65% of respondents thought that the area would benefit from some form of additional employment, the most popular option being small scale workshops (chosen by 50% of all respondents). Very few residents wished to see larger scale industrial units, holiday lets or caravan/camping sites developed in the area.

2.4 **Transport and Traffic –** the questions in this section provided the greatest number of responses and comments. People in the parish are generally reliant on their cars for getting about. Car ownership averages at 2 cars per household and car parking spaces average at 2.8 spaces per household. 31% of people owned or intended to own an Electric Vehicle but of this total only 37% could charge an EV at home. 75% of respondents supported the provision of Electric Vehicle Charge Points in the Parish. There were significant concerns about speeding and road safety with particular comments about:

- White Post Junction
- Unsafe Parking
- Speeding through the village

- Poor visibility at junctions

Solutions to these problems suggested were:

- 20 mph speed limit
- Traffic calming measures
- Speed cameras
- Roundabout/traffic lights at White Post Junction
- Provision of footways

2.5 **Walking/Cycling –** A popular suggestion was a safe walkway from the Greyhound to Windwhistle Way and a route from Winterborne Kingston to Bere Regis.

2.6 **Landscape –** Respondents most commonly valued general tranquillity, open views, dark skies, chalk stream and areas of deciduous woodland. Other features that respondents found important were safe and signposted access to the countryside and trees.

2.7 **Climate Change –** 92% of respondents agreed that Climate Change should be reflected in the Neighbourhood Plan and 42% would be interested in volunteering for energy generated projects in the Parish. Many houses had experienced the effects of flooding, many very recently in 2023.

2.8 **Consultation –** Facebook, Red Post and email were highlighted as the best ways of keeping in touch with people.

2.9 **Young People –** of the young people surveyed most rated the area very highly. They liked the school, Hub, Rec, cycleways and footpaths and the Pub. They highlighted the need for more things to do for young people.

Next Steps

All the feedback obtained through the Household Survey has been valuable however some of the issues raised will be progressed through other work undertaken by the Parish Council, working with Dorset Council.

The main themes that have emerged that the Neighbourhood Plan can take forward are:

- footpath links,
- low cost housing,
- dark skies,
- a single community facility,
- small scale workshops,
- flooding and climate change.

Other themes that will be taken forward by the Parish Council/Dorset Council are:

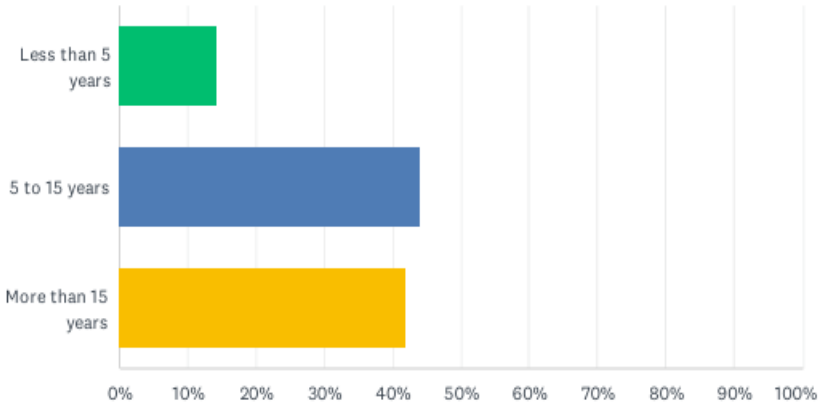
- bus routes,
- a community shop,
- speeding
- road safety at junctions.

The Neighbourhood Plan Group will be holding a drop in session on **Saturday 21st September from 11am-3pm at Winterborne Kingston Village Hall** to present these results and collect feedback.

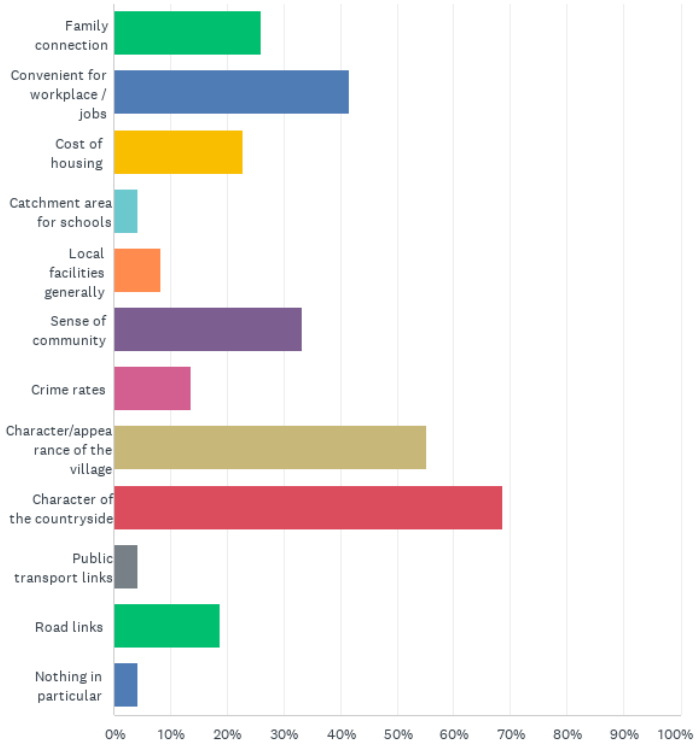
Detailed Results

Q4 How many years has your household lived in Lower Winterborne parish (please note that the Neighbourhood Plan area includes Winterborne Kingston and Anderson but not Winterborne Zelston)?

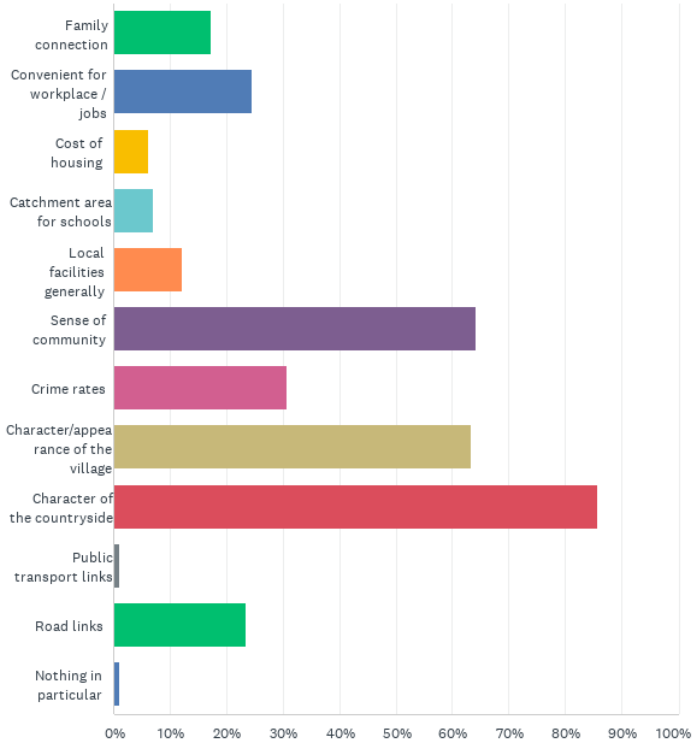
Answered: 98 Skipped: 1

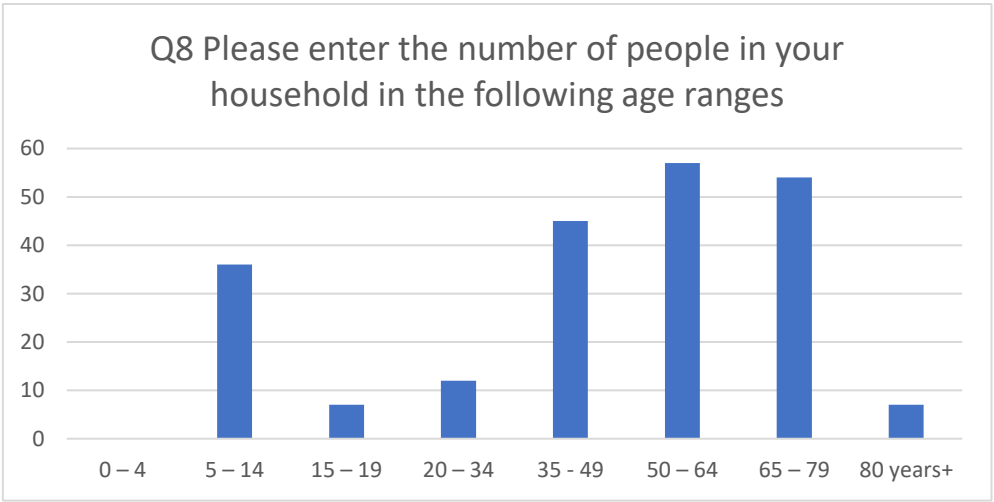


Q5 What made you choose to live in this area? Please tick all that apply.



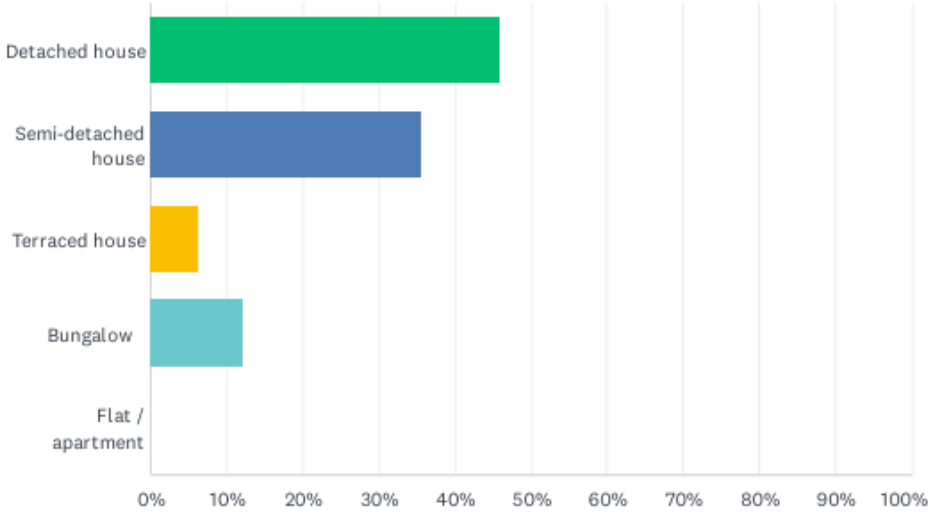
Q6 And now you are here, what is it about the area that you enjoy or value most? Please tick all that apply.





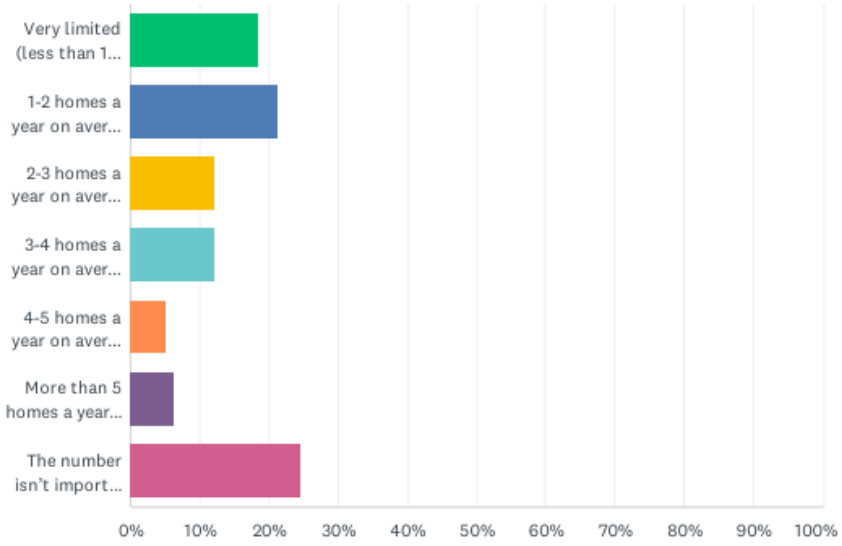
Q9 What type of house do you currently live in?

Answered: 98 Skipped: 1

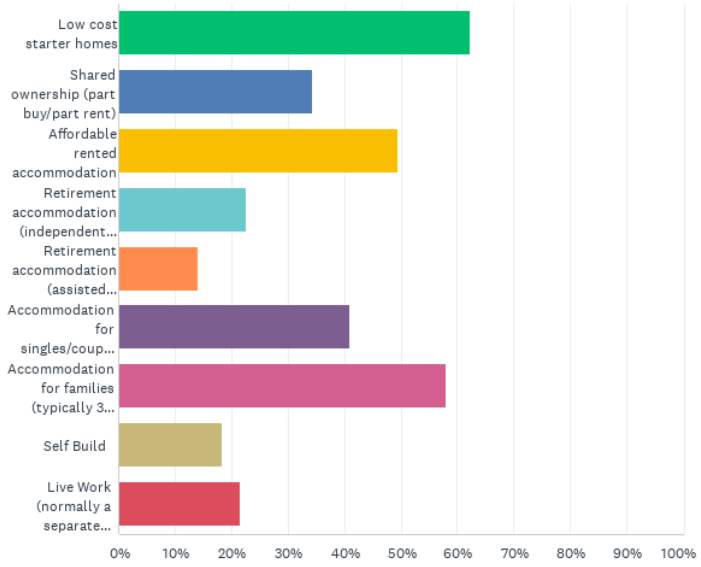


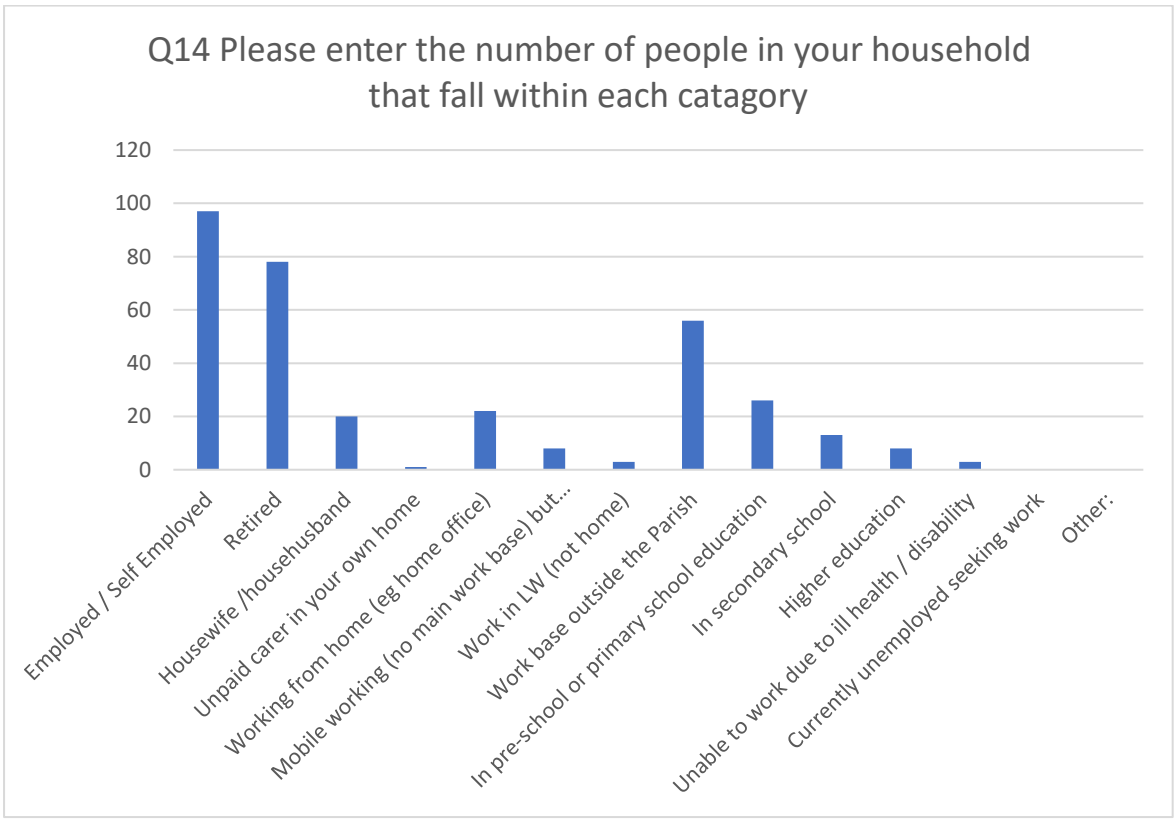
Q12 The 2021 Census recorded 367 homes in the area. In the last 12 years, there have been 33 houses built, an average growth rate of just under 3 houses per year. In the future, what level of growth do you consider about right, if we can identify acceptable sites? Please tick only 1 box

Answered: 98 Skipped: 1

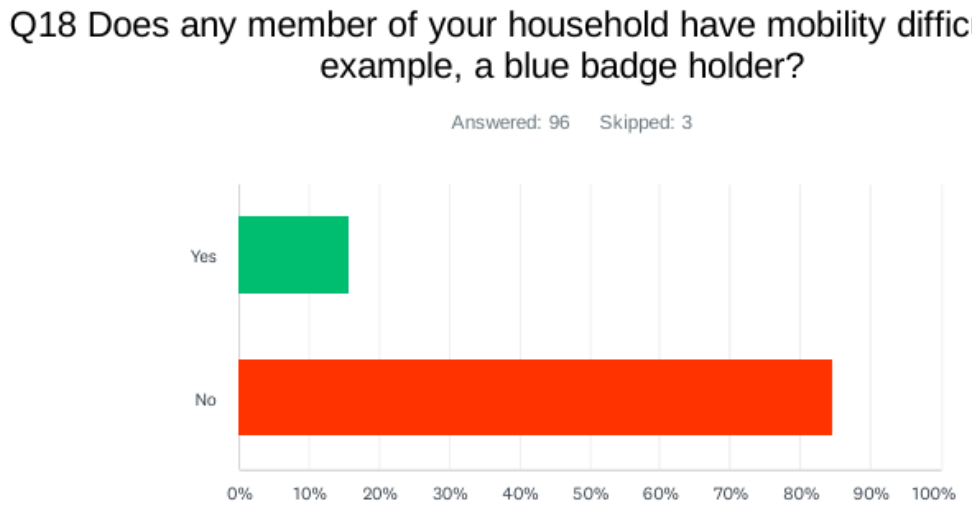


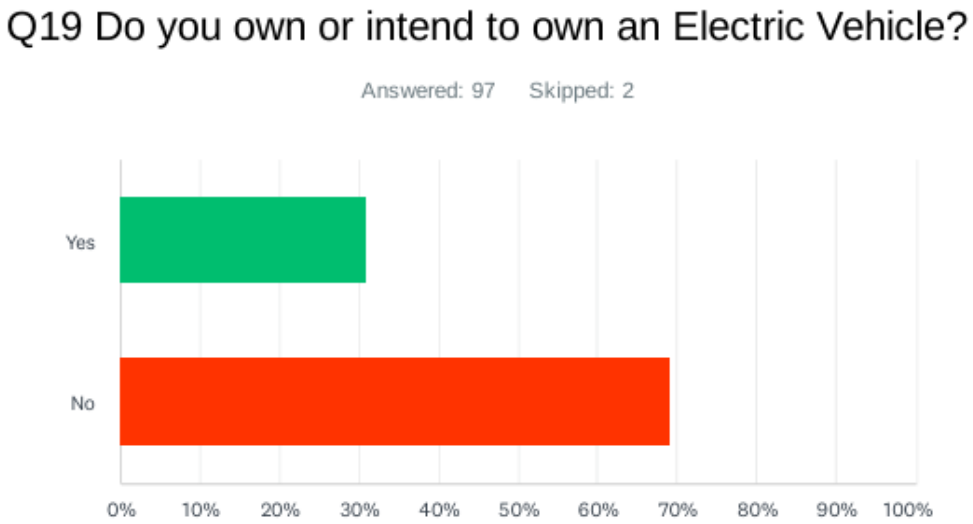
Q13 To what extent do you agree that Lower Winterborne would benefit from the following types of housing development (tick as many as you wish)?





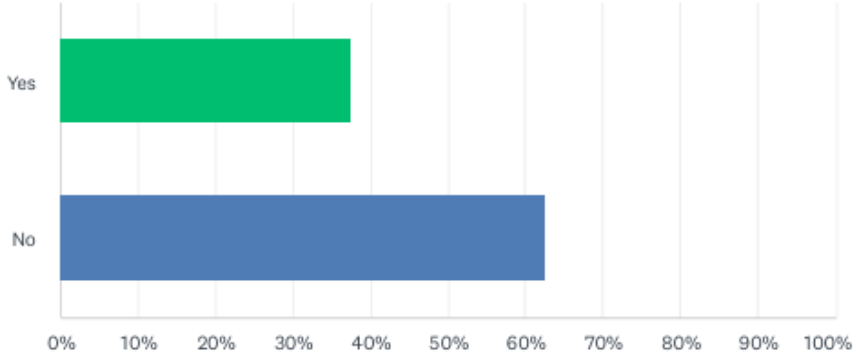
Q15 Do you think Winterborne Kingston and Anderson would benefit from any of the following:	
	Number of Responses
Small Scale Workshops	49
Larger Scale Industrial Units	4
Live/Work Units	24
Holiday Lets	9
Caravan/Camping Sites	12
B&B/ guesthouses	30





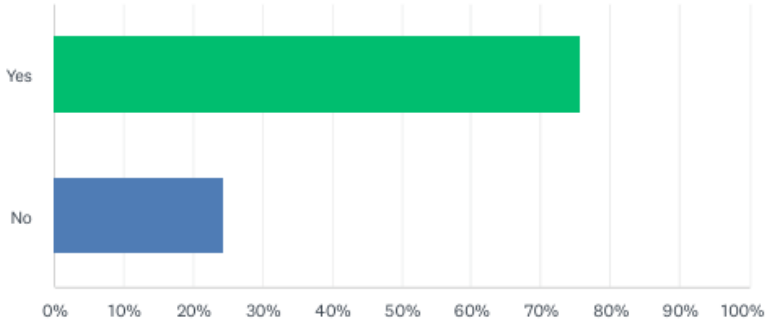
Q20 If yes, can you charge this vehicle from home?

Answered: 40 Skipped: 59



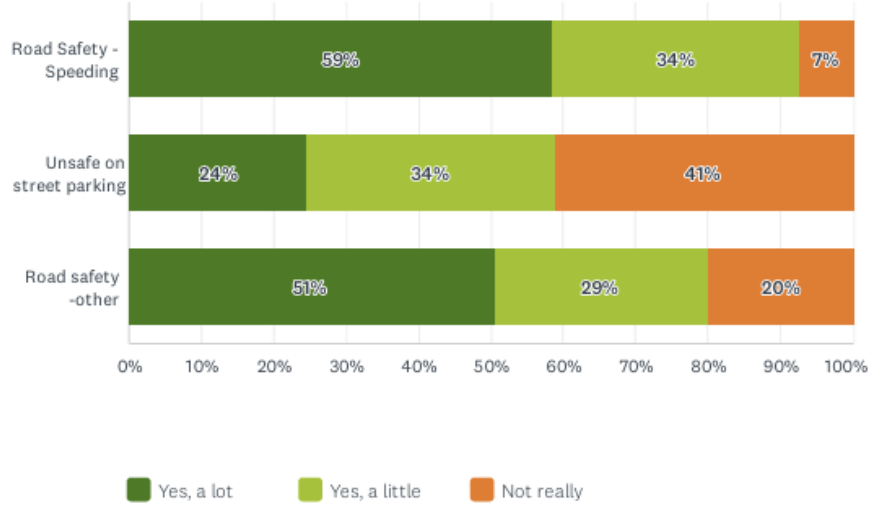
Q21 Would you support the provision of public Electric Vehicle Charge Points in the Parish?

Answered: 95 Skipped: 4

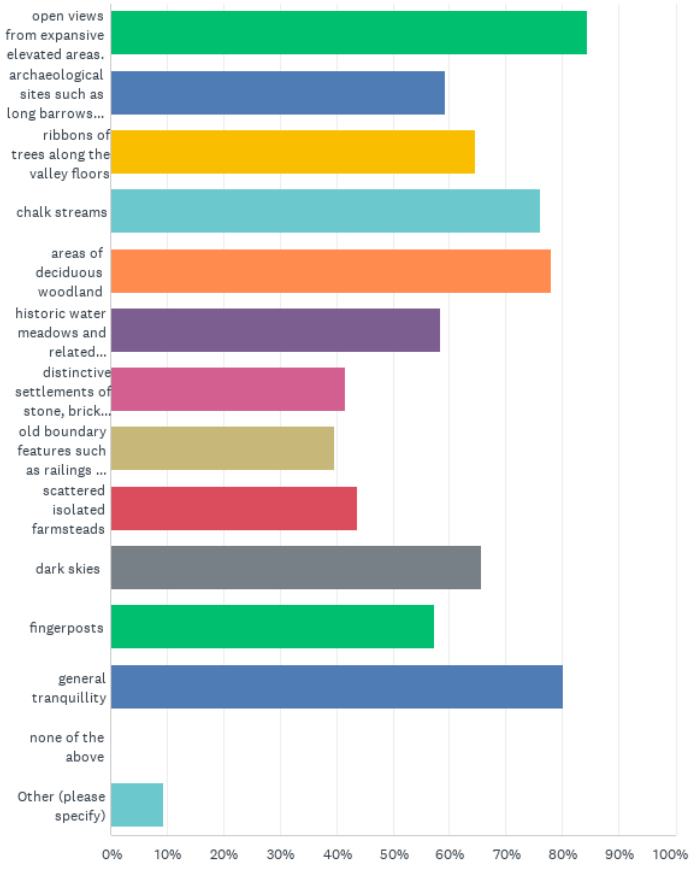


Q22 Do any of the following traffic related issues within the parish cause you direct concern?

Answered: 96 Skipped: 3

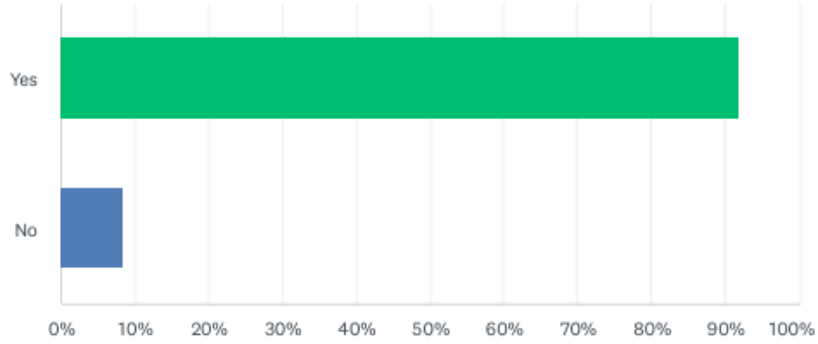


Q26 Which of the following landscape and built features do you think are important to the area's local character? Please tick as many as you consider appropriate



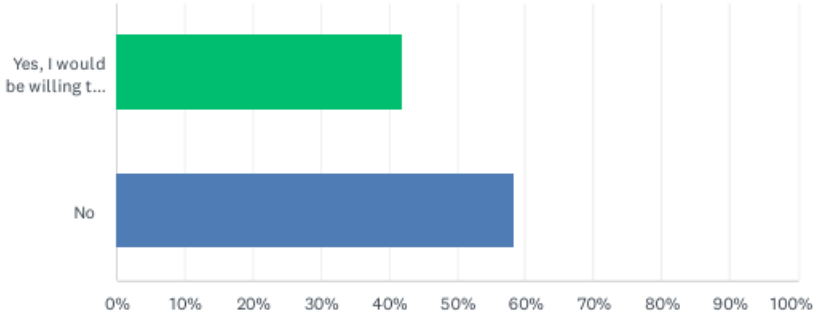
Q28 Climate change - do you agree that Climate Change should be reflected in the Neighbourhood Plan?

Answered: 96 Skipped: 3



Q29 Would you be interested in volunteering to help progress a community scale energy conservation or generation project in our parish?

Answered: 91 Skipped: 8



Appendix 2 – Call for Sites Form

Lower Winterborne Neighbourhood Plan
Call for Sites, Autumn 2024

This survey is for landowners in the parishes of Winterborne Kingston and Anderson.

It is aimed at providing an opportunity for local landowners and residents to put forward sites that they would like to be considered for inclusion in the Neighbourhood Plan. Suggesting a site does not guarantee that it will be included in the Neighbourhood Plan, only that you would like it to be considered.

All sites will be dependent on the landowner indicating their willingness for the site to be considered, and subject to site visits, desk-based environmental checks and community consultation. This is the first step in the process and it is important that we identify all sites that you would like considered, as there will not normally be an opportunity to consider sites that may come to light later in the process.

At the moment we are considering the need for a small amount of housing (primarily for family and low cost affordable homes - possibly for 25 - 30 dwellings which could be spread over several sites), small-scale workshop-type business, flood alleviation schemes, habitat enhancement projects, and potentially a community renewable energy project.

If you have more than one site that you would like to be considered, please submit a separate form for each site.

The survey has been organised by the Neighbourhood Plan Group - local residents who have volunteered their time to help the Parish Council create a Neighbourhood Plan, to help ensure that the Neighbourhood Plan understands and helps meet local needs. If you have any queries please contact the Parish Clerk at clerk@lowerwinterborne-pc.gov.uk - and for more information about the Neighbourhood Plan process please check out the Parish Council website pages https://lowerwinterborneparishcouncil.co.uk/neighbourhood-plan/.

The closing date for this call for sites is Friday 1 November.

1. Your details:

Name:	
Your address:	
Email:	
Phone contact:	

2. Are you the landowner of the site?

- ◯ Yes - sole owner
- ◯ Yes - part owner
- ◯ No - acting as agent
- ◯ No - I have no interest on the site but would like to suggest it

3. If you are not the sole owner, please indicate whether all parties with a controlling interest agreed for the site to be put forward?

◯ Yes ◯ No

Please name here all parties with a controlling interest in the site (if known)

4. The information you have provided will be held and used by the Parish Council and Neighbourhood Plan Group for the purpose of preparing the Neighbourhood Plan.

◯ Yes; I consent to you using the data provided in this way.

◯ No; I do not consent to your use of the data in this manner, and understand that this may preclude my site from being considered.

5. Does the landowner give their consent for members of the Parish Council, Neighbourhood Plan Group and their advisors to access your site for the purpose of assessing it for the Neighbourhood Plan?

◯ Yes (we will notify landowners / agents to confirm arrangements)

◯ No, as it can be fully assessed from publicly accessible land

◯ No, you will need to contact the landowner

6. Site address (or grid reference / title deed number)

NB you can check the site is in the parishes, and its grid reference / title deed number, at https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/EKYpSfyScxk - hovering over the site should produce the X Y coordinates at the bottom left of the map and if it has been mapped on the Land Registry system, by clicking on the parcel the Inspire ID number (that can be used to identify the title deed) should be displayed.

7. If you can, please upload or send us a map outlining the precise boundaries of the site which may be suitable for development . If you own additional land adjoining the site, please show this in a separate colour.

If you are not able to do this will be get in touch with you to verify the site boundaries.

File size limit 16MB. Microsoft word, pdf and picture files supported

Choose File Choose File No file chosen

8. When would the site be available to develop (please tick all that may apply)

- [ ] Within the next 5 years
- [ ] Within 11 – 15 years
- [ ] Within 6 – 10 years
- [ ] Any time to suit

9. What is the site currently (or last) used for?
Please tick as many as apply

- [ ] Agriculture
- [ ] Residential (including gardens)
- [ ] Commercial
- [ ] Other (please specify)

10. What uses (or mix of uses) would you wish it to be considered for? Please tick all that might apply.

- [ ] Open market housing
- [ ] Employment workspaces
- [ ] Custom / self build housing
- [ ] Flood alleviation
- [ ] Affordable housing to rent
- [ ] Habitat enhancements
- [ ] Affordable housing as starter home / discounted sale
- [ ] Community renewable energy
- [ ] Other (please specify)

11. To the best of your knowledge, are there any constraints or covenants that might prevent development on this site?

- ◯ None to my knowledge
- ◯ Yes (please specify below)

Thank you for completing this form - please press 'submit response' to send it to us. If you have another site to add, before pressing submit you may want to open another copy of this survey via this link: https://www.surveymonkey.com/r/LWNP-C4S (this should open in a new window).

Appendix 3 - Site Assessment and Options Consultation: Display Material and Survey Form

Lower Winterborne Neighbourhood Plan

Summer 2025 Consultation

Welcome to our consultation event.

To help us on the next steps of preparing a Neighbourhood Plan for our area, we need some more feedback from everyone living in Winterborne Kingston, Anderson, Muston and Tomson about some of the key issues.

Please make sure that you respond to this consultation by completing and submitting a response form by no later than the end of Saturday 12 July 2025. You can pick up a paper copy to complete here today, or alternatively you can access an online version by scanning the QR code.

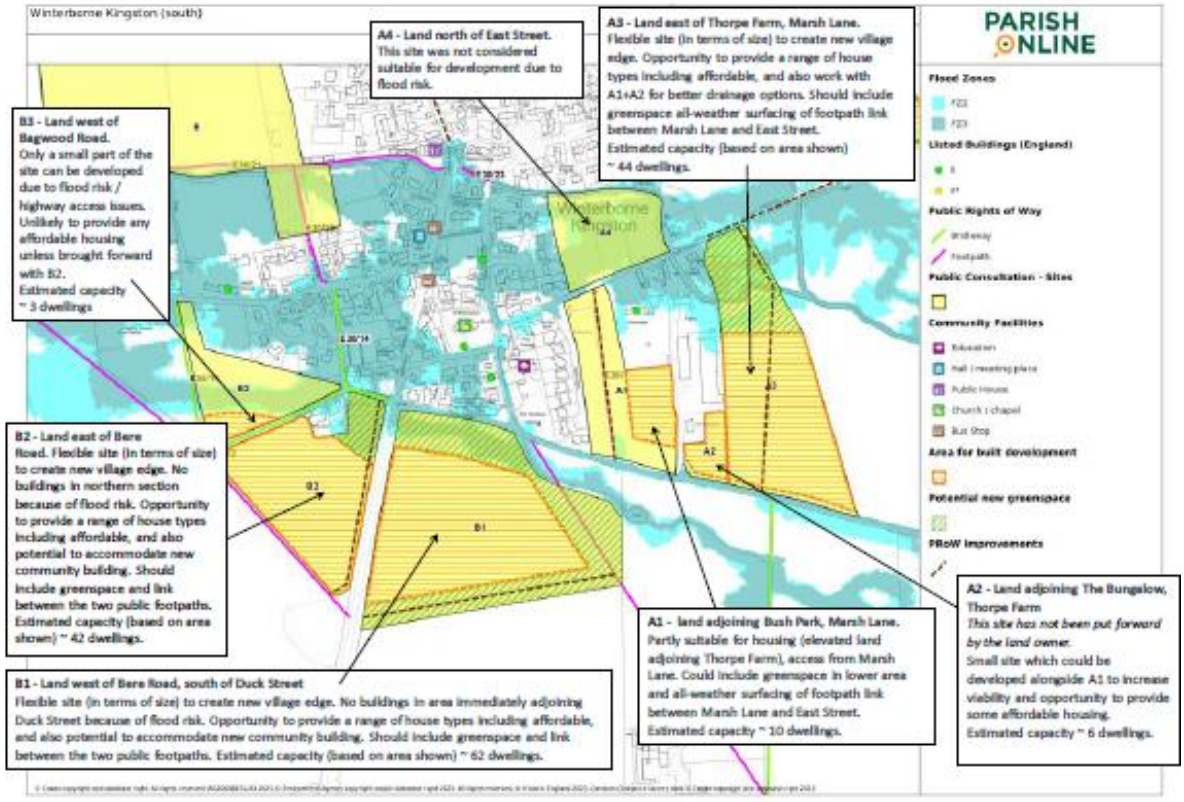
Site Options

Feedback from the household survey in 2024 suggested that local residents would support some more housing (in the range of 25-30 homes) over the net 15 years. However our housing target will be set by Dorset Council, who have acknowledged that they will need to look again at their strategy for the villages because of the much higher housing target they have been given from Central Government. *If that higher target was simply spread across Dorset (proportionate to the population size of each area) we may be looking at a housing target of about 100 houses over 15 years for our area.* Therefore, at this time, we still need to consider a wide range of options.

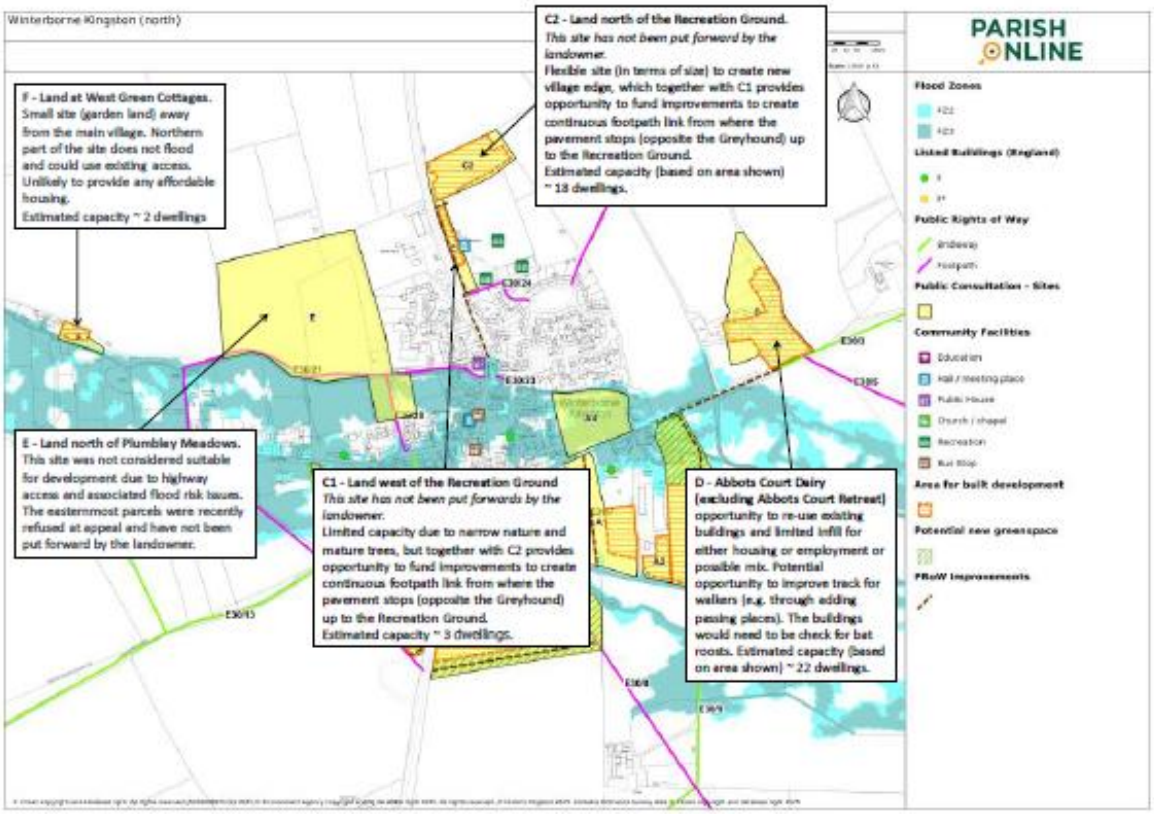
We have run an initial assessment of the sites that have been suggested by local landowners, and some we have identified, and now want your opinion on which of these would be the most suitable.

Please read the notes on each site. Sites could be for a mix of housing and potentially include some affordable homes, small workplaces and open space, unless otherwise stated.

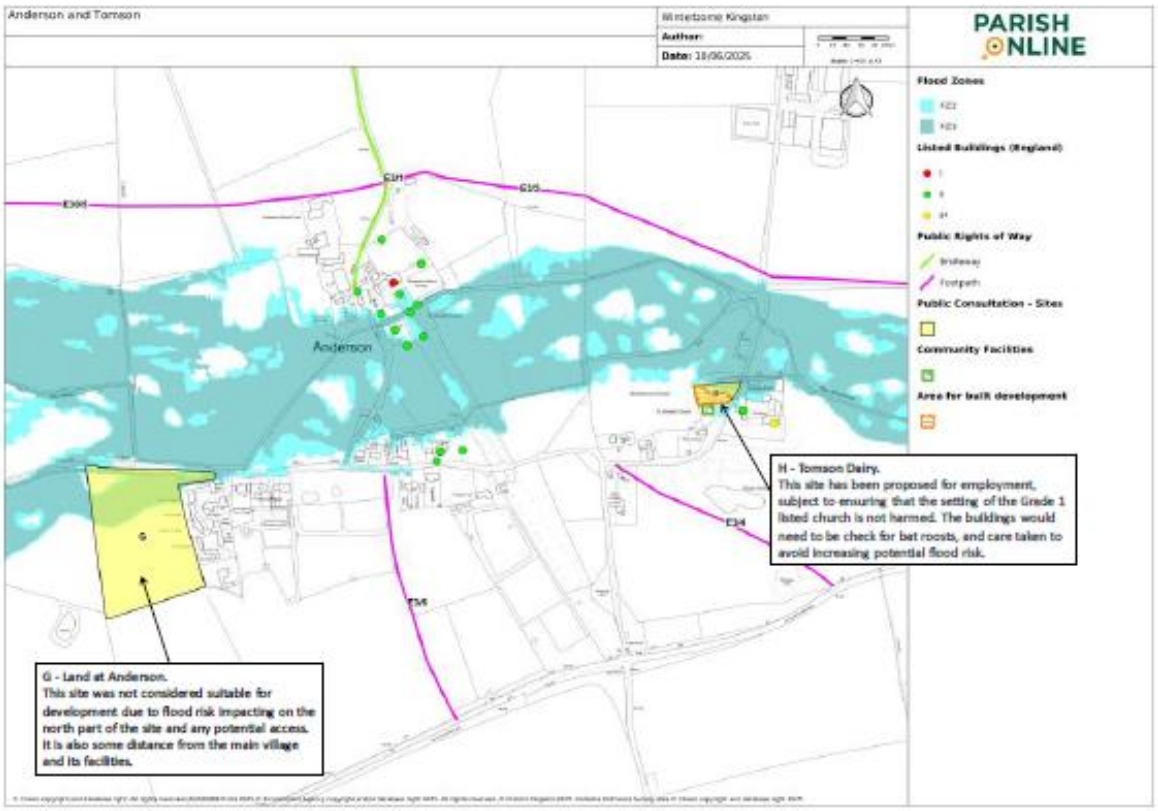
The capacity estimates are simply a guide based on area size (and an average density of 20dph), and may change as a result of further work / feedback.


Winterborne Kingston (south)
A4 - Land north of East Street.
This site was not considered suitable for development due to flood risk.
A3 - Land east of Thorpe Farm, Marsh Lane.
Flexible site (in terms of size) to create new village edge. Opportunity to provide a range of house types including affordable, and also work with A1+A2 for better drainage options. Should include greenspace all-weather surfacing of footpath link between Marsh Lane and East Street.
Estimated capacity (based on area shown) ~ 44 dwellings.
B3 - Land west of Bagwood Road.
Only a small part of the site can be developed due to flood risk / highway access issues. Unlikely to provide any affordable housing unless brought forward with B2.
Estimated capacity ~ 3 dwellings
B2 - Land east of Bere Road. Flexible site (in terms of size) to create new village edge. No buildings in northern section because of flood risk. Opportunity to provide a range of house types including affordable, and also potential to accommodate new community building. Should include greenspace and link between the two public footpaths.
Estimated capacity (based on area shown) ~ 42 dwellings.
B1 - Land west of Bere Road, south of Duck Street
Flexible site (in terms of size) to create new village edge. No buildings in area immediately adjoining Duck Street because of flood risk. Opportunity to provide a range of house types including affordable, and also potential to accommodate new community building. Should include greenspace and link between the two public footpaths. Estimated capacity (based on area shown) ~ 62 dwellings.
A1 - land adjoining Bush Park, Marsh Lane.
Partly suitable for housing (elevated land adjoining Thorpe Farm), access from Marsh Lane. Could include greenspace in lower area and all-weather surfacing of footpath link between Marsh Lane and East Street.
Estimated capacity ~ 10 dwellings.
A2 - Land adjoining The Bungalow, Thorpe Farm
This site has not been put forward by the land owner.
Small site which could be developed alongside A1 to increase viability and opportunity to provide some affordable housing.
Estimated capacity ~ 6 dwellings.
PARISH ONLINE
Flood Zones
Listed Buildings (England)
Public Rights of Way
Public Consultation - Sites
Community Facilities
Area for built development
Potential new greenspace
PRoW improvements

3

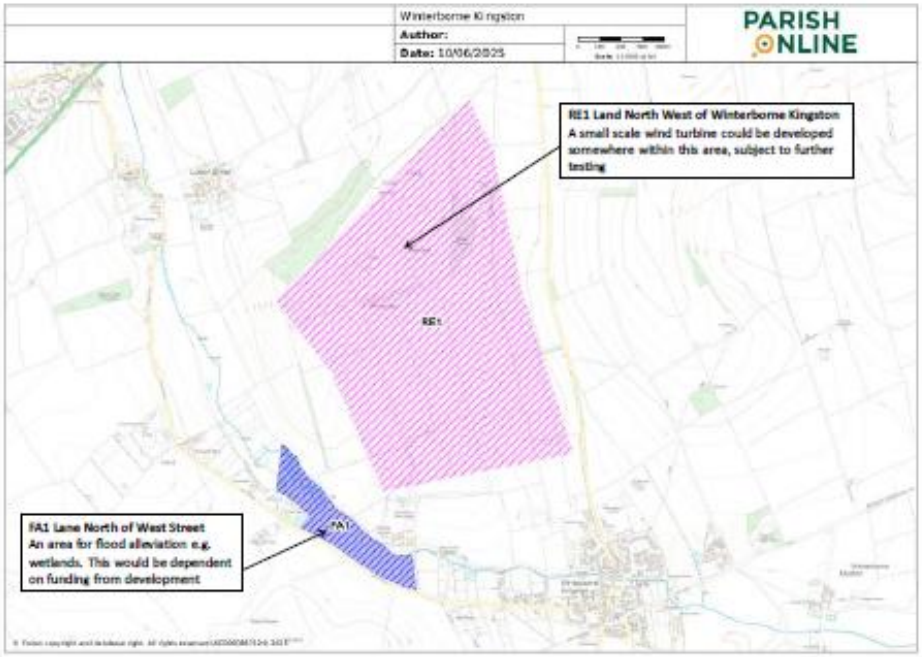

Winterborne Kingston (north)
C2 - Land north of the Recreation Ground.
This site has not been put forward by the landowner.
Flexible site (in terms of size) to create new village edge, which together with C1 provides opportunity to fund improvements to create continuous footpath link from where the pavement stops (opposite the Greyhound) up to the Recreation Ground.
Estimated capacity (based on area shown) ~ 18 dwellings.
F - Land at West Green Cottages.
Small site (garden land) away from the main village. Northern part of the site does not flood and could use existing access. Unlikely to provide any affordable housing.
Estimated capacity ~ 2 dwellings
E - Land north of Plumbley Meadows.
This site was not considered suitable for development due to highway access and associated flood risk issues. The easternmost parcels were recently refused at appeal and have not been put forward by the landowner.
C1 - Land west of the Recreation Ground
This site has not been put forwards by the landowner.
Limited capacity due to narrow nature and mature trees, but together with C2 provides opportunity to fund improvements to create continuous footpath link from where the pavement stops (opposite the Greyhound) up to the Recreation Ground.
Estimated capacity ~ 3 dwellings.
D - Abbots Court Dairy (excluding Abbots Court Retreat)
opportunity to re-use existing buildings and limited infill for either housing or employment or possible mix. Potential opportunity to improve track for walkers (e.g. through adding passing places). The buildings would need to be check for bat roosts. Estimated capacity (based on area shown) ~ 22 dwellings.
PARISH ONLINE
Flood Zones
Listed Buildings (England)
Public Rights of Way
Public Consultation - Sites
Community Facilities
Area for built development
Potential new greenspace
PRoW improvements

4



5

Potential site options for renewables and flood alleviation

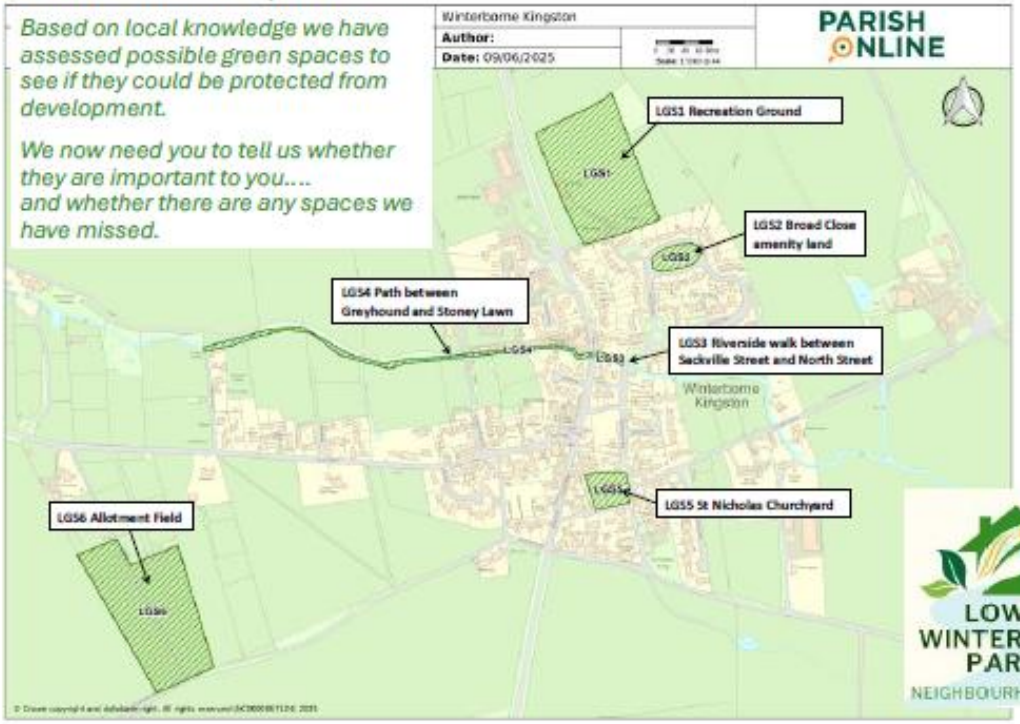


LOWER WINTERBORNE PARISH
NEIGHBOURHOOD PLAN

Let us know if you would support these ideas, and any concerns you may have

6

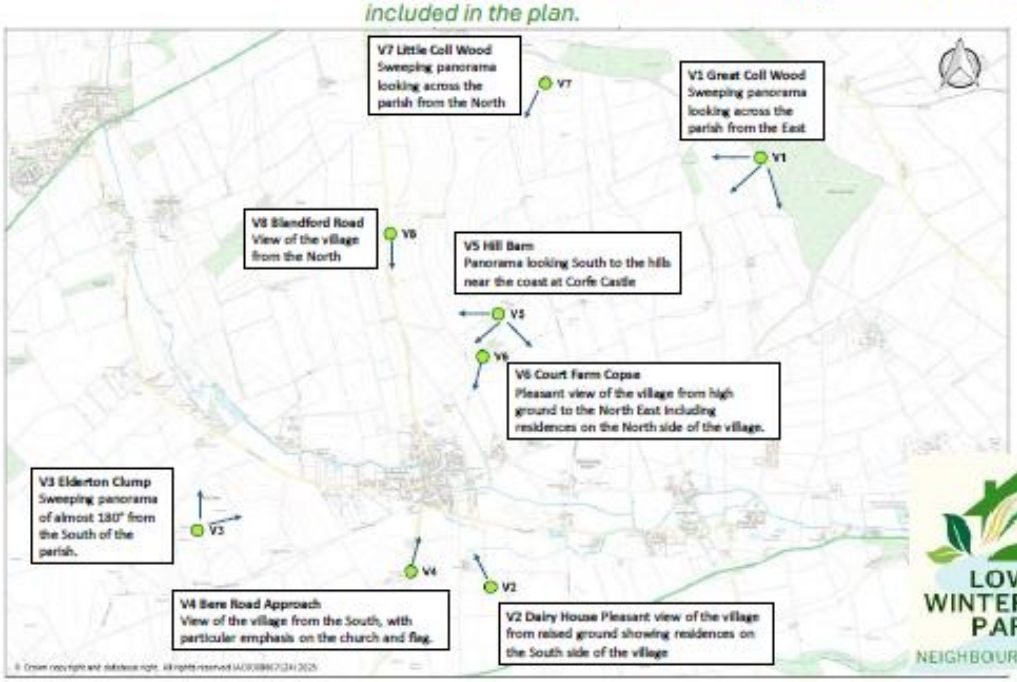
Local Green Spaces



7

Important Views

We have also considered the importance of views around the village - those that are visible from public areas. We need you to tell us whether you think these are particularly important / iconic and should be protected, and whether we have missed any views that should also be included in the plan.



8

V1 Great Coll Wood
Sweeping panorama looking across the parish from the East





V2 Dairy House
Pleasant view of the south side of the village from raised ground

V3 Elderton Clump
Sweeping panorama of almost 180° from the South of the parish.





V4 Bere Road Approach
View of the village from the South, with the church and flag.

9

V5 Hill Barn
Panorama looking South to the hills near the coast at Corfe Castle





V6 Court Farm Copse
The village from high ground to the North East

V7 Little Coll Wood
Sweeping panorama looking across the parish from the North





V8 Blandford Road
View of the village from the North

10








Design Guidance

Please take this opportunity to review the design codes and guidance and give us feedback

The Area Wide Design Guidance suggests:

- ✓ Sympathetic scale
- ✓ Palette of sensitive materials
- ✓ Infill, extensions and conversions that respect the character of the street scene
- ✓ Attractive car parking arrangements
- ✓ Protect and enhance biodiversity
- ✓ Respect tranquillity and rural character
- ✓ Dark Skies
- ✓ Promote eco homes
- ✓ Mitigate Flood Risk
- ✓ Promote active travel routes

11

Character Areas

- Winterborne Kingston

Please take this opportunity to review the design codes and guidance and give us feedback

Winterborne Kingston	Calculations
Indicative Dwellings per Hectare (Dph)	20 Dph
Typical plot size range	Smaller plots: 5m (W) x 16.5m (L) Larger plots: 20m (W) x 37m (L)

Table 02: Typical density and plot sizes for Winterborne Kingston. Please note: Density calculations are based on a sample of tested areas, and refer to gross densities. There may be areas that vary from these values and it is recommended that applicants undertake their own testing. Additionally whilst any new development density should be similar to the adjacent developments, low density development should be encouraged overall, to reflect the rural character.

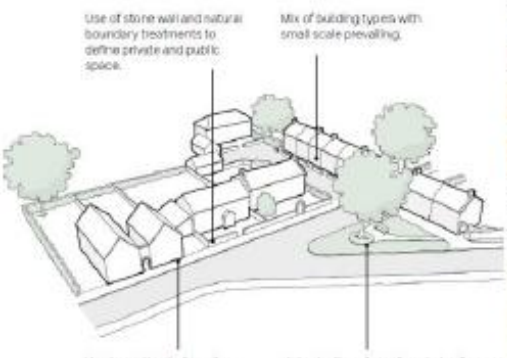


4.2.2 Built form - what does 'good' look like in this area?


Figure B1: Use of a variety of material drawing from the traditional material palette and use of detailing.


Figure B2: Open green spaces overlooked by buildings.


Figure B3: Use of thatch roofs.



4.2.3 Built form - what could be improved?


Figure B4: Preserve the historic footpaths and encourage the use of attractive fingerposts to enhance legibility and wayfinding.


Figure B5: Use of permeable paving.

12

Character Areas

- Anderson and Tomson

Please take this opportunity to review the design codes and guidance and give us feedback

This area comprises of the hamlets of Anderson and Winterborne Tomson.

Historic Block	Calculations
Indicative Dwellings per Hectare (Dph)	10 DpH
Typical plot size range	Smaller plots: 12m (W) x 35m (L) Larger plots: 22m (W) x 55m (L)

Table 04: Typical density and plot sizes for character area 2 Anderson and Tomson. Please note: Density calculations are based on a sample of listed areas, and refer to gross densities. There may be areas that vary from these values and it is recommended that applicants undertake their own testing. Additionally whilst any new development density should be similar to the adjacent developments, low-density development should be encouraged overall, to reflect the rural character.



4.2.5 Built form - what does 'good' look like in this area?

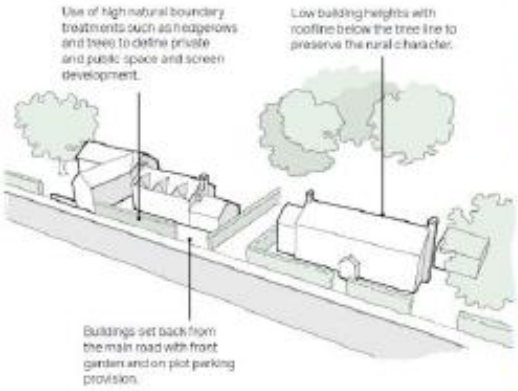




Figure 88: Use of traditional materials: thatch, red brick, render and stone.



Figure 89: Open countryside and uninterrupted, long distance views.



Figure 90: Traditional agricultural structures using local and traditional material palette.



Figure 91: Grade I listed Church of Saint Andrew, example of a heritage asset set within open green space.



Figure 92: Use of traditional material palette on modern building – brick and flint façade with slate tiled roof and use of small, panelled windows.



Figure 93: Well set back development with permeable driveway material (gravel).

13

Lower Winterborne Neighbourhood Plan

Options Consultation - Summer 2025

To help us on the next steps of preparing a Neighbourhood Plan for our area, we need some more feedback from everyone living in Winterborne Kingston, Anderson, Muston and Tomson about some of the key issues. Please make sure that you respond to this consultation by completing and submitting this form by no later than the end of Saturday 12th July 2025

Vision and Objectives

1. **Our vision is to ensure that the Lower Winterborne Parish is a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live and work.**

Do you broadly agree with the VISION above - how many thumbs up would you give it?
Please circle the number, 1 thumb being poor, 4 thumbs being excellent:

1 2 3 4

2. Do you broadly agree with the following objectives? *Please tick Yes or No*	Yes	No
To protect the character of the parish by ensuring that any new development is sympathetic to the local environment and is of a scale and design appropriate to its location.		
To protect and where practical, enhance community facilities and services for the benefit of residents.		
To identify sites for new development which will meet local needs for housing, employment or improved community facilities and takes opportunities to reduce flood risk.		
To seek to ensure that the rural setting of the parish is maintained and that the natural beauty of the area and its wildlife are conserved or enhanced.		
To enhance highways safety and improve routes around the parish for the benefit of all residents, whether they travel on foot, by cycle, or in a vehicle.		

You can add any comments here about what you think we have missed or got wrong:

Potential Development Sites

Feedback from the household survey in 2024 suggested that local residents would support some more housing (in the range of 25-30 homes) over the next 10 years. However our housing target will be set by Dorset Council, who have acknowledged that they will need to look again at their strategy for the villages because of the much higher housing target they have been given from Central Government.

Therefore, at this time, we still need to consider a wide range of options.

We have run an initial assessment of all of the sites that have been suggested by local landowners, and we would now like your opinion on which of the sites would be the most suitable.

Please read the notes on the limitations that would be applied – sites could be for a mix of housing and potentially include some affordable homes, small workplaces and open space, unless otherwise stated. The capacity estimates are simply a guide based on area size (and an average density of 20dph) and may change as a result of further work / feedback.

3. Development site options

Please select up to 3 of the 14 site options as 'most suitable'
Otherwise choose suitable or not suitable. If you don't know the site then tick 'don't know' for that row

	Most Suitable (tick up to 3)	Suitable	Unsuitable	Don't know
A1 - land adjoining Bush Park, Marsh Lane.				
A2 - land adjoining The Bungalow, Thorpe Farm.				
A3 - land east of Thorpe Farm, Marsh Lane.				
A4 - land north of East Street.				
B1 - Land west of Bere Road, south of Duck Street.				
B2 - Land east of Bere Road.				
B3 - Land west of Bagwood Road.				
C1 - Land west of the Recreation Ground.				
C2 - Land north of the Recreation Ground.				
D - Abbots Court Dairy				
E - Land north of Plumbley Meadows.				
F - Land at West Green Cottages.				
G - Land at Anderson.				
H - Tomson Dairy				

You can add any comments about the sites here – please include the reference number:
If you need further space for this please use a spare sheet of paper which can be attached.

Renewable Energy and Flood Alleviation

4. Renewables and Flood Alleviation options

Let us know if you would support these ideas by ticking in the boxes, and any concerns you may have about either option in the space that follows:

	Support in principle	Object	Don't know
FA1 - potential area for flood alleviation measures			
RE1 - potential area for siting of a small scale wind turbine			

Local Green Spaces and Locally Important Views

Based on local knowledge we have assessed possible green spaces to see if they could be protected from development, and we now need you to tell us whether they are important to you.

We have also considered the importance of views around the village - those that are visible from public areas. We need you to tell us whether you think these are particularly important / iconic and should be protected, and whether we have missed any views that should also be included in the plan.

Local Green Spaces

In order to be designated as a Local Green Space, such spaces must be clearly valued by the community and of obvious importance for their recreational, landscape, historic, cultural or wildlife value. They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.
Local Green Spaces are not necessarily public open space, and their designation does not give any additional public rights of access to these areas. If these spaces are to be designated we will also need to consult the landowners to consider what they may have to say about the designation.

5. Which of the following green spaces do you consider to be important?

	Very important	Reasonably important	Not important at all	Don't know site
LGS1: Winterborne Kingston Recreation Ground				
LGS2: Broad Close amenity space				
LGS3: River walk between Sackville St & North St				
LGS4: Path between Greyhound & Stoney Lawn				
LGS5: St Nicholas Churchyard				
LGS6: Allotment Field				

Please describe any important green spaces that you think we have missed (and where) here

Important Views

Whilst we all appreciate the intrinsic beauty of the countryside, some views stand out as special.

6. Which of the follow views do you think are important and should be specifically protected?

	Important	Not important
V1: Great Coll Wood		
V2: Dairy House		
V3: Elderton Clump		
V4: Bere Road Approach		
V5: Hill Barn		
V6: Court Farm Copse		
V7: Little Coll Wood		
V8: Blandford Road		

Please describe any important views that you think we have missed here (if at all possible please say where you are standing when you see the view and approximately what direction you are looking). NB views must be from publicly accessible places, such as the public footpath network.

7. If you have a photo of a view that you would like to be considered, you can send this to the Parish Clerk (clerk@lowerwinterborne-pc.gov.uk). If you intend to send a photo please tick here: ☐

Design and Local Character

We have had help from AECOM to produce some design guidance for our area

8. Looking at the Design Codes and Guidance do you agree or disagree with recommendations for the following character areas

	Agree	Disagree	Don't Know
Area Wide Guidance			
Winterborne Kingston			
Anderson and Tomson			

If you have any comments about the guidance, or points you wish to raise, please add them below:

Finally...

9. Please tell us your postcode:

10. Please tell us your name (or names if this is completed on behalf of a family) *This is to help check how many people responded and avoid duplication - your names will not be published. If you feel strongly that you do not want to give this personal information, you can leave this question blank.*

11. If you have supplied any personal information (such as name or contact details) we need your consent to hold this. *Please tick one of the following boxes.*

☐ I consent

☐ I do not consent

12. Thank you for completing this questionnaire. We will be consulting further as we progress, but if there is anything you want to raise now, please do so here:

Appendix 4 - Reg 14 Consultation – Table of Main Issues Raised and Proposed Response

Lower Winterborne Neighbourhood Plan – Pre-Submission (Reg 14) Consultation

All comments were read and considered, and the main comments made (as relevant to the plan or process) have been summarised here. In some cases where the comment may have been input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.

Abbreviations: DC = Dorset Council, HRA = Habitats Regulations Assessment, LP = Local Plan, LPA = Local Planning Authority, NP = Neighbourhood Plan, NPG = Neighbourhood Plan Group, NPPF = National Planning Policy Framework, SEA = Strategic Environmental Assessment

Summary of all main issues raised through the consultation and proposed response:

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	-	General	Consider timing of submission in relation to the publication of the revised NPPF which may have significant implications in relation to the policies.	Noted. The UK Parliament broke for the summer recess on 16/07/26, and the Minister for Housing and Planning confirmed on that date that the revised NPPF will not now be published until September. As such, the NPG are minded to press ahead under the existing NPPF and potential transitional arrangements indicated (the draft NPPF states that NPs submitted to the LPA under Reg 15, on or before the date of publication, should be prepared in accordance with the Dec 2024 NPPF).
Dorset Council	-	General	Note changes to the basic conditions introduced in March 2026 that relate to housing supply (replacing the requirement for the NP to be in general conformity with the strategic policies of the adopted development plan). Dorset Council's assessment of this concludes that none of the policies are supressing housing supply.	Support noted
Dorset Council	-	General	Please add a disclaimer regarding the PRoW shown on Maps 2, 5 and the maps in Appx 4 and 5 "This map is not definitive and has no legal status."	Agreed *Add disclaimer to maps*
Dorset Council	-	General	Where policies only contain a single top-level criterion, it is not necessary to prefix this with a). Sub-ordinate bullet points could useful be numbered	Noted – however due to formatting restrictions bullet points for sub-ordinate layer will need to be retained.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			as i), ii), iii), iv), and so on to facilitate easier policy referencing by applicants, consultees and decision-makers.	*Remove prefix a) for policies only containing a single criterion.*
National Highways	-	General	We note that the plan proposes to allocate four sites to provide up to 30 dwellings (policies 14-17) as well as small scale employment uses at the Abbots Court Dairy site (policy 18). On this basis we consider that the plan's proposed policies are unlikely to result in a scale of development which would adversely impact the strategic road network. However, given the proximity of the A31 we would wish to advise that any large scale development that may come forward in the plan area would need to be supported by an appropriate assessment of traffic impacts which should consider the operation of the strategic road network in line with national planning practice guidance and DfT Circular 01/2022. Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy.	Noted.
Dorset Council	-	HRA	Generally support the conclusions made in the HRA	Support noted
Natural England	-	HRA	On the basis of the material supplied with the consultation, significant effects on Habitats Sites are considered unlikely.	HRA compliance noted
Dorset Council	-	SEA	The Council has reviewed the SEA and has no specific comments to make at this stage	Support noted
Environment Agency	-	SEA	The Environment Agency has reviewed the SEA and has no specific comments to make	Support noted
Natural England	-	SEA	It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.	Support noted
Dorset Council	4	Policy 1	We would encourage inclusion of non-designated assets in the NP – a Conservation Officer site visit has identified the following potential assets (note this list is following an initial walk through Winterborne Kingston and a brief desk-top exercise and is therefore not exhaustive nor further researched). 1-4 Kingston Barnyard 1-3 Tomson Cottages, Winterborne Tomson	Agreed that the historic buildings could be added to the NP as "potential" rather than confirmed non-designated heritage assets, and a similar policy approach adopted as used in the Marnhull NP (see Policy 1 (a) and Appendix 6 of that NP).

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			167-168 East Street Barns at Abbots Court Dairy (discussed further below) Cob Cottage Cobblers Cottage & Fernside Cottage Dairy Cottage, Winterborne Tomson India Cottage / 1 Orchard Lane Kingston Farmhouse Lilac Cottage Little Kinshaw Old Nottings Old School House Rose Cottage The Laurels The Old Chapel/ Congregational Chapel The Olde Bush The Smithy & Cosy Nook Cottage Also identified on HER but not visible from street: North Farm/Windwhistle Farm	Noted that the former local list (from NDDC) had the following additional historic buildings that would warrant inclusion in the list: Lantern Cottage South View Arnold's Cottage Brookly Cottage Having reviewed the DC suggestions the following would not be included: Rose Cottage (as already Listed) India Cottage / 1 Orchard Lane - a new house built in late 1990s/early 2000s 3 & 4 Kingston Barnyard - built ~ 20 years ago North Farm/Windwhistle Farm – set back from street and recorded on HER. *Map and include potential non-designated heritage assets as reviewed.*
Dorset Council	4	Policy 1	Consider re-wording of policy to align with the wording of the emerging NPPF e.g. "Development proposals which would have a positive effect on designated and non-designated heritage assets should be approved."	It is not currently known how the revised NPPF will be worded. The wording in Policy 1 also highlights that a positive heritage impact is not determinative but needs to be balanced with other potential impacts.
Dorset Council	4	Policy 1 / 2	The Conservation Team welcome a policy that focuses on the 'historic legacy' of the plan area and important viewpoints identified in Policy 2.	Support noted
Dorset Council	4	Policy 2	Map 2 indicates a Long Distance Trail encompassing routes E3/8, E30/22, E3/7, E30/4, E30/2 – this is not currently recorded by the Definitive Maps Team.	This is identified as St Edward's Way on the LDWA website. This states that this 30 mile (3 day) footpath route between Wareham and Shaftesbury Abbey was developed by the Dorset Ramblers in 2021. It is also published on the British Pilgrim Trust website and the route sign-marked. *Include additional details on the trail in section 4.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Natural England	4	Policy 2	Lower Winterborne is in the setting of the Dorset National Landscape. Natural England supports this approach by recognising the importance of conserving landscape character, scenic quality and locally valued views	Support noted
Natural England	4	Policy 3	The policy usefully recognises that lighting and increased activity can harm dark skies, wildlife and the enjoyment of the countryside, and should therefore be minimised and carefully controlled. It also emphasises the importance of protecting tranquillity, which can be adversely affected by light pollution, noise and busyness in rural areas.	Support noted
Dorset Council	4	Policy 4	Typo: LGS5 is listed twice in table 2 – the second should read LGS6	*Agreed. Correct typo.*
Dorset Council	4	Policy 4	Check compliance with LGS NPPF criteria: In reasonably close proximity to the community Demonstrably special (beauty, historic significance, recreational value etc.) Local in character and not extensive	These checks were carried out – Map 4 shows how all the sites are in reasonably close proximity to the community – with the furthest (LGS6) being less than 800m walking distance from the village centre, and 150m outside the settlement boundary. Table 2 provides the size, with the largest being 2.2ha, which is not generally held to be extensive, and in all cases the character of the space is local in character rather than forming an indistinguishable parcel within a wider setting. All are demonstrably special for the reasons given in Table 2.
Dorset Council	4	Policy 4	It is recommended that the Lower Winterborne Neighbourhood Plan makes reference to the Dorset Local Nature Recovery Strategy. For example the relevant LNRS priorities could be referenced in 4.10 and/or Policy 4, and recognising the ecological importance of LGS4 and LGS5.	Please refer to section 6 of the Basic Conditions Statement where the LNRS is considered in detail. This has resulted in the following amendments: *Include additional information included in Section 4 on the LNRS and relevant priorities, minor amendments to policy 4 to more closely align with LNRS priorities 4 and 12, and reference in the two site allocations that include areas of high ecological opportunity (Policies 16 and 17) to consider habitat creation / enhancement aligned with the LNRS where feasible. Reference willingness of Charborough Estate (as a major local landowner) to consider making land available for environmental schemes.*
Environment Agency	4	Policy 4	Your plan should consider how BNG requirements can be met and preferably where your plan can go beyond any minimum requirements to deliver environmental net gain through enhancing and protecting the environment.	

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	4	Policy 4	Consider mapping green corridors to strengthen the plan.	Whilst it would be great to map green corridors that existing throughout the NP area, given the rural nature of the area this would require considerable additional research at this stage. This could be highlighted as a potential action to consider in a future review. *Amend supporting text to reference the consideration of mapping of green corridors to inform a future review*
Natural England	4	Policy 4	Natural England support and welcome the allocation of the Important Local Green Spaces.	Support noted.
Natural England	4	Policy 4	Assessing the Winterbourne Kingston against the standards in the Natural England Green Infrastructure Framework shows a mixed pattern of greenspace accessibility, with some areas meeting Accessible Greenspace Standard Profile (AGSt Profile) and others falling outside recommended buffer distances. Future development within the parish should seek to address localised gaps in greenspace access, for example through the provision of new informal green spaces, improved pedestrian links, or enhancements to existing greenspace assets. This will help ensure that access to natural greenspace is maintained and improved in line with local and national planning objectives.	The former allotment field is not yet indicated on the AGSP maps. The plan also proposes the requirement to a further greenspace (for heathland mitigation) on land adjoining Bush Park. Natural England's Accessible Greenspace Standards are also reflected in Policy 12.
Dorset Council	4	Policy 5	Many examples contained in the images are of modern developments, and the description of architectural features and materials in paras 4.11 & 4.12 is lacking clear specific detail which can be used to focus development towards good design. We suggest that images should focus on traditional vernacular buildings, except where demonstrating particularly successful or unsuccessful examples of new development (which should be annotated clearly as such). For example: Remove figure 30, as not a typical vernacular feature of the area Remove figure 32 as not a particularly good example of this type of dormer Remove figure 37 as timber fencing is more characteristic of open countryside settings and not the village core	The examples were provided through the work on the design guidance undertaken by AECOM. With reference to the specific points raised: Fig 30 – there are multiple examples of this type of porch in the village, and therefore it is considered to be a reasonable example to include Fig 32 – whilst there are few examples of eyebrow dormers, this is considered a potentially appropriate response and therefore suitable for retention Fig 37 – timber post fencing is considered to be an appropriate response for boundary treatment in

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			Appendix 4: suggest removal of the following: modern example top of p54 - not of superior design long terrace in diagram on p54 - not characteristic of the area the window configuration is unbalanced in the middle image on p57 - not an example of superior design	certain locations, particularly where a sense of openness is sought. Appx 4 – the modern example on the top of page 54 is with reference to a new building using the traditional material palette. This is also the case on page 57 – although it is agreed that the unbalanced window shapes / placements are less appropriate and this could be made clear. There are terraces with multiple properties found in the village (e.g. opposite the pub and along West Street). Agree page 57 wording should be amended. *Amend supporting text to refer to 'useful examples of typical or otherwise appropriate features and designs for the area' and increase wording in Appx 4 to clarify the positive and negative points.* *Amend wording in Appx 4 to clarify the point being illustrated.*
Dorset Council	4	Policy 5	Policy 5 sub paragraphs are quite lengthy and contain advice which may be confusing/conflicting. We suggest that considered references to layout, i.e. the positions of buildings & their relationship to the street scene (building's relationship to roads/paths, their orientation, position), could be better separated from more detailed discussion of architectural features and materials, and we would refer the NP group to Winterborne St Giles NP Policies 4 & 5 as to how more 'overarching' objectives can separate out these elements, and direct development good practice to area specific characteristics	Whilst broadly content that the policy provides suitable guidance, consideration can be given to subdividing the policy into sections for clarity on the issues and how these should be considered to provide acceptable design solutions. *Review policy wording for clarity*
Dorset Council	4	Policy 5	There are no references to chimneys in the document, these can positively interrupt the roofline of buildings/street scenes, offering a visual interest, and should be incorporated into the design discussion.	Given that chimneys are no longer required for heating functions, and whilst alternative uses (such as accommodating wildlife) could be made, the potential for plastic replicas as has been used by some developer would not be desirable. As such it is not considered appropriate to mandate the inclusion of chimneys, although their inclusion could be used to

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				provide variation in roof form and height in line with 5(c). No change to policy *Reference chimneys in supporting text as providing interest to roofscape.*
Dorset Council	4	Policy 5	The plan could reflect the fact that the majority of vernacular buildings in the area feature casement windows with glazing bars. Also consider including reference to the impact of replacement of existing windows and encourage the retention of windows that make a positive contribution to the significance/appearance of a building.	Whilst not disagreeing with the contention, and this can be noted in the supporting text, it is not considered to mandate this as a requirement given that more contemporary designs and greater variety may be appropriate in certain locations. *Reference casement windows with glazing bars as typical fenestration, and retention of features that make a positive contribution to the significance / appearance of a building.*
Dorset Council	4	Policy 5	Careful consideration of boundary and surface treatments should be included in the design policy. In addition, hard landscaping, lighting, signage and entrance arrangements (which all have a significant impact on how successful a scheme might be) should also be included.	Policy 5 (h) refers to using low walls or hedges should be used as boundary treatments adjoining roads within the area's settlements. Policy 7 (c) refers to the use of permeable surface materials can be used to support rainwater management, but loose gravel surfaces should be avoided where these may be washed away or used by wheelchairs and buggies. Policy 3 considers light pollution (but is not specific on other design criteria) Policy 7 (d) specifies that signage should be designed to reflect the rural character of the area, such as through the use of wooden fingerposts. The above references are considered sufficient to address the points raised.
Dorset Council	4	Policy 5	The policy is prescriptive in that it requires developments to be no more than 2 storeys. There may be occasions when a 2.5 storey extension may be suitable on a corner plot for example. Consideration should be given to allowing this in the policy.	Agree. *Amend policy to enable some flexibility for 2.5 storey buildings in suitable locations / context.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	4	Policy 5	Reference could be made to the materials found in the images on page 19 and 20.	This is included in the policy which notes that the combination of red brick with flint, white and off-white render, slate tiles, and thatch. The use of timber weatherboarding and clay tiles could also be added *Amend policy to reference timber weatherboarding and clay tiles.*
Natural England	4	Policy 5 / 6	Consider the creation and preservation of habitat linkages between existing wildlife sites, the retention of hedgerows, trees and ponds; requirements for the creation of ecological enhancements such as the inclusion of bat and bird boxes, ponds and the use of native planting for new developments.	This is broadly covered in Policy 4.
Charborough Estate	4	Policy 6	Whilst supported in principle, flexibility is important, not least for development at Abbots Court Dairy, which is likely to include the refurbishment of existing buildings, which may not be viable if onerous design criteria are enforced. Reuse of existing buildings and land in itself is achieving significant environmental benefit.	Agreed that viability is a consideration in securing the long term upkeep of historic buildings. *Reference viability considerations in the re-use of heritage buildings and consideration of embodied energy in enabling their retention.*
Dorset Council	4	Policy 6	Whilst supporting in principle the ethos of this policy, aspects of 'eco-friendly' design which are shown on Fig 65 can have adverse impacts on the visual aesthetics and the character and appearance of an area (such as replacement windows & solar panels). Suggest removing the diagram and instead referencing good practice found in https://energysavingtrust.org.uk/energy-at-home/heating-your-home/	The suggested reference is limited to heating solutions. Also of relevance would be Historic England's Adaptoric signficance of a buildiing Historic Buildings for Energy and Carbon Efficiency and the Future Homes Standard now embedded into Building Regulations from March 2027 (see https://home-energy-model.co.uk/future-homes-standard/). *Amend NP to reference the Historic England guidance and changes in Building Regulations, and make clear that diagram is generic and will depend on design / character of building and surrounds.*
Dorset Council	5	Policy 7	Larger-scale developments should demonstrate that opportunities to promote active travel and safe and suitable pedestrian connections are provided where possible and are deliverable.	Agreed. *This can be included in the policy wording and referenced in the supporting text.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Natural England	5	Policy 7	Support the use of active travel routes	Support noted
Environment Agency	6	Policy 9	Consider opportunities to deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level and local collaboration and decision making to improve the water environment in line with the River Basin Management Plan for the area.	This is covered in Section 6 – however reference to the River Basin Management Plan can be included. *Amend text to reference that applications may also wish to refer to the RBMP.*
Natural England	6	Policy 9	Supports the incorporation of Sustainable Drainage Systems (SuDS) across all new development and, where feasible, within existing built areas.	Support noted
Dorset Council	7	Policy 10	The Neighbourhood Housing Requirement figure for Lower Winterborne has previously been calculated as 4 units up to 2038. This figure reflects a planning permission for 4 dwellings at Thorpe Farm, Marsh Lane and can be viewed as minimum requirement that can be exceeded. Dorset Council are supportive of the proposed housing target of 30 dwellings for the 15-year plan period to 2040 and note the proposed allocation of four sites could help deliver around 36 homes if they all come forward. This scale of housing is considered appropriate for the settlement of Winterborne Kingston, reflecting its status as a larger village (NDLP Policy 2) and likely Tier 3 Larger Village (draft DCLP, 2025).	Support noted.
Dorset Council	7	Policy 10	Support updated development boundary for Winterborne Kingston. As a general rule, we recommend that development boundaries are extended to include open market housing adjacent the settlement and for the boundary to exclude rural exception sites primarily aimed at delivering affordable housing.	Support noted. The NPG is not aware of the presence of any former rural exception sites in the parish that would need to be excluded from the proposed development boundary.
Dorset Council	7	Policy 10	Criterion d) cross references to Policy 7 criterion f) – which does not exist. Should this be Policy 4, criterion f)?	Agreed *Correct typo*
Dorset Council	7	Policy 11	With regard to heritage impacts, suggest re-word to be more emerging NPPF compliant (remove word unacceptable, add public benefits, refer to the need for development to have a clear & convincing justification).	It is not currently known how the revised NPPF will be worded. With reference to the use of the word unacceptable – this will depend on the consideration of the NPPF wording as may be in place at the time of decision.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	7	Policy 11	Relevant venues that are of local importance could be identified via the assets of community value register	This is included as Project 3 (referenced from 7.17) and is not considered appropriate to specify in the policy.
Dorset Council	7	Policy 11, 12 and 18	Proposals which would result in the intensification of traffic movements along constrained rural lanes, particularly in the case of employment or other higher trip-generating uses, should be supported by robust evidence to demonstrate that the residual cumulative impacts on the road network would not be severe, having regard to the character and function of the local highway network. Such proposals should be supported by Transport Assessment or Statement, proportionate to the scale and nature of the proposal.	Agreed. *This can be addressed through a minor change to the policy wording and reference in the supporting text in policies 11 and 18, and clarity that the scale of new facilities referenced in policy 12 are to meet local needs.*
Dorset Council	7	Policy 12	Suggest reconsider / in "community venue/s for social clubs…"	Agree "/" not required *Reword as "community venues for social clubs"*
Dorset Council	7	Policy 12	This policy could have some stricter requirements in terms of advertising for sale or loss.	Details of what is expected are included in the supporting text in 7.17.
Environment Agency	7	Policy 13	The site is located within Source Protection Zone (SPZ) 3. We do not consider the proposed land use to have a significant adverse impact on groundwater. Agree with mitigation measures proposed to safeguard the site, along with the restoration plan, which together provide an appropriate level of environmental protection.	Noted.
Dorset Council	7	Policy 13 – 18 and SEA	Consider whether the allocation of sites might be informed by ecological survey, so that any major constraints can be identified at an early stage (although understand that this may not be an option available to the group due to the costs involved)	Allocations have been made in light of existing datasets on ecology. Given the limited timescales and costs of ecological surveys this would not appear to be a good use of public money at this time, and can be adequately address at application stage.
Dorset Council	7	Policy 13 – 18 and SEA	It is unclear whether the allocated sites may have been led by other constraints (such as flooding), rather than a heritage and landscape matters. Suggest NPG refers to *Advice Note 11 - Neighbourhood Planning and the Historic Environment.* See separate comment on sites	The selection of sites allocated in the plan has been based on a range of factors, including: Availability

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Historic England	7	Policy 13 – 18 and SEA	Reference is made to the existence of heritage assets in the SEA but there is no evidence that analysis of their significance or setting(s) has taken place to underpin assertions about likely impacts and how to avoid harm or reduce it to an acceptable degree. So, for example, it is not clear that the up to 10 houses proposed in policy 15 can be delivered whilst at the same time respecting the setting of the Old Parsonage or the allocation of a site at North Down for a Renewable Energy Scheme in Policy 13. We would therefore encourage liaison with the heritage team at Dorset Council to vouchsafe the site allocations from a heritage perspective prior to the formal submission of the Plan for Examination.	Accessibility Environmental impacts including consideration of flood risk, ecology, heritage and landscape Consultation feedback. Comments on sites provided at Regulation 14 have been duly considered. An addendum will be provided to the SEA to set out the potential heritage impacts and mitigation, with further amendments to the plan made if recommended. *Draft SEA addendum and follow recommendations.*
Dorset Council	7	Policy 14	The Conservation team consider that there are unlikely to be any built heritage impacts in relation to this site allocation.	Noted
Dorset Council	7	Policy 14	The Natural Environment team note that the southern boundary appears to be quite mature and removing significant sections of hedgerow, or trees, risks biodiversity harm would not be compliant with the mitigation hierarchy. Dormice have been recorded locally and may well be using this boundary. There are also issues with introducing light spill onto the hedgerow due to the impact it can have on bats and dormice. It is also unclear why onward vehicular connection to land to the east of the recreation ground is required but this, again, risks biodiversity harm and removing sections of hedgerow should be limited as far as is possible.	Whilst accepting that there may be some degree of harm to biodiversity, there are gaps in the hedge, and retaining it in situ would result in a design which fails to overlook a public space and integrate successfully with the village layout. As such the loss of this feature – if it were to be considered significant - is considered to be justified in the mitigation hierarchy (as set out in NPPF paragraph 186(a), which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for) given that the policy is also seeking to provide additional landscaping on the northern and eastern site boundaries and within the site to soften the 'new' edge of the village and potential prominence of the site in wider views as part of the multi-functional greenspace strategy for the site.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
				Include reference in the supporting text to the additional planting also providing mitigation for any loss of hedgerow, and the potential for Dormice.
Dorset Council	7	Policy 14	The primary school is within a reasonable walking distance from the site, with people likely to use Sackville Street route rather than North Street as more direct but this has an intermittent footway. The CR9 bus service is close to the site. The suggested pedestrian improvements along North Street will provide a direct link to the bus stops and school. The bus stop infrastructure is currently limited/non-existent, no flag posts or road markings, require improvement.	The route via Broad Close to Sackville Street is not as direct but would be less trafficked. As such some residents may prefer to use North Street as far as the public footpath E30/23 opposite the pub, which is why the NP is requiring contribution towards the provision of a footway extending down to The Greyhound Inn along North Street. Improvements to the bus stop infrastructure have now been completed as far as feasible in the location, with a shelter added to the north-bound stop and a flag post to the south-bound (where there is insufficient space for a shelter). Road markings are not considered critical given the limited frequency of the current bus service. *Update reference to bus stop infrastructure in the supporting text.*
Dorset Council	7	Policy 14 – 18	There is no significant pattern of recorded injury collisions in the vicinity of the sites, and therefore no evidence to suggest an existing severe highway safety issue. In principle, it is considered that vehicular access to the majority of the sites could be achieved. However, all proposed accesses will need to accord with the appropriate visibility splays for the speed limits to accord with Manual for Streets and be supported by suitable junction design, in accordance with current highway standards, to ensure that safe and suitable access can be achieved for all users. Where new or altered highway accesses are proposed, Road Safety Audits will be required to ensure that the design responds appropriately to the local highway environment.	Noted. The need for vehicle splays is referenced in places, but could clarified throughout. *Update supporting text and policy wording to reference the need for appropriate visibility splays and junction design for the speed limits (in accordance with Manual for Streets and current highway standards), to ensure that safe and suitable access can be achieved for all users, and the requirement for Road Safety Audits in this regard.*
Dorset Council	7	Policy 14 – 18	The criterion requiring development proposals to "be in accordance with all relevant policies in this Neighbourhood Plan" can be deleted from the policy wording given that case law has established that the Development Plan must be read as a whole.	Noted. *Delete wording and clarify this point in introductory chapters or supporting text.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	7	Policy 15	The Conservation team highlight that no reference is made to the ridge and furrow (HER Monument ID: MDO46543) within the site (an consideration would also need to be given to impacts on HER Monument ID: MDO9051 Muston Manor, Muston) In relation to the Old Parsonage, the site may contribute to the significance of this heritage asset in the following ways: its intended physical isolation from the settlement, likely to emphasise high status, which can be experienced in views towards it from Marsh Lane, Bush Park and East Street, as well as PRoW E30/7 the immediate setting of the building within its large plot, again indicating a house of some status its historical relationship with the church as the home of the vicar/rector by the late-19th century, but possibly also earlier its spatial and some-time historical relationship with the complex of buildings to the NE (Cob Cottage 167/168 East St), which were in the same ownership by the late 19th century. Taking into consideration the existing development at Thorpe Farm, it is considered that limited development is likely to be able to be accommodated on this site from a heritage perspective, with a design which is in keeping the plot size and layout of existing development adjacent. A heritage & landscape-led approach should be taken on this site, with the scale, design and layout needing to respect the setting and significance of the Grade 2 Listed Old Parsonage. Potential ideas for layout could usefully be explored at this stage to inform the quantum and more site specific design criteria for this site.	The HERS plotted record for Muston Manor at SY 8650 9750 appears incorrect as the grid reference given in the RCHM (SY 8735 9708) suggests a location much further to the east and also links with the Grade II* Listed Muston Manor at SY 8733 9767. The ridge and furrow is shown in https://heritage.dorsetcouncil.gov.uk/Monument/MDO46543 to cover a large area east of the village and is described as "The remains of medieval croft boundaries or strip fields with associated ridge and furrow and banked field boundaries, to the east of Winterborne Kingston village. The features cover an area of 17 hectares and are visible as earthworks on aerial photographs and lidar imagery. These can be seen on the Historic England aerial archaeology map https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/ identified through LIDAR imaging and indicate three potential north-south ridges across the site (no longer obvious in situ). This can be referenced with regard to requiring potential archaeological investigation. The Old Parsonage is some distance (over 60m) from the developable element of the site (which lies to the south of the tennis courts to the rear of the property). The policy references the need to respect the setting of the Old Parsonage, but further points on this could usefully be made in the supporting text and policy. *Update policy and supporting text to (a) reference evidence of ridge and furrow system and requirement for archaeological investigation, and (b) aspects important to the setting of the Old Parsonage, with preferred location of any built development likely to be limited to the southern section.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
Dorset Council	7	Policy 15	The Natural Environment team are not aware of any significant ecological constraints / importance in relation to this site.	Noted
Dorset Council	7	Policy 15	The primary school is within a reasonable walking distance from the site, but the local road network is narrow with no footways. The bus stop infrastructure is currently limited/non-existent, no flag posts or road markings, require improvement.	Improvements to the bus stop infrastructure have now been completed as far as feasible in the location, with a shelter added to the north-bound stop and a flag post to the south-bound (where there is insufficient space for a shelter). Road markings are not considered critical given the limited frequency of the current bus service.
Environment Agency	7	Policy 15	The southern extent of the proposed site boundary falls within Flood Zone 3, with approximately one third of the site also located within areas identified as being at risk from future flooding (climate change allowances). A site specific Flood Risk Assessment (FRA) must accompany any planning application for development in such locations. The FRA should comprehensively evaluate flood risks to people and property, demonstrate that the development will be safe for its lifetime, and ensure that it will not increase flood risk elsewhere. The site lies within SPZ 2 and SPZ 3. It will be particularly important for applicants to provide sufficient information to demonstrate that risks to groundwater can be effectively managed, particularly for any activities with potential to impact groundwater quality or levels and with reference to Groundwater Protection guidance https://www.gov.uk/government/collections/groundwater-protection	Issues relating to flooding were noted in the text and policy, including the climate change modelling predictions for 2070 to 2125. The policy states that the development of the site is expected to "avoid development within the areas indicated as at potential flood risk from surface water flooding, and be accompanied by a site-specific flood risk assessment that addresses the potential risk from groundwater flooding and the need for safe access and escape routes given the potential flooding on the wider highway network, and ensures compliance with Government policy in relation to flood risk" – reference to future flood risk can be added for clarity. Reference to groundwater protection can be added. *Include reference to future flood risk within the policy wording, and groundwater protection (in both supporting text and as a point of policy).*
Dorset Council	7	Policy 15 – 17	Three potential housing sites are in areas susceptible to groundwater flooding, which may constrain drainage and require careful assessment, particularly as access routes are known to flood. For example, at Land at West Green Cottages, the existing access crosses flood risk zones, and safe access, including for emergency vehicles, will need to be fully addressed through a Flood Risk Assessment. National planning policy aims to steer development to areas at the lowest risk of flooding, taking account of all	These points are broadly covered in the supporting text and policies. A sequential test will be provided as part of the submission documents. *Include sequential test within the Basic Conditions Statement.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			sources of risk and climate change. This is achieved through the sequential test, which seeks to allocate development in areas of lowest flood probability and resist allocation where reasonably available, lower-risk alternatives exist. Where this is not possible, the exception test may be applied (depending on flood zone and vulnerability), requiring that (a) the development provides wider sustainability benefits that outweigh flood risk, and (b) it will be safe for its lifetime without increasing flood risk elsewhere, and, where possible, reduce overall risk. Both elements must be satisfied for allocation. In this context, where a site itself may be in a lower flood zone but access routes are affected by flooding, this still engages national policy because the sequential approach applies to the whole development, including access and egress. If safe access cannot be achieved in flood conditions, the development is unlikely to be considered safe. The submission version of the plan should be supported by a Flood Risk Assessment that considers the sequential test in respect of the sites proposed for development. It is likely that the exception test will need to be considered at application stage where flood risk issues have not been fully resolved at plan-making stage	
Dorset Council	7	Policy 16	The Conservation team highlight the need to consider the cumulative impact on the Old Parsonage, in combination with Policy 15.	With regard to this site there is significant intervening development (as a result of the redevelopment of the poultry shed) between this site and the Old Parsonage, as well as the bungalow which would be between this site and the site referenced in Policy 15 (given the constraints imposed by the flood risk on any building towards the front of the site). Having considered the issue, the cumulative impact on the Old Parsonage, in combination with Policy 15, is deemed to be negligible.
Dorset Council	7	Policy 16	The Natural Environment team are not aware of any significant ecological constraints / importance in relation to this site.	Noted.
Dorset Council	7	Policy 16	The primary school is within a reasonable walking distance from the site, but the local road network is narrow with no footways. The bus stop	Improvements to the bus stop infrastructure have now been completed as far as feasible in the location, with a shelter added to the north-bound stop and a

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			infrastructure is currently limited/non-existent, no flag posts or road markings, require improvement.	flag post to the south-bound (where there is insufficient space for a shelter). Road markings are not considered critical given the limited frequency of the current bus service.
Environment Agency	7	Policy 16	The southern boundary of the site lies within Flood Zone 3 and areas identified as being at risk under the future flood zones (climate change allowance). We support the requirement for a site specific FRA at the planning application stage, with particular attention given to safe access and egress arrangements.	Noted
Dorset Council	7	Policy 17	The Conservation team consider that there are unlikely to be any built heritage impacts in relation to this site allocation.	Noted
Dorset Council	7	Policy 17	The Natural Environment team note that there is a record for a Great Crested Newt (GCN) pond approximately 20m to the south of the site. If GCN are present the design should prioritise retaining the pond and surrounding supporting terrestrial habitat.	Noted – although there are no ponds on the site or likely to be directly impacted by the development. *Include reference to potential presence of Great Crested Newts in the vicinity within supporting text, and possibility of including measures to improve the terrestrial habitat for this protected species.*
Dorset Council	7	Policy 17	Note that this site is at a greater distance from the primary school and bus stops, and that the local road network is narrow with no footways, and includes a stretch of road at the national speed limit. Consider whether there is a possibly to use the PROW network (E30/16, E30/13) - depending upon surfacing to walk/cycle/wheel to school.	This is accounted for in the first criterion which requires maximising opportunities for safe pedestrian route/s from the site connecting with the village and its community facilities. However given the level of development and distance any major upgrades are unlikely to be proportionate.
Environment Agency	7	Policy 17	The site is partly located within Flood Zones 2 and 3, including areas affected by the climate change flood extent along its southern boundary. It is also adjacent to a main river. Any works undertaken within 8 metres of the main river will require an Environmental Permit (see https://www.gov.uk/guidance/flood-risk-activities-environmental-permits). The site lies within SPZ 2 and SPZ 3. The site lies within SPZ 2 and SPZ 3. It will be particularly important for applicants to provide sufficient information to demonstrate that risks to groundwater can be effectively	Issues relating to flooding were noted in the text and policy. The policy states that the development of the site is expected to "avoid development within the areas indicated as at potential flood risk from surface water flooding, and be accompanied by a site-specific flood risk assessment that addresses the potential risk from groundwater flooding and the need for safe access and escape routes given the potential flooding on the wider highway network, and ensures

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response *(italics = change to NP)*
			managed, particularly for any activities with potential to impact groundwater quality or levels and with reference to Groundwater Protection guidance https://www.gov.uk/government/collections/groundwater-protection	compliance with Government policy in relation to flood risk" – reference to future flood risk can be added for clarity. Reference to groundwater protection can be added. *Include reference to future flood risk within the policy wording, and groundwater protection (in both supporting text and as a point of policy).*
Charborough Estate	7	Policy 18	Some community uses may be incompatible with commercial and/or agricultural uses. Suggest amendment of the text so that it states "employment uses and/or community uses" to avoid any confusion that the policy requirement is for a mix of these uses, which may prove to be unfeasible or unviable.	Agreed – the intent was to provide flexibility. *Amend text as suggested.*
Charborough Estate	7	Policy 18	Confirm that the Estate owns land either side of much of East Street, and is in general agreement with the requirement to "contribute towards the provision of pedestrian enhancements to the single track section" but noting that other parties are likely to be involved in these connections, so it is not entirely within the gift of the Estate.	Noted.
Charborough Estate	7	Policy 18	The potential requirement to allow large vehicle access from the private access road to the north is agreed in principle, and would be subject to the specifics of what development was proposed, therefore use of the word "potential" is important. This would be a means to facilitate commercial occupiers needing large vehicles as well as any continuation of farm operations that involved larger farm vehicles.	Noted.
Charborough Estate	7	Policy 18	Within the supporting text for draft Policy 18 (7.38) reference to a specific existing tenant is not relevant to the policy and should be removed.	Reference to the existing use is considered appropriate as it records that the site has diversified from agriculture and taken into account of regarding potential compatibility issues.
Dorset Council	7	Policy 18	The Conservation team highlight that the historic barns feature many original features such as ventilation slit openings, hoist doors, large door openings, and a possible cart shed, and would be considered to be a non-designated heritage asset that would qualify for inclusion in the Councils Local Heritage List. Employment/community uses are more likely to suit	Agreed. *Expand supporting text and policy to include reference to the original features that should be retained (and the Historic England best practice advice note).*

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			these buildings (rather than domestic use) through sensitive conversion. There is limited scope for infill development from a heritage perspective on this site given the constraints identified. As this is clearly a farmstead, development would need to respond to the character of existing buildings. The Historic England's advice note Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse is relevant to this site. More detailed design criterion is encouraged, such as: Retain & reuse vernacular materials & features which contribute positively to the historic character of the site Ensure new fenestration is appropriately designed to respect the historic character of the site by retaining existing openings, slit ventilation openings must be retained	
Dorset Council	7	Policy 18	The Conservation team highlight the potential presence of roosting bats and priority to be given to retain roosts in situ where possible.	Agreed – this can be referenced. *Expand supporting text and policy to include reference to the potential presence of roosting bats and priority to be given to retain roosts in situ where possible*
Dorset Council	8	Appx 4	'Windows with glazing bars' is the correct term for 'panelled windows'.	Noted *Amend reference to "windows with glazing bars"*
Dorset Council	8	Appx 4	Table on p55-56 Outlying hamlets - Anderson and Tomson appears unfinished and needs re-consideration. It is assumed that new dwellings would not be supported here, and as such, much of this table can be omitted as not relevant? Suggest this table focuses on acceptable developments only such as extensions and outbuildings, and how these can be designed appropriately	Noted. Whilst new dwellings are not proposed, the guidance remains appropriate as these may be proposed for example as agricultural worker's dwellings. *Reference to section XXX to be removed.*
Dorset Council	8	Appx 4	References to screening as an appropriate approach to avoid harm should be reconsidered - screening is not an excuse for poor design nor would it adequately mitigate potential harm to the significance of a heritage asset.	Noted *Amend text accordingly*