

BUCKHORN WESTON AND KINGTON MAGNA NEIGHBOURHOOD PLAN

REPORT OF CONSULTATION PRIOR TO REGULATION 14

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

Introduction and background

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

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

Appointment of Professional Support

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

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

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

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

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

Local Plan Context

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

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

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

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

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

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

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

Initial Consultation Events

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

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

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

The format for each event was based on an introduction from the Chair of the Parish Council, a presentation from consultants (see attached presentation in Appendix 1) and a discussion with the community in attendance. The aim was to answer questions as they arose, encourage debate and the expression of key issues for the community around the development of a NDP, ideally expressed in the form of strengths, weaknesses, opportunities and threats (SWOT). Points made were recorded on a flip chart and a summary of issues raised is presented below.

Issues raised at Buckhorn Weston consultation event

The concept of the NDP was discussed and the various potential approaches set out in the presentation were discussed. Discussion focussed on whether the community wanted to experience

some development, if so what the nature of this was and what mechanisms could be used to promote it.

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

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

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

Strengths

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

Weaknesses

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

Threats

- Satnav instructions lead to traffic cutting through to A303
- Traffic speeds through village are too high (upto 49mph in a 30mph zone)

Opportunities

- Design Policy to capture local styles
- Cross' Garage site – potential development

- Village Green – Local Green Space
- Settlement Boundary definition
- Small site for local housing needs

Issues raised at Kington Magna consultation event

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

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

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

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

Potential policy themes

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

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

There is also interest in securing local policies which would be used in the determination of applications as and when they arise, on a range of topics of interest to the local community. From

the discussions held at the two events on 19 February 2022, the following are highlighted as matters for further consideration:

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

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

Work that would be required if taking policy themes forward

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

Potential routes to secure local housing needs

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

Design

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

Local Green Space

1. Create list of candidate sites for designation as LGS.
2. Identify each one on a plan with a boundary.
3. Assess against criteria for designation.
4. Consult with landowners where LGS proposed on their land.
5. Confirm whether LGS status is being requested.
6. Consider management objectives for each site.

7. Include policy designating sites in NDP, with assessed sites (completed pro formas and OS plan per site).
8. Ensure policy addresses potential for specific development (such as signage, paths, seating etc) which can secure management objectives for each site.

Renewable Energy and low carbon solutions

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

Community Infrastructure, Assets and Services

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

Potential for large scale renewable energy developments in the area

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

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



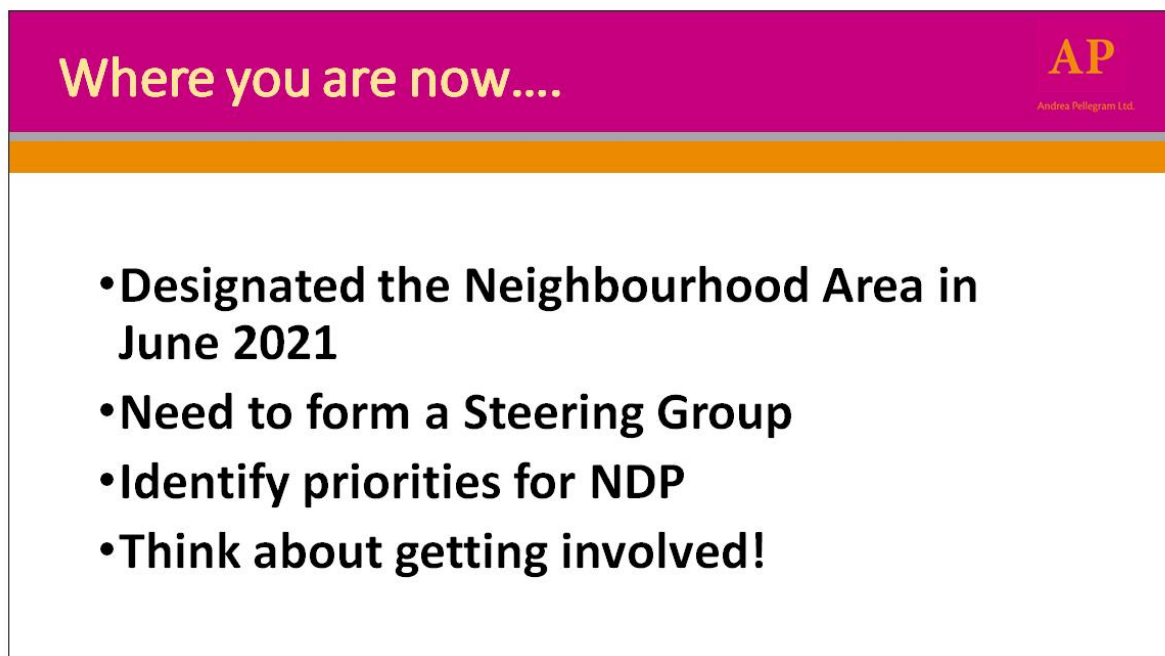
AP
Andrea Pellegram Ltd.

Buckhorn Weston and Kington Magna Neighbourhood Development Plan

19 February 2022

lee@pellegram.co.uk

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Where you are now....

- **Designated the Neighbourhood Area in June 2021**
- **Need to form a Steering Group**
- **Identify priorities for NDP**
- **Think about getting involved!**

2

Neighbourhood plans must be in conformity with the Development Plan

NPPF para 29:

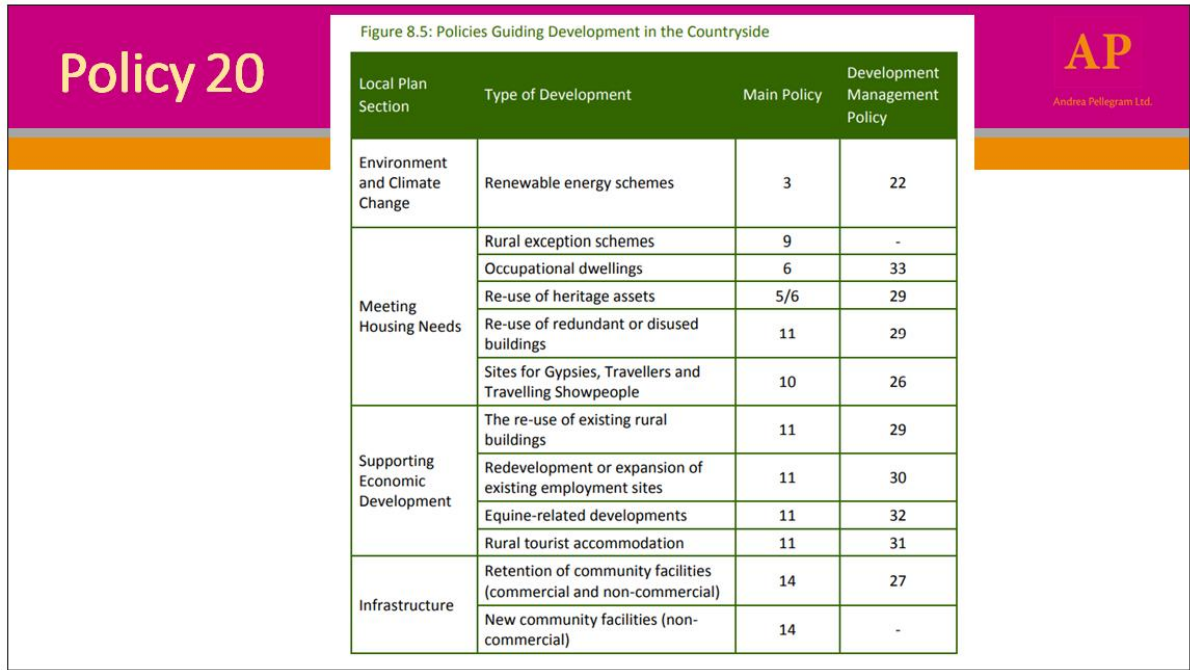
“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”

3

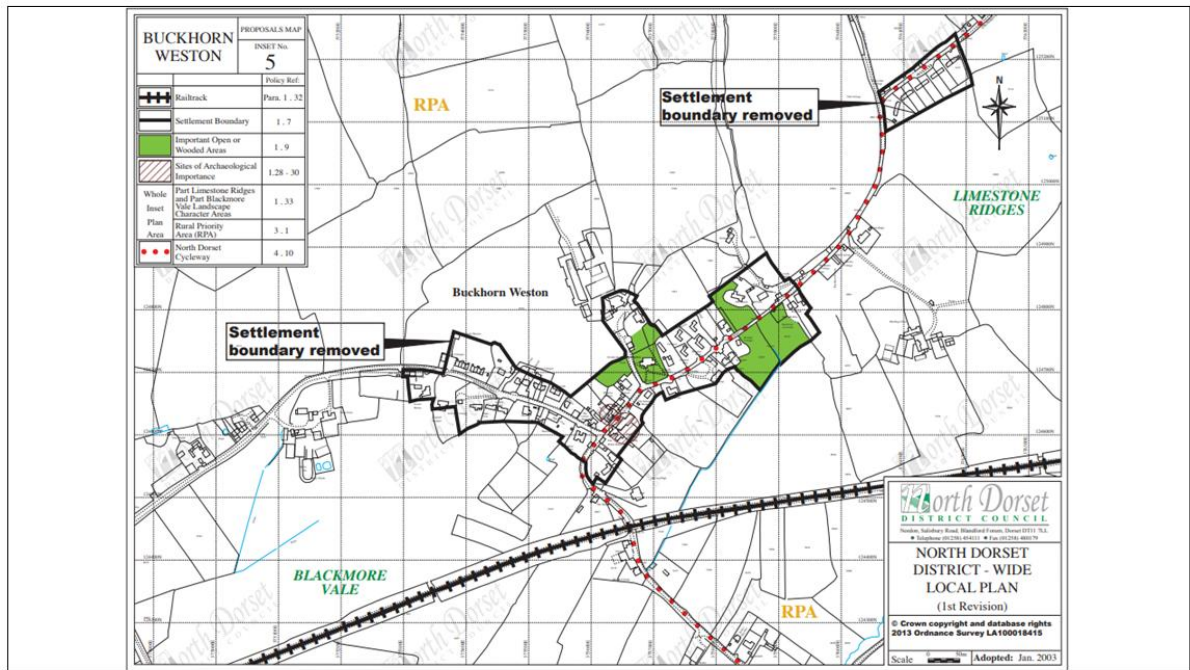
Development Plan Context

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

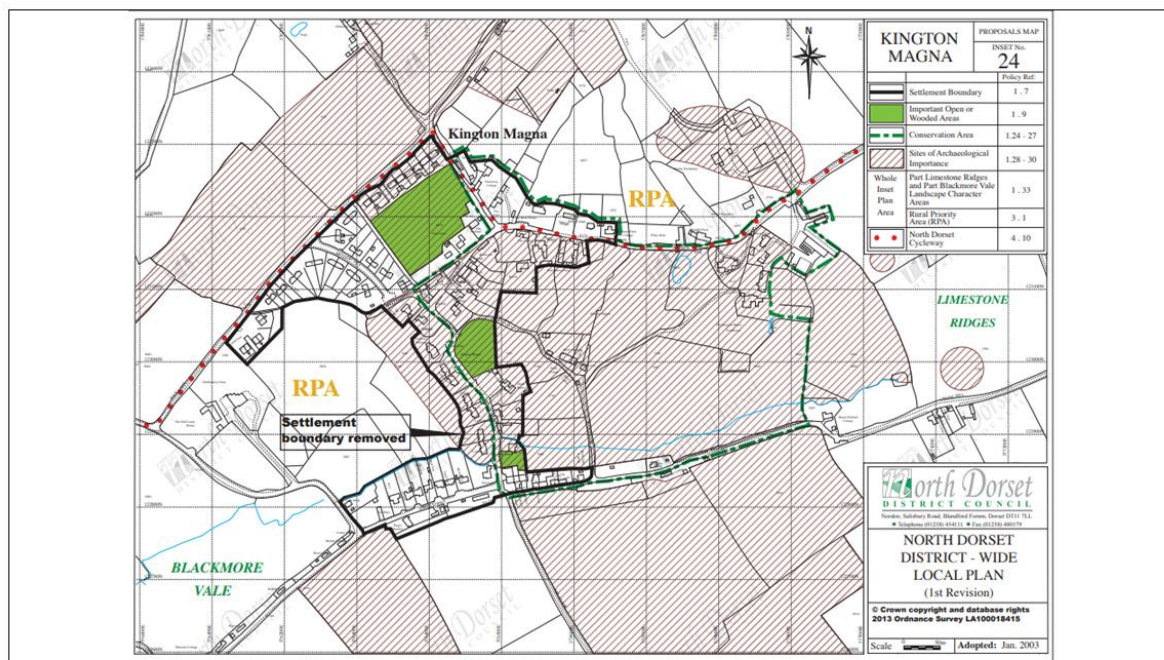
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Emerging Dorset Local Plan

•To cover the period 2021-2038

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

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

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What can a NDP do for the community?



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

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Basic steps to produce a NDP

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

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This is a good way to look at the Steering Group

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graph TD; PC[Parish Council] --- SG[Steering Group]; PC --- PS[Professional support]; PC --- CA[Clerk and admin]; SG --- WG[Working Groups]; SG --- PA[Planning advisors]; SG --- AECOM[AECOM]; SG --- OS[Other support];
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What are your priorities?

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

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Thank You

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2 – Buckhorn Weston and Kington Magna Neighbourhood Plan Survey

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

Survey Details.

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

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

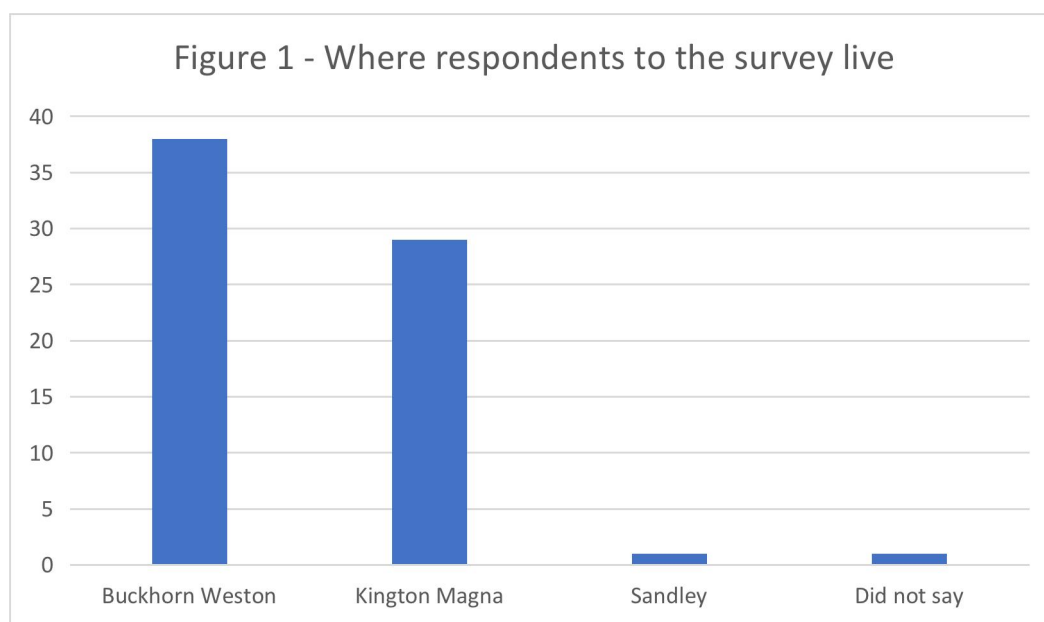
Survey response

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

Place of residence

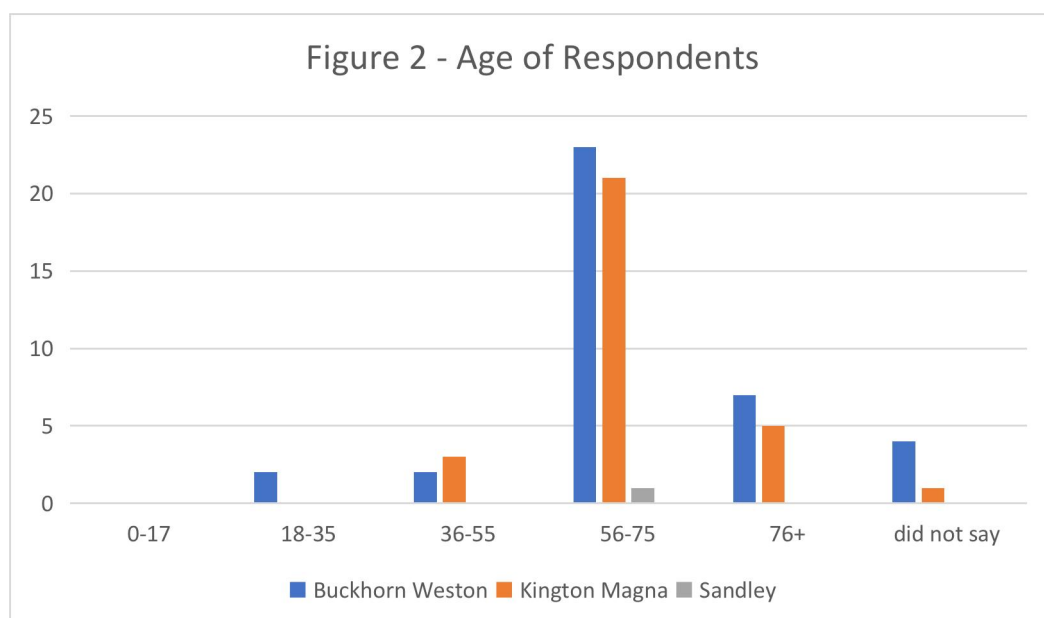
In question 4 of the survey, people were given the option of indicating Buckhorn Weston, Kington Magna or elsewhere in the Parish as their place of residence. 38 responses were indicated from Buckhorn Weston, 29 responses were from Kington Magna and one response was from Sandley. One response did not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

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



Age of Respondents

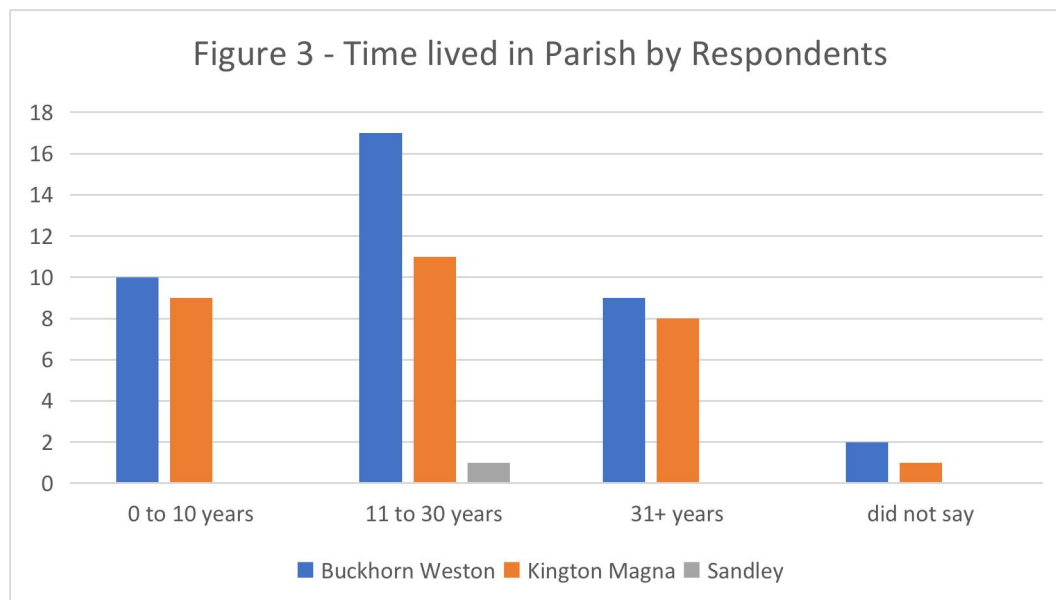
In question 5 of the survey, people were asked to indicate their age in one of five age-ranges (0-17, 18-35, 36-55, 56-75, 76+ years). No responses were received from people in the 0-17 years range and 2 responses were received from persons in the 18-35 age group. 5 responses were received from people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



Time living in the Parish

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

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



Local Community Priorities

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

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

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

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

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

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

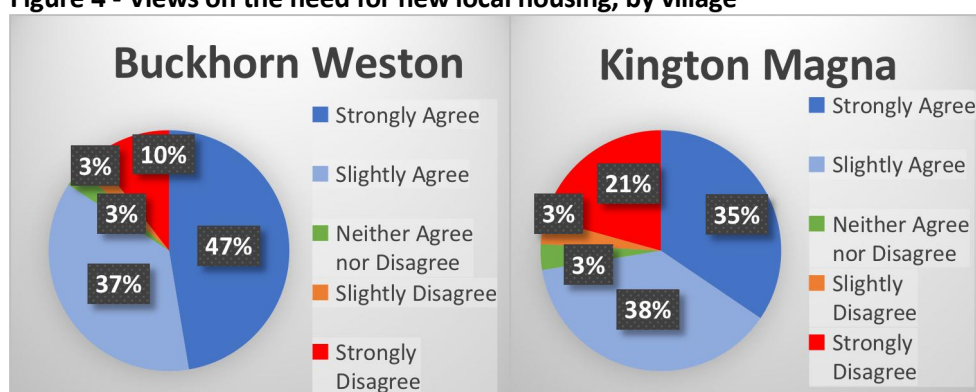
The headline response to this question is that 55 responses out of 69 indicated slight or strong agreement that a small number of new houses are needed to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

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

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

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

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

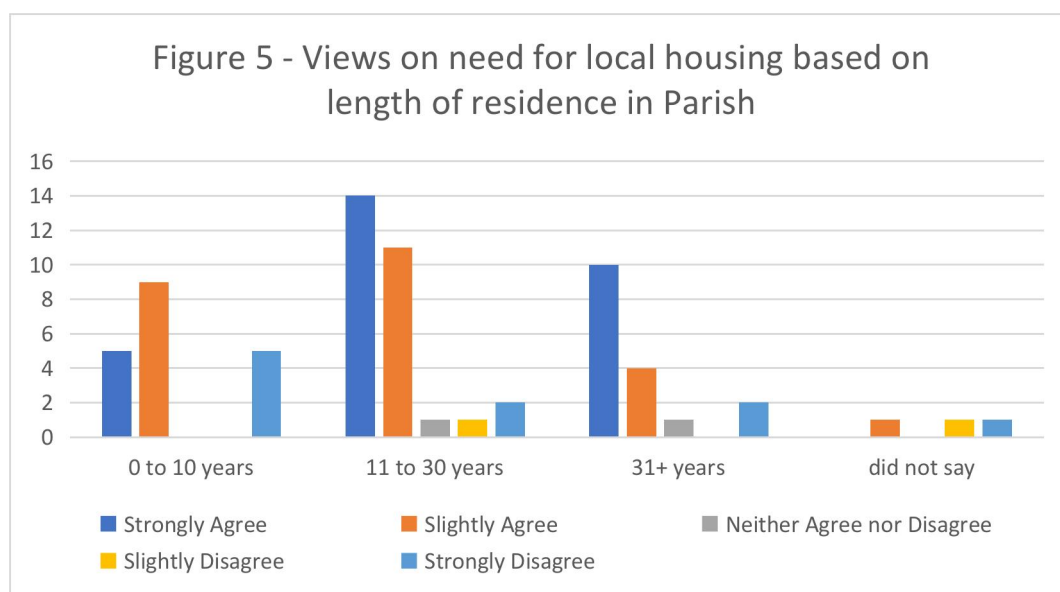


The initial conclusions from the survey's headline results are that there is a significant level of support for some new housing development on the terms set out, with support strongly expressed in both Buckhorn Weston and Kington Magna. There are also some strong views against this within both villages.

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

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

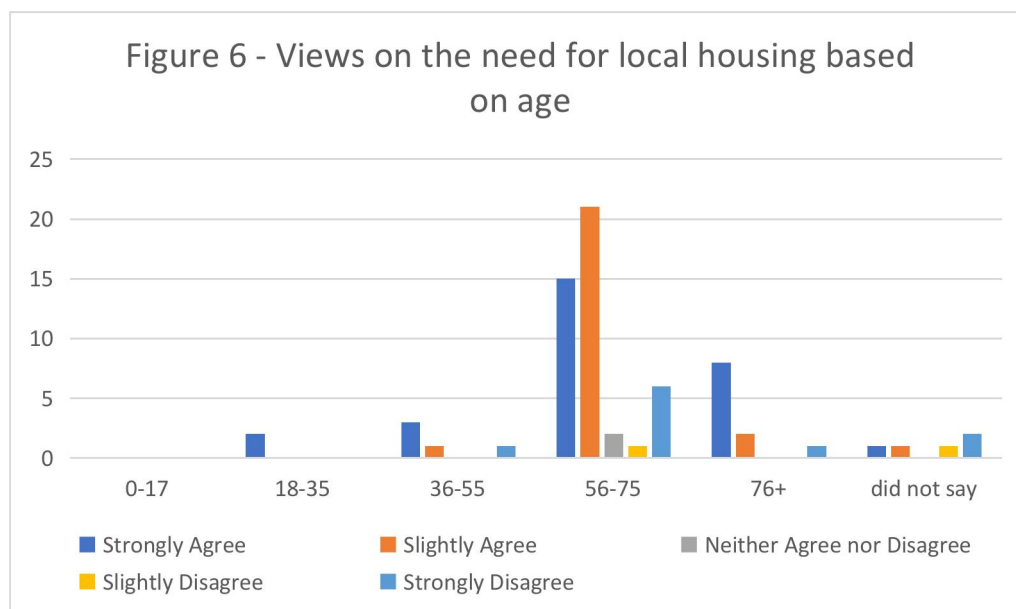
Of the 17 respondents living longest in the Parish (31 years or more), these were again roughly equally split between the villages. Here, 14 respondents expressed slight or strong agreement and 2 slight or strong disagreement. See Figure 5.



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

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

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



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

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

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

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

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

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

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

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

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

Question 3a on identifying the most important local issues

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

Table 1 – Views on Priority issues for the Neighbourhood Plan

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

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

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

1 = Light Pollution and Dark Skies (37 votes)

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

2 = Wildlife and green infrastructure (33 votes)

3 - Renewable energy on domestic properties (33 votes)

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

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

14 - Employment development site (6 votes)

12 = Development of community facilities site (10 votes)

12 = Heritage sites (10 votes)

11 - General housing (12 votes)

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

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

Question 3b Other comments on priorities for the Neighbourhood Plan

Free comments on the Neighbourhood Plan highlighted the following issues:

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

Survey Conclusions

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

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

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

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

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

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

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

Lee Searles

22.4.22

APPENDIX 1 - SURVEY QUESTIONS



Buckhorn Weston and Kington Magna Parish Council

To all residents of Buckhorn Weston & Kington Magna.

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

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

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

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

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

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

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

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

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

Question 1a :

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

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

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

Question 1b :

Please explain why you have responded this way.

Question 2a:

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

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

Question 2b:

Please could you explain your view further.

Question 3a:

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

Site for housing for young people from the Parish.

Site for general housing.

Site for housing for the elderly from the Parish.

Design policies.

Site for employment development.

Local services and facilities.

Renewable energy on domestic properties.

Traffic management.

Site for development of community facilities.

Walking and cycle routes.

Public transport services and school transport.

Light pollution and dark skies.

Wildlife and 'green infrastructure.

Heritage sites.

Question 3b:

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

Questions about you:

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

Question 4:

Please say where you live.

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

Question 5: (Optional)

Please indicate your age from the categories indicated.

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

Question 6:

How long have you lived in the Parish?

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

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

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

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

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

Drop-In Box: Social Club - Kington Magna

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

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

Appendix 2 - Tables of Results on Q1a

Q1a Length of Residence and views on new housing needs															
Kington Magna							Buckhorn Weston					Elsewhere			
		0 to 10	11 to 30	31+	did not say	Sub-total	0 to 10	11 to 30	31+	did not say	Sub-total	11 to 30	Overall Total		
	Strongly Agree	2	4	4	0	10	3	10	6	0	19	1	30		
	Slightly Agree	3	6	2	0	11	6	5	2	1	14	0	25		
	Neither Agree nor Disagree	0	0	1	0	1	0	1	0	0	1	0	2		
	Slightly Disagree	0	1	0	0	1	0	0	0	1	1	0	2		
	Strongly Disagree	4	0	1	1	6	1	2	1	0	4	0	10		
		9	11	8	1	29	10	18	9	2	39	1	69		
Q1a Age of Respondents and view on new housing needs															
Kington Magna							Buckhorn Weston					Elsewhere			
		18-35	36-55	56-75	76+	did not say	Sub-total	18-35	36-55	56-75	76+	did not say	Sub-total	56-75	Overall Total
	Strongly Agree	0	1	6	3	0	10	2	3	8	5	1	19	1	30
	Slightly Agree	0	1	8	1	1	11	0	0	13	1	0	14	0	25
	Neither Agree nor Disagree	0	0	1	0	0	1	0	0	1	0	0	1	0	2
	Slightly Disagree	0	0	1	0	0	1	0	0	0	0	1	1	0	2
	Strongly Disagree	0	1	5	0	0	6	0	0	1	1	2	4	0	10
		0	3	21	4	1	29	2	3	23	7	4	39	1	69

3 - Settlement Boundary Consultation and Survey

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

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

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

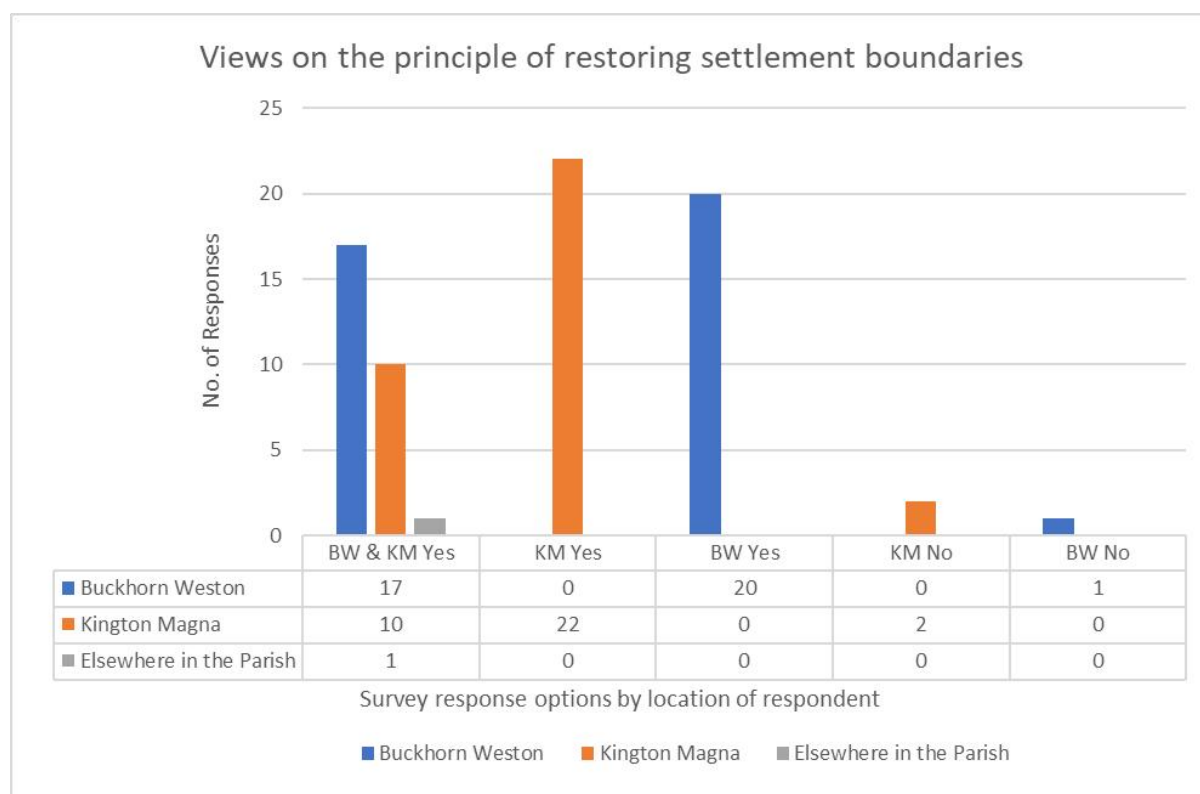
(Note: the content of all 84 responses will be taken into account in terms of their planning merit in moving forward with the draft neighbourhood plan, as is required by regulations.)

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

Survey Findings

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

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



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

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

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

Allows some modest development within the village boundary

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

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

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

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

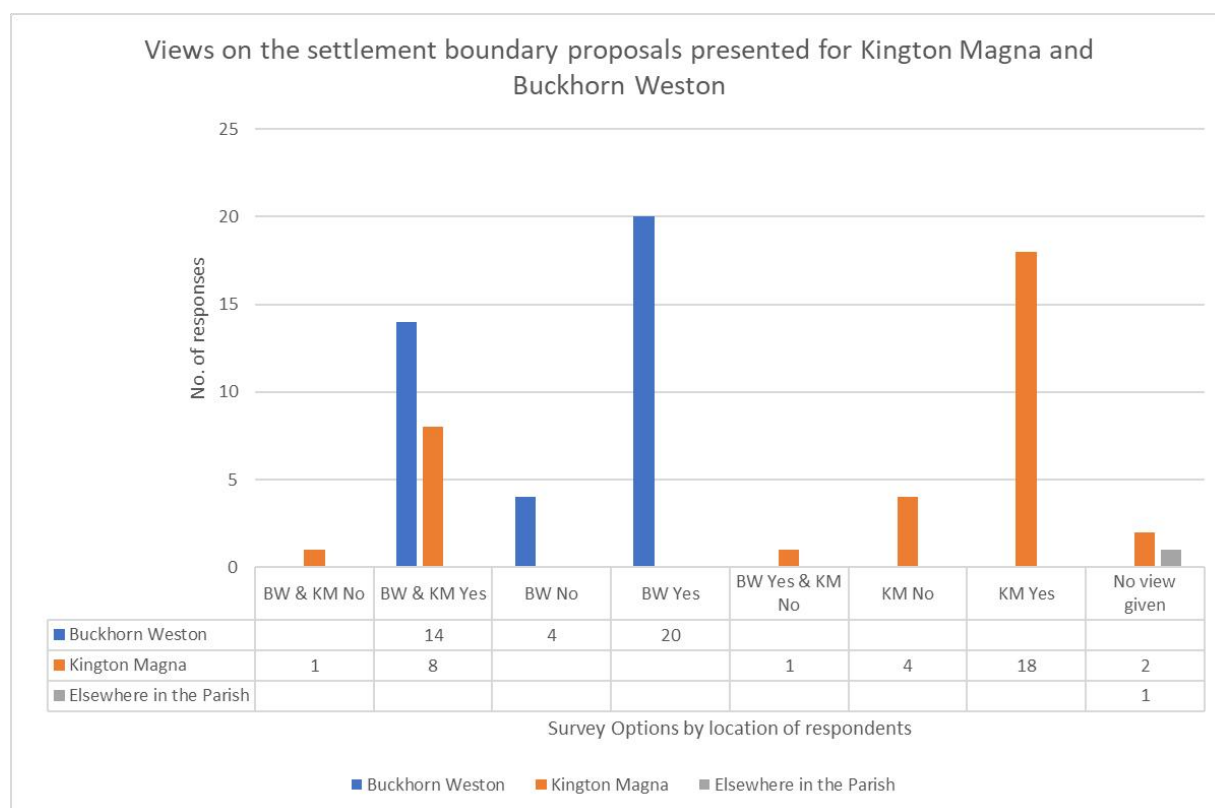
Views of people living in Kington Magna who support the principle of restoring the settlement boundary around Buckhorn Weston and Kington Magna
A quiet village with a wealth of history, green open spaces, giving effect of wellbeing of countryside and wildlife. Impact of further development other than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

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

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

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

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



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

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

A pragmatic solution.

Because there's a need for affordable housing for both young & elderly people.

Defining an area within which limited development can occur maintains the individual autonomy of each village)

Haven't seen the plans but have discussed with the Parish Council. We need to have urgent affordable housing especially single height i.e. small bungalows so elderly can downsize from large houses also 2 bed housing for young people.

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

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

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

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

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

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

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

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

All housing developments must have good road access.

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

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

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

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

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

It will help protect large scale development within the village.

KM is lovely as it is, if for older people a community bus or weekly lunch clubs would stave off

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

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

Views of people living in Buckhorn Weston and Kington Magna who <u>do not</u> support the settlement boundary proposals Buckhorn Weston and Kington Magna
As previously stated. Also Kington Magna should be treated completely separately with its own unique plan. Why does Buckhorn Weston have the options to express views/vote on Kington Magna?
I have some concerns regarding the size of some of the gardens included in the boundary. For example, the proposed boundary could provide a situation for an existing house with a significant garden plot providing an opportunity for the house to be knocked down and the plot redeveloped with 4 or so houses. I find it difficult to fully consider the proposal without knowing what policies will be in place to control such development.

In Kington the opportunity for some affordable housing for younger people is much needed and some extra land is needed to do this in a tasteful way. No current property sells less than 400k and the villages average age has risen alot in the last 30 years. We cannot afford to waste another 10 years.
It does not show the small areas suitable for development just the centre of village and Shepherds Hill (the narrowest & steepest Hill)
Lack of opportunity for any new family or affordable homes
No information provided on how the boundary has been determined. No information on how the proposed boundary interacts with the KM Conservation area
Potential areas for development along Shave Hill have not been included.
Same as replies to questionQ2b
They are too restrictive and only for people with large gardens to build one property. There is no allowance to infill on a piece of lane e.g. Dash Hayes Field or Highnams Field behind the bungalows on West Street.
Where is Nyland in this plan? And why doesn't boundary extend out along Common Lane to the A30? And to the top of Chapel, Church and Barton Hills? Current plan seems too restrictive

Next Steps

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