

# Bourton Neighbourhood Plan 2016 to 2031

## Submission Reg 16 Consultation

### North Dorset District Council Response

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North Dorset District Council welcomes receipt of the submission draft Bourton Neighbourhood Plan and the significant amount of work that has been undertaken by the local community in its production. The Council is aware of the various consultation events held within the local community to identify issues, gain consensus and draw conclusions and in this context seeks to provide constructive comments on the finalisation of the Plan.

This response incorporates comments from North Dorset District Council Planning Policy. For ease of reference, comments are set out according to the sections of the draft Neighbourhood Development Plan (draft Plan). Some comments may cover more than one topic or section and should be seen in this context. The comments made in this response should not be seen as exhaustive and the officers continue to encourage an on-going dialogue with the Bourton Neighbourhood Plan Group and the Qualifying Body.

#### **General Comments:**

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The draft Plan appropriately seeks to deal with issues of a local nature including the built and natural environment, green infrastructure, health and wellbeing, the local economy, and crucially the site for a new village hall. The draft Plan does not extend to allocating sites for development.

## Detailed Comments:

<b>Section 6. Development in Bourton</b>
<p>6.1.2. Housing.</p> <p>The draft Plan has not evidenced its approach to housing. The Basic Conditions refer to the need to help achieve sustainable development (Paragraph: 072 Reference ID: 41-072-20140306). Planning Practice Guidance sets out that <i>In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions</i>'.</p> <p>To determine whether a neighbourhood plan should allocate land for housing a local housing needs assessment would need to be carried out in order to understand what the housing pressures are at the local level. PAS has produced some guidance for this <a href="http://www.pas.gov.uk/documents/332612/0/PASNP/5cd2a9da-dc5e-4c5c-a982-e2f4a23d3fcc">http://www.pas.gov.uk/documents/332612/0/PASNP/5cd2a9da-dc5e-4c5c-a982-e2f4a23d3fcc</a> .</p>
<p>6.2.1 Policy 1</p> <p>c) The "Green Fingers" referred to in this policy and as identified on Map 6 are not protected by the Policy 20: Countryside of North Dorset District Council's Local Plan Part 1, as suggested in the text of Policy 1 c). This text should be replaced with policy text that sets out that the "Green Fingers" identified will be protected by the neighbourhood plan.</p>
<p>6.2.3 Building Design and Form.</p> <p>Policy 3</p> <p>Criterion e) sets out that <i>aerials and satellite dishes shall be placed out of sight or as unobtrusively as possible</i>. As this text which relates to the finer grain of development appears in a general policy and is not specific to a designation such as a conservation area, it is not considered enforceable, particularly as much of this type of development can be carried out under permitted development rights.</p> <p>Recommend that the sentence be removed from the primary policy box and transferred to the supporting text as advisory note.</p>
<p>6.2.4. Traffic and Parking</p> <p>Policy 4</p> <p>The justification is insufficiently specific as to which part of the supporting documents it relies. The referencing should be more explicit.</p>
<p>6.2.5. New Village Hall</p> <p>Policy 5.</p> <p>To ensure the text that appears in criterion b) is more technically correct, the word <i>chosen</i> should be replaced with 'permitted', and the word <i>allocated</i> should be replaced with 'apportioned'.</p> <p>Criterion c) should be amended to shift the requirement on the correct procedure within the planning system. Currently criterion c) requires a process outside of the control of the planning system to be complete prior to approval of a planning permission. However, this poses a potential risk of challenge of non-determination of a planning application if the requirement isn't met in accordance with the text as currently written.</p> <p>Recommend that the text be amended to bring the requirement required by the draft Plan policy within the control of the planning system, such as:</p> <p>c) The land for the village hall and amenity space, as specified in criterion b) above, shall be made over to the Parish Council as part of a S106 agreement and this process will be subject to an open table discussion between the Local Planning Authority, the Parish Council and the applicant.</p> <p>Criterion e) provides the requirement for development proposals to include measures that protect heritage assets and their setting, thereby provides the opportunity to assess such proposals accordingly.</p>

To ensure the text that appears in criterion f) is more technically correct, the word *wishes* should be replaced with 'planning reasons'.

#### 6.2.5 Justification

The text that appears in the final paragraph sets out that the effects of construction may be mitigated. Construction is a phase of development, and so it is recommend that the word *construction* be replaced with 'development'.