

Buckland Newton Neighbourhood Plan 2015 - 2030

**‘Made part of the development plan for the area by
West Dorset District Council on 7 December 2017’**

Prepared by Buckland Newton Parish Council
and Buckland Newton Neighbourhood Plan Working Group

“We want to maintain Buckland Newton Parish as a thriving rural community, and to ensure its long term future by working towards meeting the needs of those who live, work in and visit this Area of Outstanding Natural Beauty.”



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HOW WE GOT HERE...

In the beginning of 2011, Buckland Newton Parish Council decided to start the preparation of a Neighbourhood Plan for the parish. A Working Group was set up of both Parish Councillors and other Parishioners who were interested in taking part in this project.

The reason we thought producing a Neighbourhood Plan would be a good idea, was because it will allow us, as a community, to influence what happens in our own Parish in the future (within certain limits and parameters). These plans will be used to decide the future of the places where you live and work, and include choosing places to build new homes, offices and other types of buildings. It also means we can say what these new buildings should look like. We can also decide where certain land might be used for different purposes, such as a new play space.

The Parish Plan

In late 2011 the Parish Council decided to prepare a Parish Plan as part of its work on the neighbourhood plan. The parish plan was finished in 2013, after much public consultation, and includes a series of action plans dealing with a range of topics and issues highlighted by local people.

It was decided that the whole issue of Housing will be dealt with in detail in Buckland Newton Neighbourhood Plan. The building requirements for new and expanding businesses would similarly be dealt with in the plan process, although other issues (trade directory and local advertising) could be taken up separately.

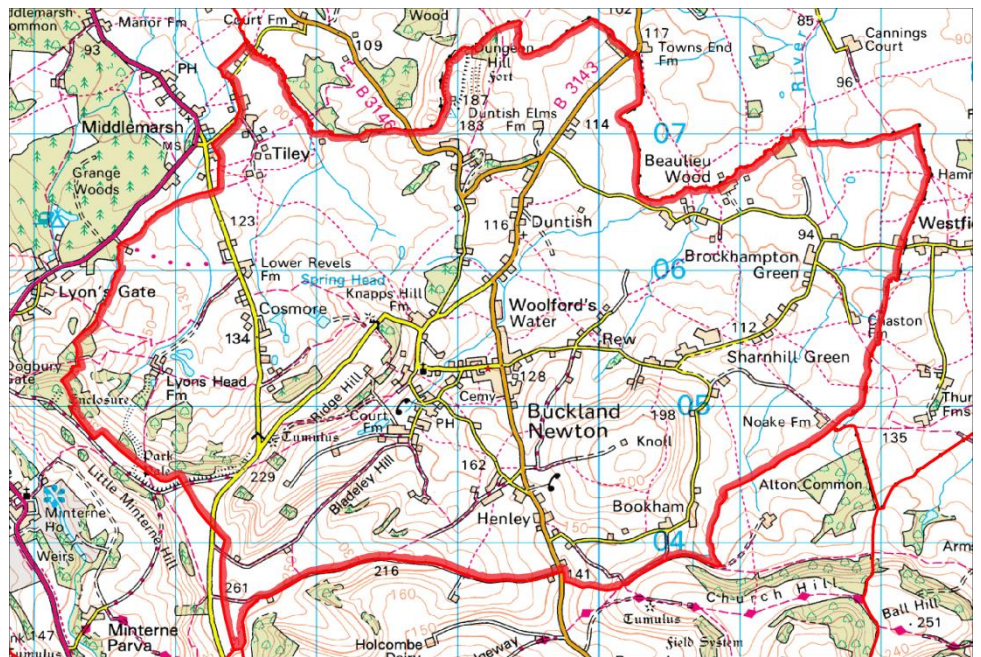
THE PARISH PLAN TOPIC AREAS:

- Housing,
- Employment and Business , Roads, Traffic and Transportation,
- the Environment, Community Facilities and Services,
- Young People’s Interests,
- Crime and Safety, and
- Health and Care

The Parish Plan and Neighbourhood Plan will together form the Buckland Newton Community Plan.

Deciding upon the neighbourhood area

The area for our Neighbourhood Plan was approved by the district council in February 2013 after an eight week public consultation. The area covers the whole of the civil parish of Buckland Newton. This includes the Buckland Newton, together with the hamlets of Duntish, Henley, Cosmore, Bookham, Brockhampton Green, Sharnhill Green, Beaulieu Wood, Rew and Tiley



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WHAT WE WANT THIS PLAN TO ACHIEVE...

Our mission statement

We want to maintain Buckland Newton Parish as a thriving rural community, and to ensure its long term future by working towards meeting the needs of those who live, work in and visit this Area of Outstanding Natural Beauty.

Our main objectives

In thinking about this goal, we have come up with six overriding objectives

- To aim to meet diverse local housing needs taking into account changing demographics and social requirements
- To keep housing development to a small scale, designed to a high quality which is sustainable and is complementary to neighbouring properties
- To support existing business, encourage new enterprises and facilities which will enhance commercial effectiveness and employment opportunities
- To preserve the long term future of the area by retaining and, if possible, enhancing local services and facilities, promoting a safe and healthy community
- To protect and enhance the natural and built environment of the Parish including its landscape, built heritage, archaeological sites and wildlife habitats.
- To reduce vulnerability to the impact of severe weather, such as flooding from rivers and surface water run-off

Securing Sustainable Development

In accordance with national policy, the policies and proposals in this Plan seek to promote and achieve sustainable development

The plan period

This neighbourhood plan is intended to last for about 15 years from the time of its submission (end 2015) to 2030.

A BIT ABOUT OUR NEIGHBOURHOOD PLAN AREA

Buckland Newton is a rural parish situated in West Dorset, and lies approximately 10 miles equidistant from the county town of Dorchester and the small towns of Sherborne and Sturminster Newton. The main road through the area, the B3143, runs north/south through the parish connecting Stalbridge and Sturminster Newton in the north to Dorchester to the south. The C12 runs parallel to the west as a main route between Dorchester and Sherborne.



The neighbourhood plan covers an area of approximately 1,700 hectares, and at the time of the 2011 Census had a population of 622 living in 260 homes, but a total of 287 dwellings including second homes, etc. The main village of Buckland Newton has a parish church, primary school, public house, shop and other facilities. There are a number of hamlets within the parish, including Duntish, Henley, Cosmore, Bookham, Brockhampton Green, Sharnhill Green, Beaulieu Wood, Rew and Tiley.

Fig.1- Buckland Newton Parish Population

Census data

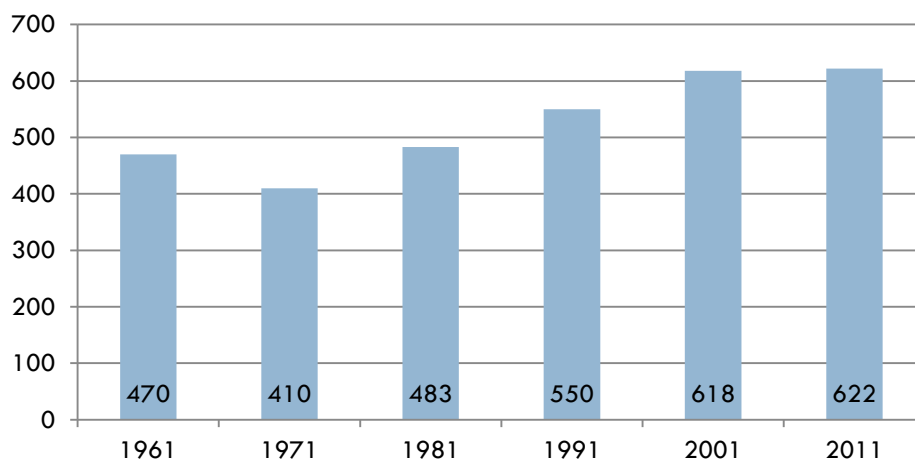
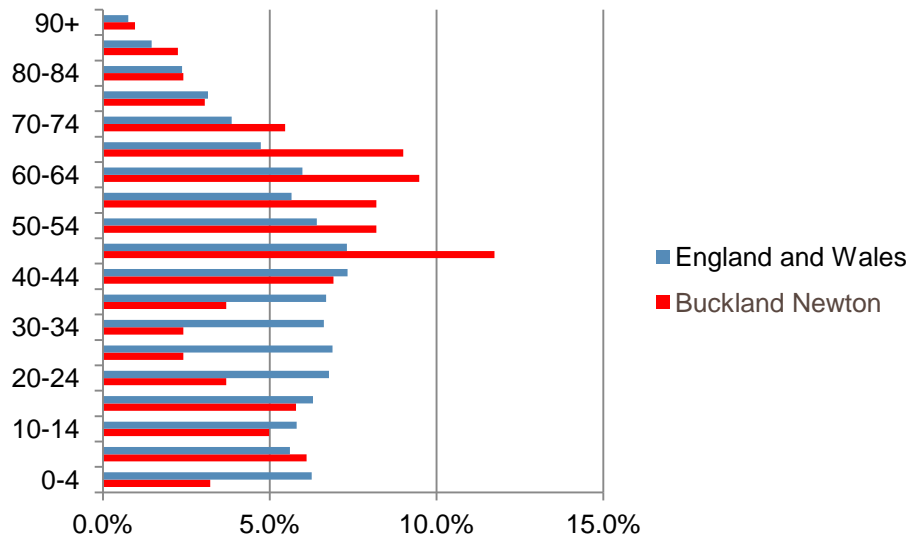


Fig.2 - Age Structure 2011 Census data

There are more than 100 businesses and organisations within the parish, mostly small in terms of the number of employees, with many providing local services. There are a number of industrial units, mainly converted redundant farm buildings, with a variety of light manufacturing and service businesses. Buckland Newton School is a major employer within the parish. Agriculture is still an important part of the local economy, but less so than in the past because of the way farming has changed, leading to a number of farm diversification projects, including equestrian and a variety of other rural activities. Tourism plays a significant role in the area with holiday accommodation and activities, increasing trade for other businesses.



Buckland Newton has a very socially active and inclusive community, with a number of clubs and societies for all ages, the Village Hall being well used. There is an annual fete raising money for local charities. There is a monthly newsletter, the Lydden Vale News, as well as a comprehensive community website, www.bucklandnewton.com.

The southern edge of the parish lies on the North Dorset Escarpment, rising to over 800 feet above sea level with chalk downland, whilst the rest of the parish lies on clay and greensand in the south of the Blackmore Vale.

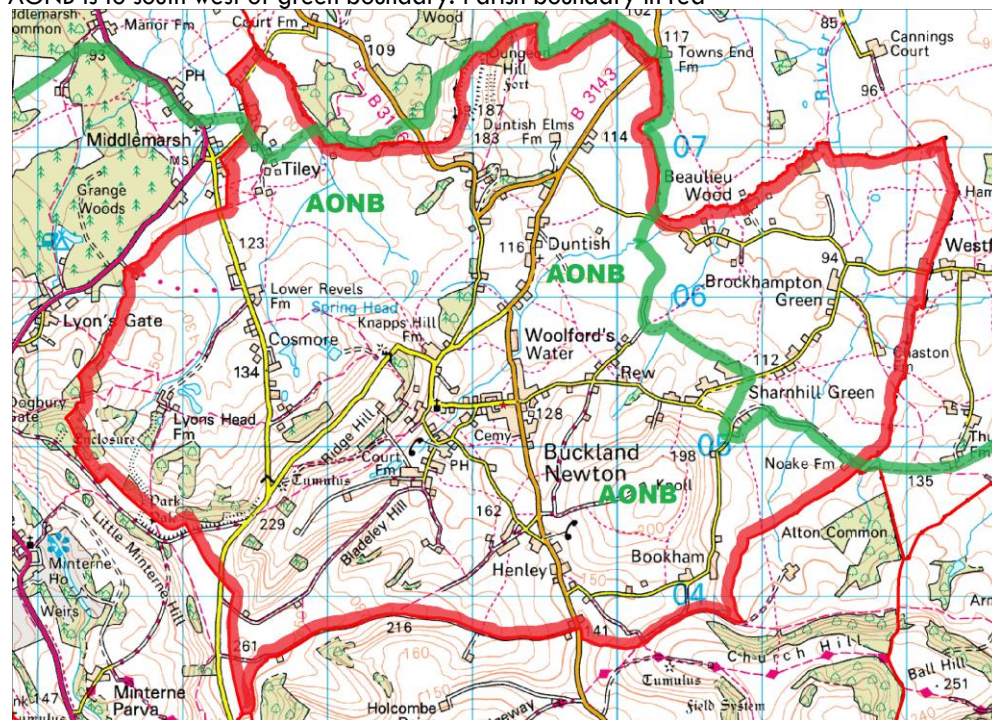
Approximately three quarters of the parish lies within the Dorset Area of Outstanding Natural Beauty, the exceptions being a small area to the east of Tiley and a larger area to the north east around

Brockhampton Green. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape, with two secondary aims: meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there.



Dorset Area of Outstanding Natural Beauty

AONB is to south west of green boundary. Parish boundary in red



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The Dorset AONB includes a substantial part of the Plan area, and the Dorset AONB Management Plan 2014-2019 sets out the management framework for land within the AONB.

Part of what makes the landscape so attractive is the interesting wildlife and natural habitats. Although there are no national designated wildlife sites in the area, there are 11 locally recognised Sites of Nature Conservation Interest within or close to the parish, as well as areas of Ancient Woodland. The main habitat types for sites of wildlife interest are deciduous woodland and calcareous grassland (the latter is particularly significant for butterflies). There is also a small area of lowland meadows within Buckland Newton itself.

Buckland Newton village also has a designated Conservation Area, covering part of the older portion of the village, including the Church and several listed buildings. An extract from the Buckland Newton Conservation Area Appraisal reads:

Buckland Newton village is an unusual, loosely knit village situated in a deep fold at the base of the chalk escarpment and the extensive woodland situated on the ridge to the north gives it a feeling of enclosure and seclusion. The conservation area has a fine landscape setting, completely within the Dorset Area of Outstanding Natural Beauty (AONB). The large undulating area of open land between the groups of development and trees contributes significantly to the character and setting of the village.

There are a total of 28 listed buildings and structures within the parish of Buckland Newton, the Church of the Holy Rood being Grade I and the remainder Grade II. 10 of the 28 lie within the designated Conservation Area. In addition there are about ten important local buildings and groups (unlisted) identified within the Conservation Area appraisal.



There is also a Defined Development Boundary for parts of Buckland Newton village in the Local Plan (see Housing Section p10 and map p11).

For further information about Buckland Newton please visit www.bucklandnewton.com.

RARE SPECIES RECORDED WITHIN OR CLOSE TO THE PARISH

- Rare butterfly and moth species
- Bat records including known bat roosts for Brown Long-eared bats, Serotine bats and Whiskered/Brandt's bats.
- Water Voles on the River Lydden
- Badgers
- Otters
- Brown Hares

Although there were no records for Dormice in the area this is an under-recorded species they could still be present.

HOUSING

A thriving rural community such as Buckland Newton depends, in part, on retaining local services and community facilities such as its school, shop and public house. Housing is essential to ensure that there is an active community of sufficient size to ensure these local facilities remain viable. Looking back to the mid 1990s there has, on average, been 2 or more homes built every year in our parish.

Figure 2 on page 5, demonstrates the skewed age structure in Buckland Newton, with well below the England and Wales average in the 20 - 39 age group, and well above average in the 45 – 69 age group. Lack of affordable housing may well be a factor for the 20 – 39 age group, and this will inevitably impact on the school numbers and its long term sustainability.

Housing growth

Fig.3 - Buckland Newton Parish Households

Occupied households only - does not include 2nd homes, etc

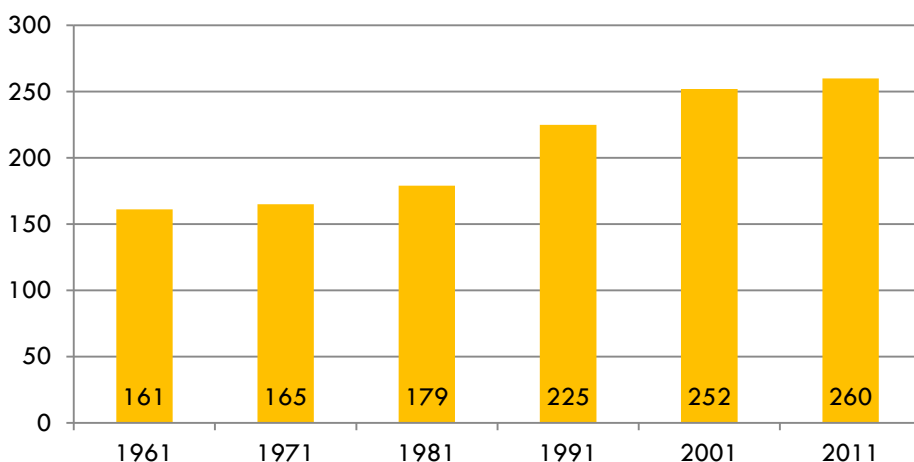
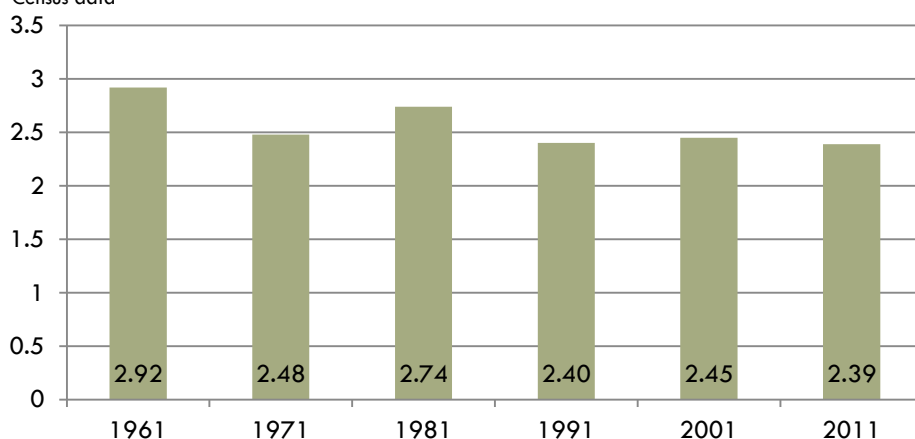


Fig.4 - Buckland Newton Household Occupancy

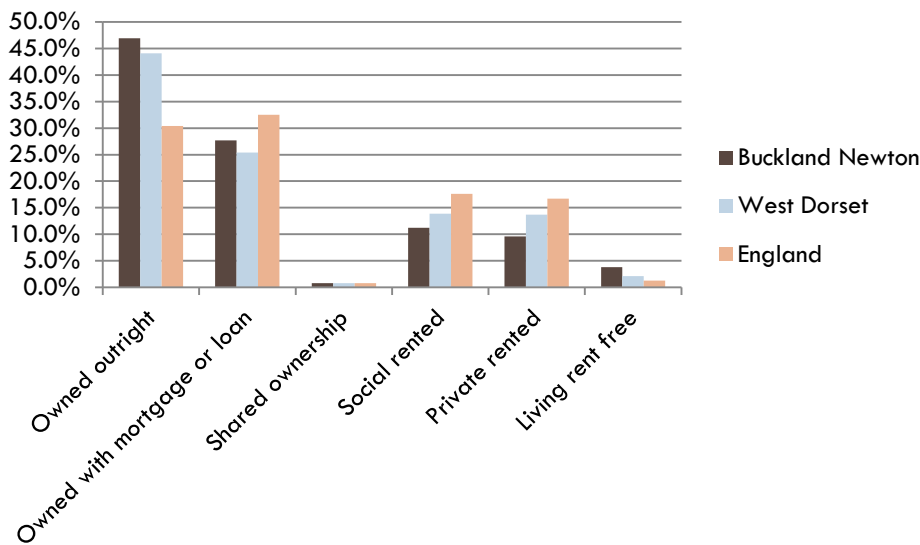
Census data



Over the last 50 years the local population has grown. When we wrote this plan there were about 260 households living in the parish. This is more than 60% greater than the number of households living here in the 1960s. Household sizes have got smaller, so there has not been quite the same level of increase in actual population – which grew by about a third in the same period.

Fig.5 - House types

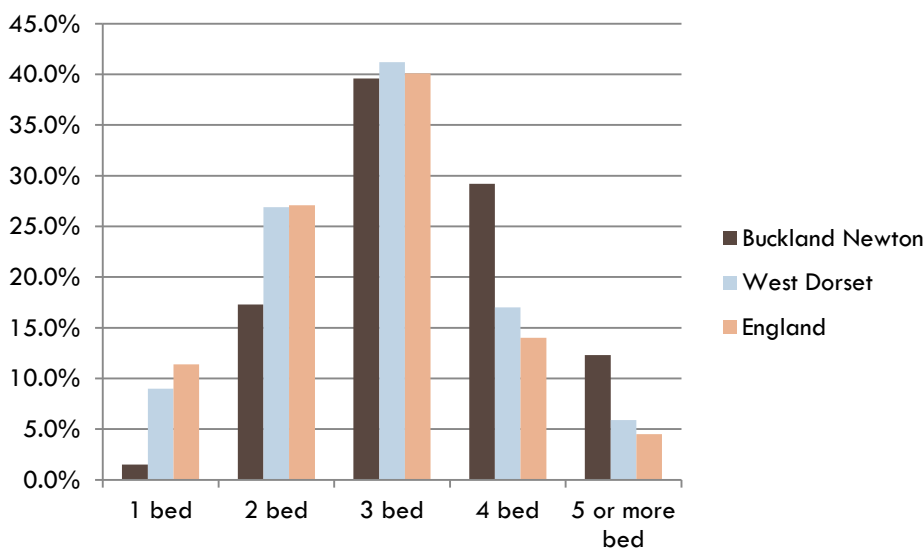
2011 Census data



74.6% of properties in Buckland Newton parish are occupier owned, compared to 69.5 % in West Dorset and 62.9% in England. 20.8% of properties are social or private rented compared to 27.6% in West Dorset and 34.3% in England

Fig.6 - House size by number of bedrooms

2011 Census data



The 2011 census also highlighted that there were comparatively more ‘larger’ homes than typical, with 41.5% of households living in 4 or more bedroom homes. This compares with 22.9% in West Dorset and 18.5% in England. 18.1% had one or two bedrooms, compared with 36.0% in West Dorset and 38.6% in England.

House prices Zoopla lists 33 houses as being sold in Buckland Newton parish over the 5 years to early 2015, in Buckland Newton(21), Cosmore (5), Henley(6) and Duntish(1). (Note: this is not a comprehensive list – we think there are others not listed). The average price paid was £385,931 compared to £257,480 across Dorset and £244,569 in England.

Where new homes should be built

Responses from the public consultation in Autumn 2012 showed there was good support for continuing the previous rate of development of between 2 and 4 per year. General feedback from the public consultation indicated that any future development should be spread throughout the parish rather than be concentrated within Buckland Newton village. There was a strong feeling that any future development should be gradual, should not change the character of the parish and, being in the AONB, should not be visually intrusive.

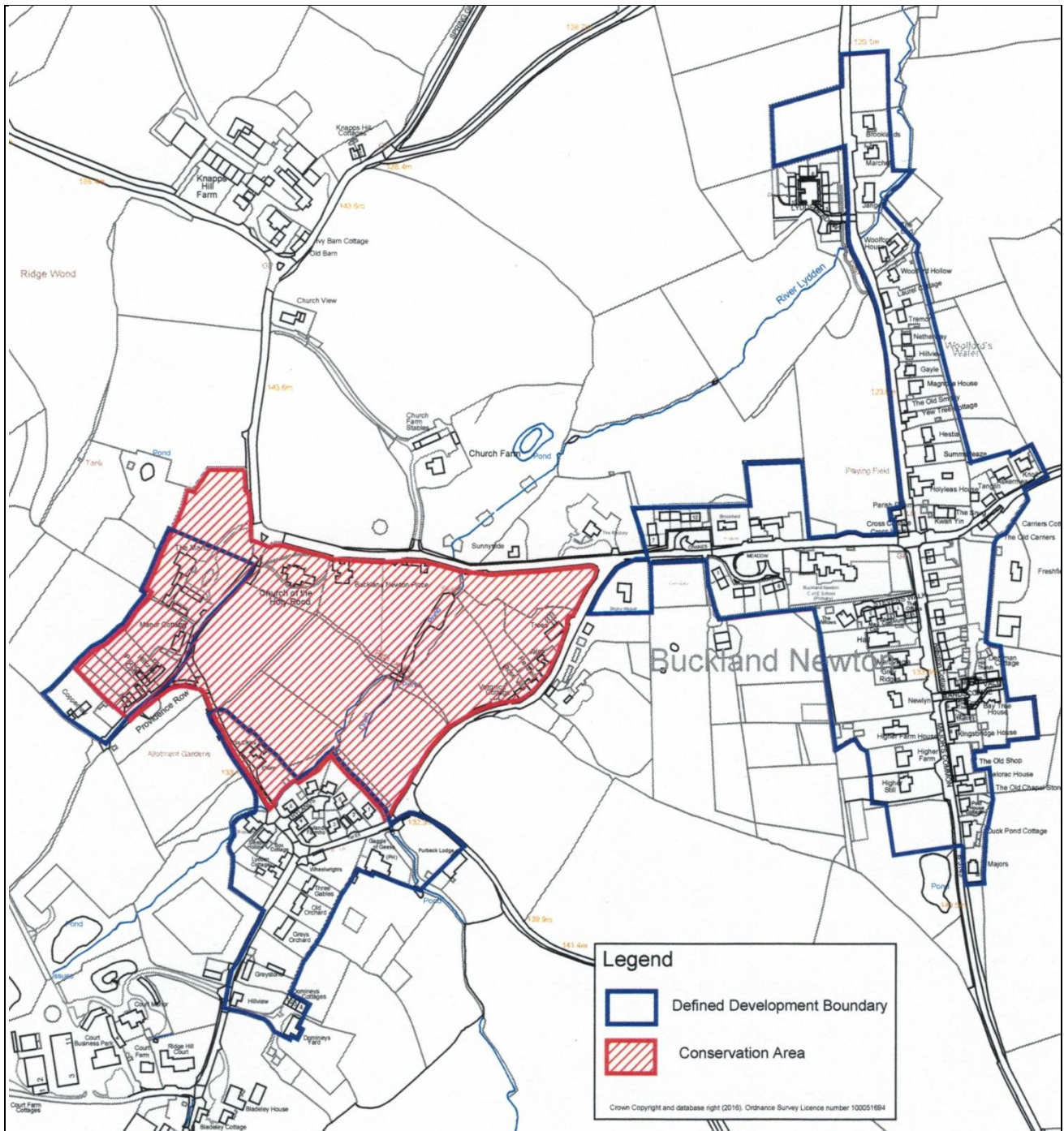
The local plan's strategy is that in the more rural areas such as the area covered by this Neighbourhood Plan, development will be focused primarily at the larger villages (and it lists Buckland Newton as one such village), and should take place at an appropriate scale to the size of the village. These larger villages are considered more sustainable due to their size and general range of community facilities and potential for employment. The strategy does not support new housing in areas away from existing settlements. The local plan defines a development boundary for the village of Buckland Newton, within which housing may be built (even if the site is not specifically allocated). However there are very few sites with development potential within the existing defined development boundary. So as part of the preparation of this plan sites outside the development boundary were investigated. 20 potential housing sites (suggested by or in agreement with the relevant landowners) were considered, and subjected to planning checks and consultation. As a result 9 new sites are included in the plan (the evidence base to this plan includes a separate report on site selection process and the public consultation). Some of these will provide open market housing (and will make a financial contribution towards affordable housing to be provided in the local area), some will provide affordable housing for local needs, and some a mix of both.

After a great deal of debate and discussion it was concluded that the phasing of development is not easy to achieve. There is no guarantee that the schemes will be built, particularly as potential sites are controlled by many different landowners. Also, where there is a specific local need it may not be appropriate to restrict the timing of the development, as this would potentially threaten the local business or have social consequences in the case of affordable housing.

Policy H1: Location and Amount of New Housing

New housing development may take place within the defined development boundary of Buckland Newton and on sites allocated in this neighbourhood plan (as shown on the Policies Map). In addition, homes to meet specific needs for local, affordable housing or rural workers may be permitted as set out in the local plan. The sites in this neighbourhood plan have the potential to provide sufficient land for up to 35 new homes (an average of 2.3 per year) over the plan period of 15 years.

Defined Development Boundary and Conservation Area



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As a matter of clarification, please note that the Defined Development Boundary (DDB) for Buckland Newton has been extended to include Housing Site Allocations and that this extended DDB takes precedence over the DDB for Buckland Newton defined in the Adopted West Dorset, Weymouth and Portland local Plan (2015).

The type and size of new housing, including affordable homes

The consultation also showed that in developing new homes, we should make sure that these provide affordable homes for local people – ideally at least half of the homes built should be affordable.



Lydden Meadow affordable housing scheme completed 2011 (www.lyddenmeadow.co.uk)

Housing Needs Survey 2014

The Housing Needs Survey carried out by the Parish Council in March/April 2014 showed a need for smaller homes, and this too was supported through the consultation feedback. These types of homes are needed for first time buyers, small families (such as couples with one child) and elderly people wishing to downsize but stay in the area.

- A total of 35 people responded to the Housing Needs questionnaire, which was delivered to every home and business in the parish (please see separate public consultation report).
- Of the 35 respondents, 17 said they will be looking for housing within the parish within the next 10 years, 3 upsizing and 11 downsizing (3 respondents did not specify).
- 6 respondents will be requiring a 2 bedroom house, whilst 8 will require 3 bedrooms (3 respondents did not specify). No respondents said they will be requiring 4 bedroom homes. There was a mixture of open market, rented and affordable housing required.
- 8 of the 17 who will require a property in the parish were from those who are either already retired or nearing retirement age who wish to stay in the community but downsize from their existing property. If people do downsize then it would add to the number of 4 or 5 bedroom family homes on the open market.
- 13 of the respondents said that what they will be looking for in the future is not currently available in the parish.

Many of the smaller cottages in the parish have been extended over the years, and people are concerned that the stock of smaller houses will continue to diminish if steps to control such changes are not taken. Furthermore, buildings of more than two storeys are not typical of the area, with most being of one, one and a half or two storeys.

Whilst there is good reason to restrict the size of housing, it is also important that new homes are not so small that they lack decent space. The minimum space standards that have been developed nationally are proposed for adoption in our plan, as there is no evidence to suggest

Number of bedrooms	Minimum size (1 storey)	Minimum size (2+ storeys)
Studio (1 person) home	37m ²	
1 bedroom home	50m ²	58m ²
2 bedrooms home	61m ²	70m ²
3 bedroom home	74m ²	84m ²

that in this rural area there is good reason, in terms of space or viability, to build overly cramped homes. The table shows the standards (measured as gross internal floor area¹) as of March 2015².

As part of the review of housing standards, Building Regulations have been updated to make sure that, as of October 2015, reasonable provision is made for most people (including wheelchair users), to approach and enter new housing and to access habitable rooms and sanitary facilities (WC) on the entrance storey. Slightly more stringent optional standards exist for accessible and adaptable dwellings (category 2 – M4(2)) that require the building to be adaptable for increased accessibility and functionality. There is also an optional standard for wheelchair user housing (category 3 – M4(3)). Given the housing need survey indicates a considerable need arising from increasingly elderly residents, a more stringent requirement than standard is appropriate on a proportion of all new dwellings (with evidence suggesting that this may be appropriate for half of all new housing).

The minimum space and accessibility standards should not undermine the delivery of housing, and therefore may be relaxed if there are site specific reasons why they are not feasible.

Policy H2: Type and Size of Housing

The type and size of new open market housing should reflect the need for small homes of one, two and three bedrooms. A proportion of all new dwellings should be designed to be adaptable for occupation by elderly and disabled persons.

Where appropriate, conditions will be attached to any planning permission granted for new dwellings to restrict future extensions and alterations to those dwellings, in order to maintain the stock of smaller, more affordable homes.

Affordable Housing

Lydden Meadow

In 2005 members of our community established the need for affordable housing for local people. In 2006 a group of volunteers, using the Community land Trust model, started work on a project to bring affordable housing to Buckland Newton. After a number of setbacks, the build finally started in 2010. In July 2011 Buckland Newton Community Property Trust took possession of the 10 completed properties.

For the full story and details please go to:
www.lyddenmeadow.co.uk.

AFFORDABLE HOMES:

When we talk about affordable homes, what we mean is housing for people with a local connection to the parish who cannot afford open market housing. This includes low cost housing for sale such as starter homes (provided that the re-sale price is kept at an affordable level below market value in perpetuity through a legal agreement), and rented housing (where the rents are kept at least 20% below unrestricted market rents), shared equity properties (where people buy part and pay rent on part) as well as social rented housing managed by a housing association. The Buckland Newton Community Property Trust development of Lydden Meadow is a recent example of affordable homes.

¹ Gross internal floor area is the internal area of the building, and include rooms, circulation and service space such as stairs and corridors, toilets, storage etc.

² Technical housing standards – nationally described space standard, published March 2015 by Department for Communities and Local Government

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324_-_Nationally_Described_Space_Standard_Final_Web_version.pdf

The affordability of new homes in terms of their energy and water efficiency is also a key factor. For new buildings higher minimum Building Regulations standards will help reduce fuel and water bills. Developers are encouraged to go beyond the minimum requirements to make sure all our housing and other buildings are as affordable in the long term as they can be.

Delivering affordable homes in Buckland Newton – Identified Rural Exception Sites

The local plan policy HOUS2 on rural exception sites is that they should only include affordable housing. Accordingly the following site is identified as a Rural Exception Site where up to 100% affordable housing will be developed. On other sites allocated in the Plan for new housing, the provision of up to 50% affordable housing will be secured through legal agreements with the developers of those sites.

RURAL EXCEPTION SITES:

Defined in national policy as small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Site	Location	Minimum no. affordable units	Total homes
7	Land opposite Duntish Farm, east of B3143	2	up to 4

The Plan seeks to secure the delivery of almost 50% affordable housing up to 2030 through its policies and proposals. As a result, in total it is anticipated that about 17 new affordable homes, to meet an identified, current need within the parish that cannot otherwise be met, should be provided within the parish through this neighbourhood plan. Their delivery, however, will depend on the landowners' willingness to bring these sites forward, and the Local Planning Authority securing the affordable housing contributions via Section 106 Agreements.

Policy H3: The delivery of Affordable Housing

Affordable housing for local needs should be provided on all housing sites (up to 50% of the total number of homes to be provided), unless new evidence clearly indicates that there is no demonstrable need, or the site will provide less than three homes and a legal agreement has been entered into that secures the equivalent financial contribution.

On the rural exception site that is identified in this plan up to 100% affordable housing will be developed, in accordance with the local plan policy for such sites.

Where appropriate, legal agreements will be sought with the developers and providers of affordable housing to ensure that it remains so in perpetuity.

The design of new housing – including extensions and alterations

Over the years Buckland Newton has slowly developed with an eclectic mix of styles, materials, etc. Where development has taken place that uses materials that are not local to the area, or designs that are relatively repetitive, bland or urban in their design, they have tended to detract from the local, rural character of the area.

Although plot sizes vary, Buckland Newton is characterised by low-density building, either along the road front or in groups / clusters.

A range of building materials evident in the area are characteristic of the edge of the chalk escarpment. Walls were traditionally made of locally sourced Greensand, flint and brick with occasional examples of Corallian shelly limestone and cob. More recent constructions are of brick, render, dressed and random Purbeck Limestone, flint and flint banded with brick or stone. There are thatched roofs, with flush ridges and swept details around dormers and hipped and half-hipped ends. Other buildings have used plain or double roman clay tiles or slate.

Windows are varied, but include wooden casements with varying arrangements of glazing bars on cottages; and vertical wooden sashes. Some buildings have gables to accommodate half dormers. Doors vary from vertical planks to four and six panelled types. Door surrounds tend to be simple, and porches where they exist are relatively modest.

As the existing houses are an eclectic mix of styles, materials, etc. in the parish, modern design should be favourably considered, provided it is sympathetic to its surroundings and not purely a pastiche of design found elsewhere.

Other aspects of typical housing developments, such as parking and lighting, can make a place feel much more urban than rural in character. Over the years many residents have expressed their opinion that the dark skies in this area are considered to be an important aspect of the rural character of the parish. It is considered important that external lighting on any new development, if necessary for amenity and safety purposes, should be on sensors or time limited for the period they are on. Similarly with forethought parking area can be designed to be much more in keeping with the rural character of the area. Other measures, such as the inclusion of bat boxes, can improve the wildlife value of new development.

The following policy is intended to complement, rather than over-ride, the local plan policies on the design and positioning of buildings.

Policy H4: Housing Design

All new housing development should be of a scale (in relation to its mass and height) and use an appropriate variety of materials as seen locally and level of detailing which respects the rural character of Buckland Newton Parish. In considering whether proposals achieve this requirement, particular regard should be paid to:

- The variety of plot sizes in the vicinity and the scale and massing of nearby buildings
- The predominant use of building materials as seen locally (cream / grey limestone, render, and red / yellow-grey brick, flint, timber cladding, thatch, tiles and slates)
- The typical door and window styles (casements and vertical sashes)
- The variety of local roof forms and pitches
- The use of lintels and other architectural detailing
- The typically modest proportions of extensions, including porches and garaging
- Energy efficiency, making use of modern energy efficient materials and technology
- Minimising external lighting and potential light pollution

CONSERVATION AREA DETAILS:

A range of building materials characteristic of the edge of the chalk escarpment, Corallian limestone, cob, render, brickwork and flints, as well as thatch, clay tiles and slate;

Details such as wrought and cast iron railings and gates, boundary walls and historic paved surfaces.

Housing Site Allocations within the Defined Development Boundary

SITES 1, 2 and 3

SITE 1: FIELD SOUTH OF 'HIGHER STILL', WEST OF B3143

This is a relatively large field that, with the development opposite, forms the southern entrance to the main village of Buckland Newton.

The field slopes up to the west, and development is not proposed on the higher ground where it would be much more prominent in the local landscape. The removal of the concrete shed base in the north-west corner would provide an additional planning benefit and should be secured either through planning conditions or a suitable legal agreement.



Although the southern part previously has contained a pond, this was as a result of a relatively recent works and has silted up because of the sediment from surface water flows across the site. The continuing presence of water in this area has meant that there is a variety of wetland plants and thus it is desirable that this wetland area should be retained. These support a variety of insect life including butterflies and dragonflies, and provide good feeding areas for bats and birds and common reptiles such as slow worm and grass snakes. With appropriate management this habitat can be retained, providing biodiversity benefits, and this should be secured through planning conditions.

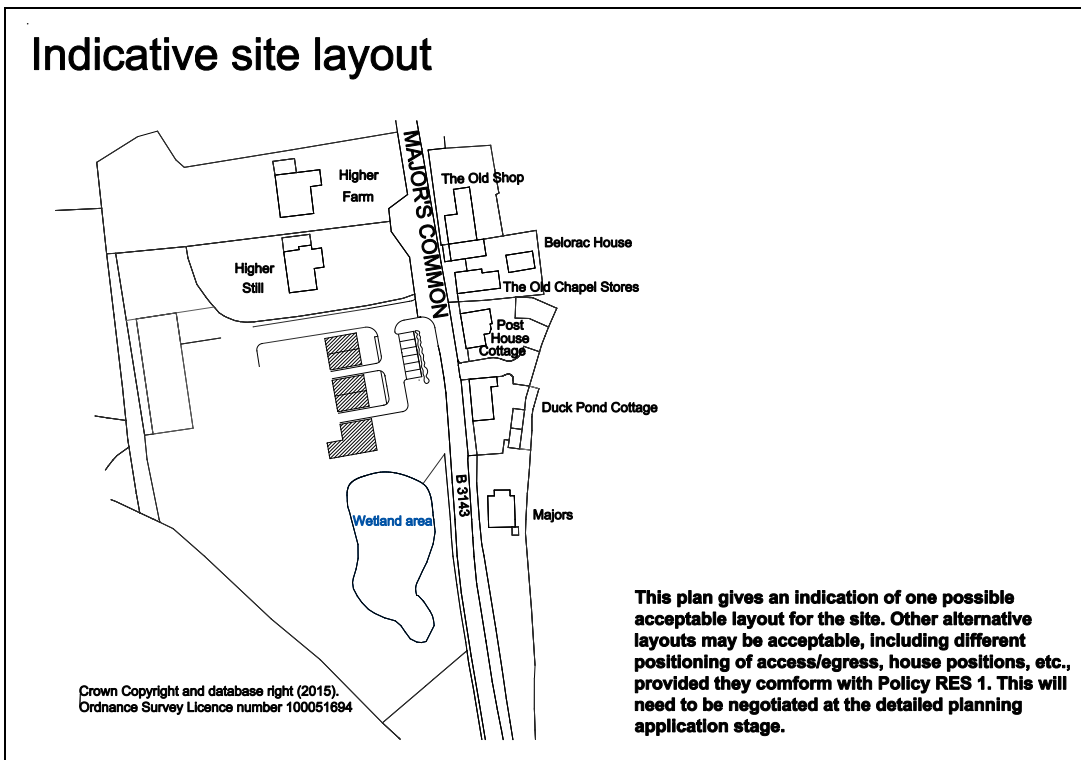
Development will therefore be limited to the north-eastern part of the site, which is the area closest to the village. The development of this area also offers an opportunity to create a small number of parking spaces to provide additional off-road customer parking for the shop, supporting this important community asset. This should be secured as part of the planning process and may need to be transferred to a suitable body (such as the Parish Council) to ensure its on-going management. Development on this site must include measures to improve visibility at the access/egress for highway safety purposes, and also include flood mitigation measures.

Site 1: Field south of 'Higher Still', west of B3143



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Site 1: Field south of 'Higher Still', west of B3143



SITE 2: FIELD TO REAR OF 1-6 MAJORS COMMON ON B3143

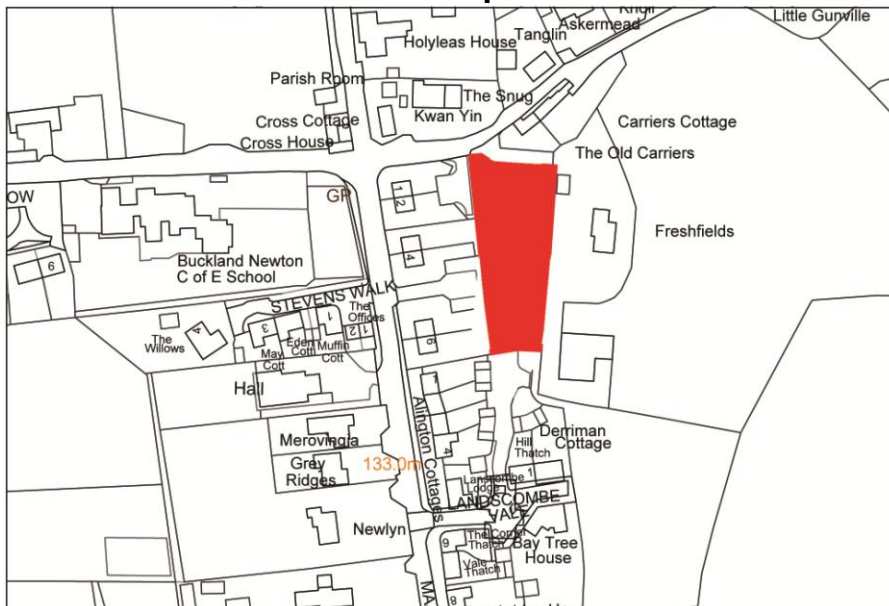
This field is to the rear of the three pairs of semis that form Major's Common, and west of Freshfields, in the central part of the village. The field has been used most recently for grazing, and slopes gently up towards to eastern boundary. The site is relatively large (just over 0.2ha or 0.5acres), and could comfortably accommodate two pairs of semi-detached homes. Care needs to be taken to avoid creating an inappropriate 'estate' feel in terms of the design and layout of this site. The landowner has indicated that all the homes should be affordable to local people.



There is a mature oak on the eastern boundary, and the layout should avoid any impact on this locally important tree. Although not recorded there may be surface water flows across the site that will need to be taken into account.

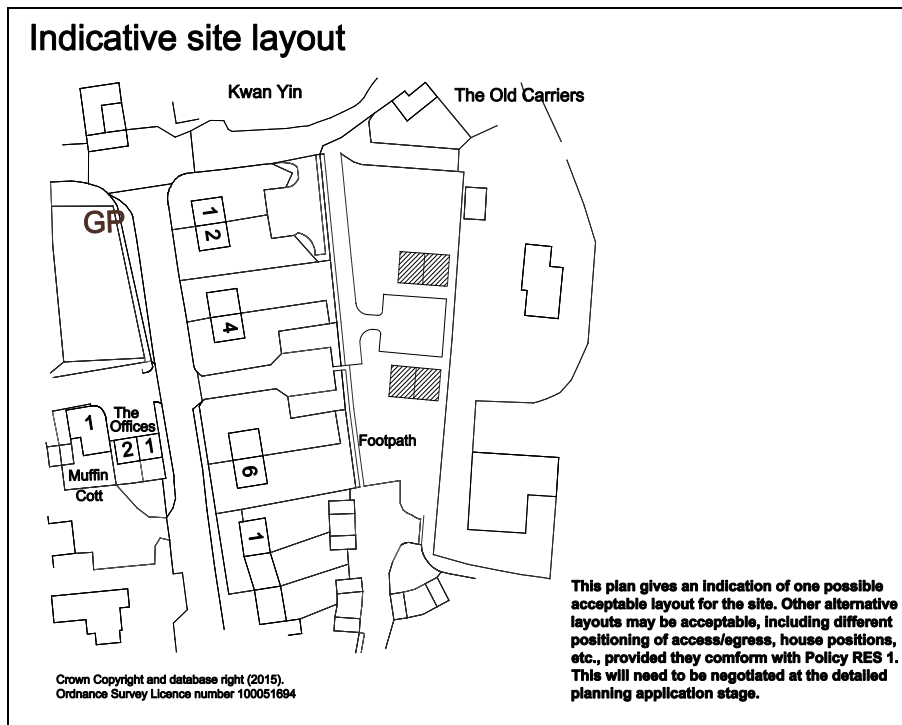
Vehicular access would be possible directly from Castle Lane, and there would be an opportunity to improve pedestrian connections between Landscombe Vale, Major’s Common and Castle Lane by providing a connecting footpath through the site (subject to negotiation with the adjoining landowners). This would provide alternative safer routes through the village.

Site 2: Field to rear of 1 – 6 Majors Common on B3143



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Site 2: Field to rear of 1 – 6 Majors Common on B3143



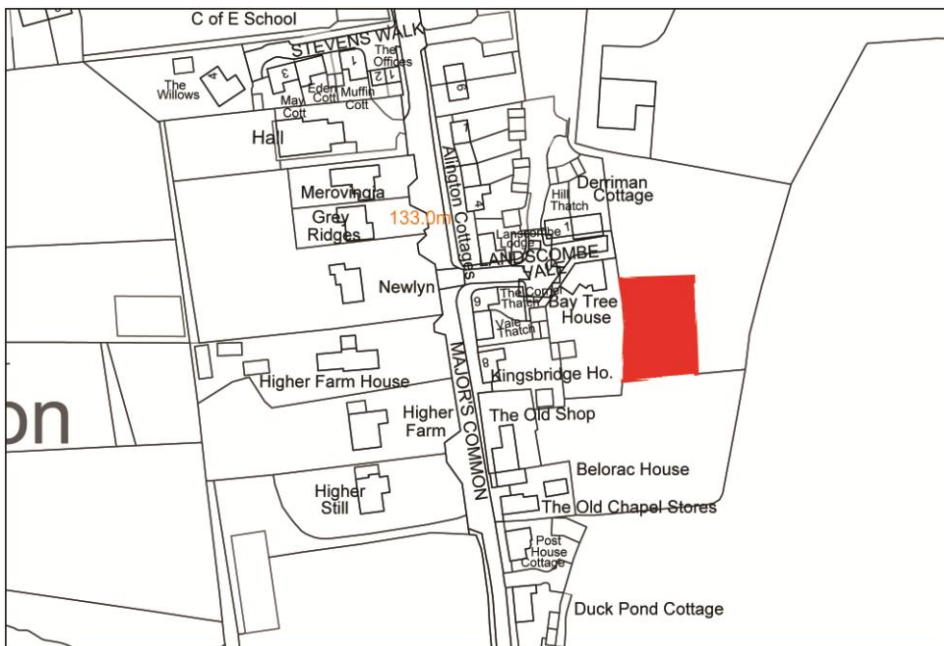
SITE 3: FIELD TO THE EAST OF LANDSCOMBE VALE

The field adjoining and accessed through Landscombe Vale provides a limited opportunity for housing. However it is well located in terms of its proximity to the main centre of the village including the school and playing fields.



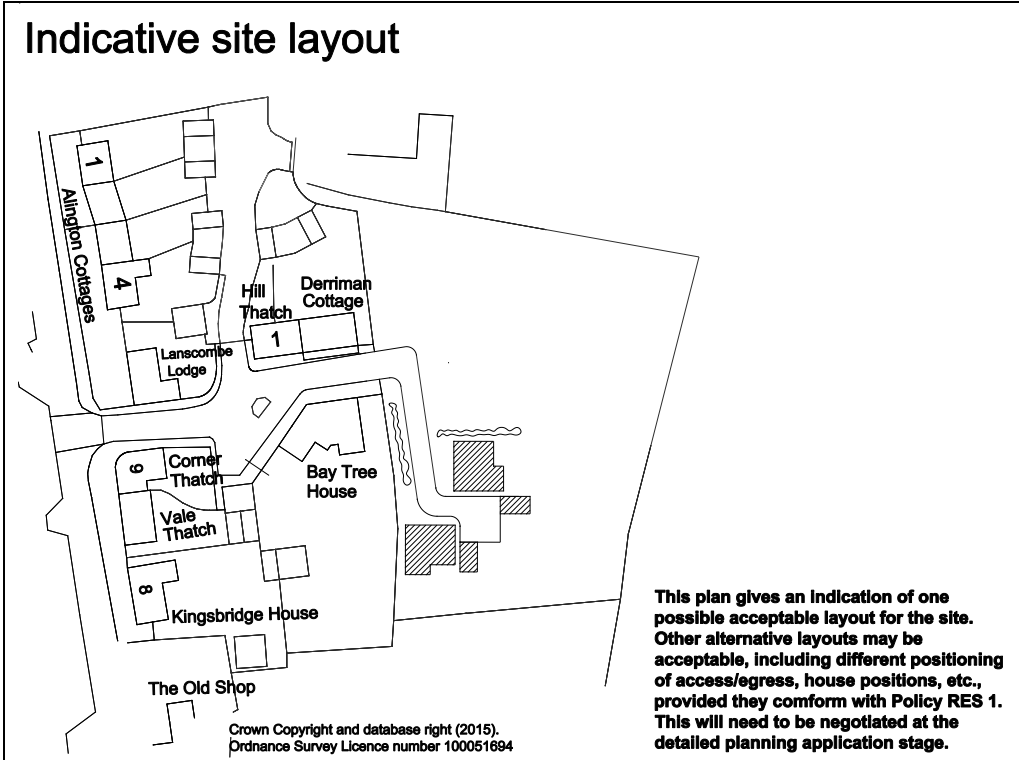
The sloping nature of the site and adjoining built-up areas create issues for development in this location, particularly in relation to surface water run-off and overlooking of adjoining properties to the west. As such there is only very limited potential for development of one or two homes, restricted to the south-western corner of this site. It does, however, provide an opportunity to reduce the surface water run-off and actually improve this situation for properties along the main road, and it is on this basis that the site has been included in the neighbourhood plan. The scale and layout will need very careful design, and should be of limited height (ie single storey bungalows).

Site 3: Field to the east of Landscombe Vale



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Site 3: Field to the east of Landscombe Vale



Policy RES1:

- (a) Field south of 'Higher Still', west of B3143,
- (b) Field to rear of 1-6 Majors Common on B3143
- (c) Field to the east of Landscombe Vale

The combined sites will provide and up to 11 new homes in total, with an appropriate mix of open market housing and affordable housing in accordance with Policies H1 – H3.

(a) Field south of 'Higher Still', west of B3143

The built development will be limited to the north-eastern part of the site. The concrete shed base in the north-west will be removed and the area landscaped appropriately, and the area of the site to the south managed for wildlife, flood risk and surface water management.

The scale of development should take into account the sloping nature of the site, and limited to 1 to 1½ storey homes. The housing should be set back a reasonable distance to avoid overlooking of the homes opposite. A suitable configuration would be for 2 pairs of 1½ storey semi-detached houses and a bungalow.

In addition to residents parking, provision for at least 6 parking spaces will also be made available and reserved for visitors to the local shop during normal opening hours.

(b) Field to rear of 1-6 Majors Common on B3143

The built development should avoid any impact on the mature oak along the eastern boundary of the site, and make provision for a footpath link to be created from Castle Lane to the B3143 (through Major's Common) and Landscombe Vale. The housing should be located and orientated to avoid overlooking the private amenity space of adjoining homes. A suitable configuration would be for two pairs of facing semi-detached houses broadly opposite the Major Common access point.

(c) Field to the east of Landscombe Vale

The development of the site for up to two modest two bedroom single storey homes should include measures to prevent any contribution to the flooding problems previously experienced by nearby properties, by limiting the surface water run-off from the site. The design and layout of the development should ensure nearby properties and private garden areas are not adversely overlooked.

SITES 4 & 5: LAND NORTH OF LYDDEN MEADOW AND BROOKLANDS, ON EITHER SIDE OF THE B3143

The area to the field boundary north of Lydden Meadow and Brooklands is about 1.2ha (3acres) in size. A site of this size in a more urban area would potentially accommodate a significant amount of development. However given the peripheral and rural nature of the site a much more modest amount of development is proposed. The site should provide sufficient land for in the region of 10 new homes, comprising six affordable homes of varying size (according to need) which would be most appropriately developed on the land to the west of the B3143, and up to four open market homes (of a size no more than 3 bedrooms) which would be more suited to the land to the east side of the B3143. It may be possible to phase the development dependent on need and viability, provided that the delivery of the affordable homes is secured.



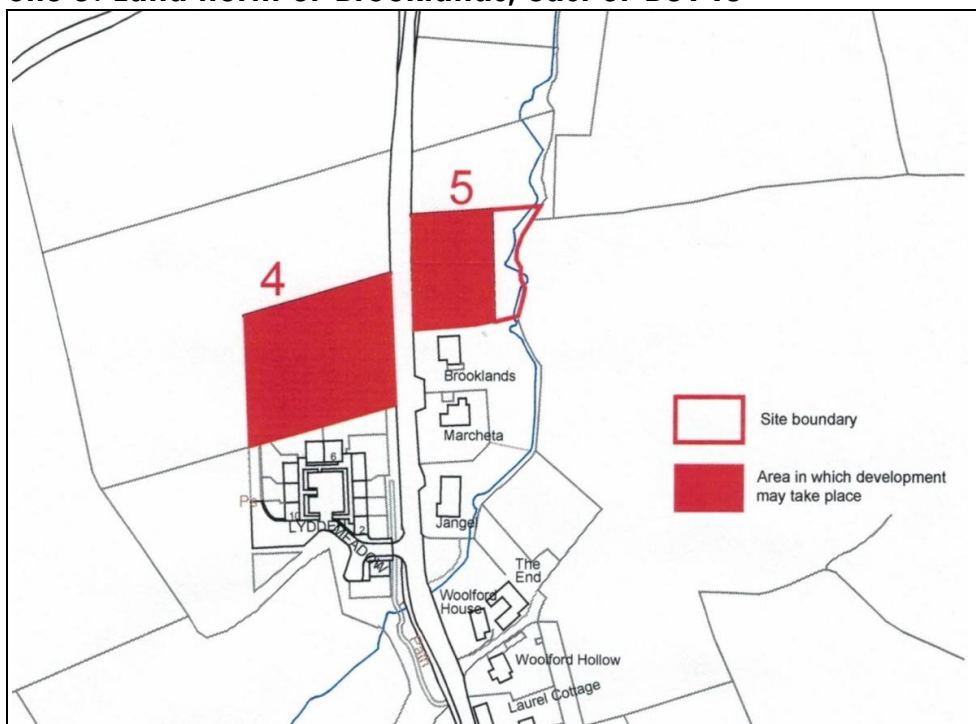
The land north of Lydden Meadow should not seek to replicate the courtyard style of that development, but would be more suitably designed with a mix of linear development facing road (given the prevailing character), with some properties to the rear to make efficient use of the site. Access to B3143 should be towards southern end of site, which will help provide a landscaped gap between the existing development at Lydden Meadow and the new homes.

The land north of Brooklands would lend itself to frontage development, particularly given the proximity to the river (that flows along the eastern edge) which provides a richer wildlife habitat and is occasionally prone to flooding.

The proposed development would retain a gap between the village of Buckland Newton and Duntish to the north, which should retain its separate identity.

The site would require mains water extension, the costs of which will need to be borne by the development.

**Site 4: Land to north of Lydden Meadow, west of B3143, and
Site 5: Land north of Brooklands, east of B3143**



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Policy RES2: Land north of Lydden Meadow and Brooklands, on either side of the B3143

The combined sites will provide up to 10 new homes, with an appropriate mix of open market housing and affordable housing in accordance with Policies H1 – H3.

(a) Land to north of Lydden Meadow, west of B3143

Development of the site west of the B3143 should provide six new homes and include frontage development facing onto the road. The design approach should emphasise that the traveller is entering / exiting the village at this gateway location. There should be a landscaped gap between the new development and Lydden Meadow, which may also provide the main point of access to the site.

(b) Land north of Brooklands, east of B3143

Development of the site east of the B3143 should provide up to four new homes and comprise frontage development facing onto and close to the road. A suitable landscape buffer should be maintained alongside the river for wildlife benefit.

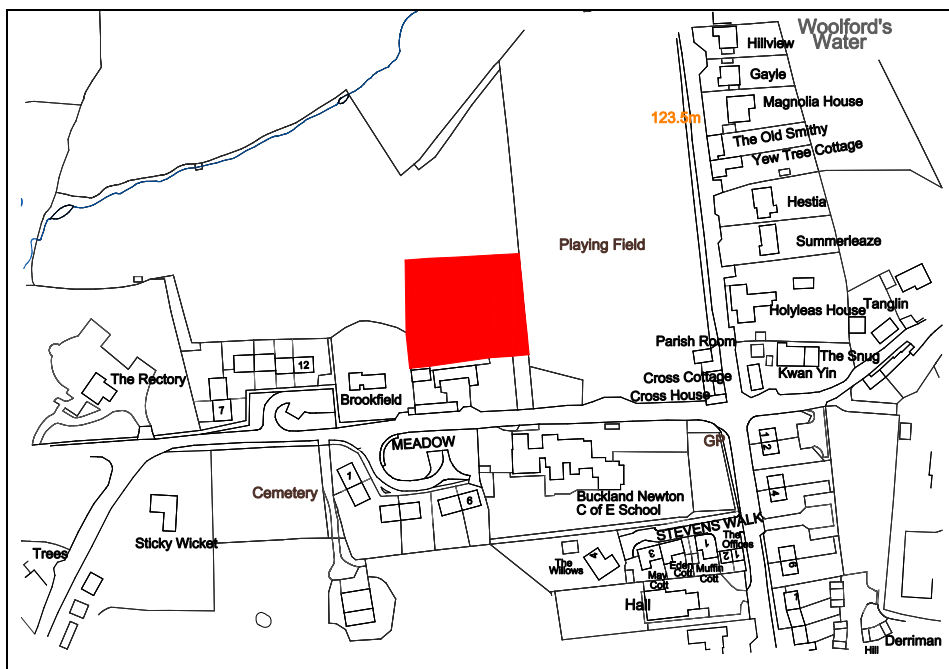
SITE 6: FIELD NORTH OF BROOKFIELD, WEST OF PARISH FIELD

This is a relatively flat site of approximately 0.4ha (1 acre) behind the existing development along the lane and adjoining the parish field to the east. It is close to the school and the core of the village. The site should provide sufficient land for in the region of six new two and three bedroom homes, of which at least half should be affordable homes.



There are few planning constraints relevant to the site. Planning consent (WD/D/15/000376) has been granted for the demolition of the former dairy buildings adjoining the road and their replacement with four new dwellings (being within the defined development boundary) and includes a suitable access point that can be used to serve this site. The site provides the potential for a positive built frontage overlooking the public open spaces (the play area, parish field and potential new tennis court/all weather pitch).

Site 6: Field north of Brookfield, west of Parish Field



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Policy RES3: Field north of Brookfield, west of Parish Field

The site will provide up to 6 homes in total, comprising a mix of 2 and 3 bedroom properties, with an appropriate mix of open market housing and affordable housing in accordance with Policies H1 – H3. A comprehensive planning approach should be taken with the proposed development of an all-weather sports pitch to the north of the site, including landscaping, access and car parking. The site layout, orientation and design of the housing should provide a positive frontage and surveillance across the existing and proposed playing fields to the east and north.

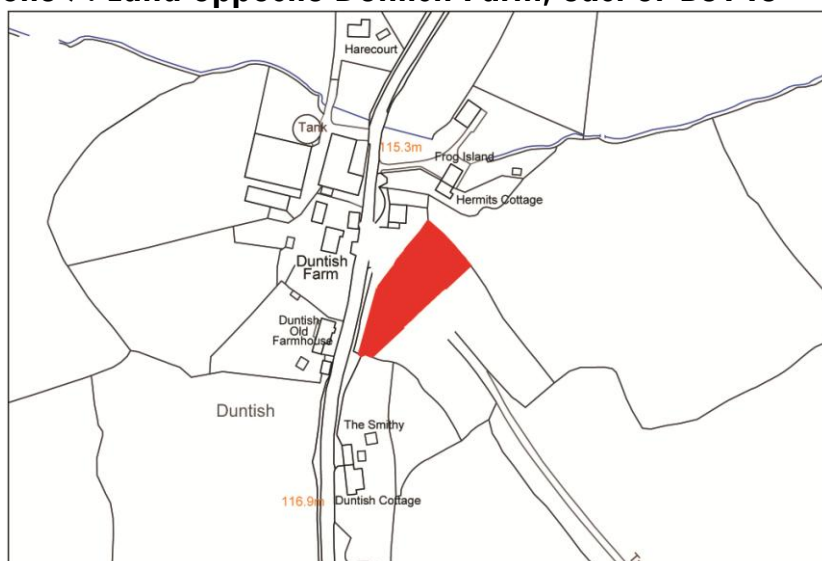
Rural Housing Exception Site

SITE 7: LAND OPPOSITE DUNTISH FARM, EAST OF B3143

Land either side of the farm track opposite Duntish Farm provides an opportunity for limited new development in this location, away from the main village of Buckland Newton. The site has potential for up to four modest homes, for up to 100% affordable housing, and in any event as a rural exception site at least two should be affordable. Pairs of semi-detached cottages facing towards the road would be in keeping with local character.



Site 7: Land opposite Duntish Farm, east of B3143



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The field to the south has been less intensively used and therefore at the current time provides a richer wildlife habitat. The layout of the site will therefore need to take this into account, and may limit the extent of development.

A detailed Flood Risk Assessment has been carried out, concluding the risk of flooding from overland flow is negligible. The detailed development proposals will include a surface water drainage design which will ensure existing flow rates from the site are maintained or improved upon, so that there will be no off site impacts relating to flood risk as a result of the development.

The site would require mains water extension, the costs of which will need to be borne by the development.

Policy RES4: Land opposite Duntish Farm, east of B3143

The site is identified as a rural exception site to provide up to 4 homes in total, of which at least half should be affordable to local people. They should reflect the character of modest farmworker dwellings. A suitable configuration would be for two pairs of semi-detached cottages facing onto the road front.

The layout of the development should take into account the potential biodiversity interest of the site and appropriate surface water management.

Other Housing Sites

A number of sites deemed suitable for new housing are not of sufficient size or in an appropriate location to be treated as a rural exception site for affordable homes and open market homes as a matter of policy. However, the local plan strategy requires that all new open market housing sites make a contribution to secure affordable homes to meet local needs (through providing new affordable homes or, where this is not possible, making a financial contribution), so the landowner will either need to provide them as affordable housing, or to contribute towards the provision of more affordable housing on an alternative site.

Site	Location	Total homes
8	Land at Knap Farm, off Lockett's Lane	2 + 1 affordable
9	Land adjacent to Lydden Cottage	1

SITE 8: LAND AT KNAP FARM, OFF LOCKETT'S LANE

There is potential for the conversion or replacement of the existing farm building on this site to provide some limited housing in this location.

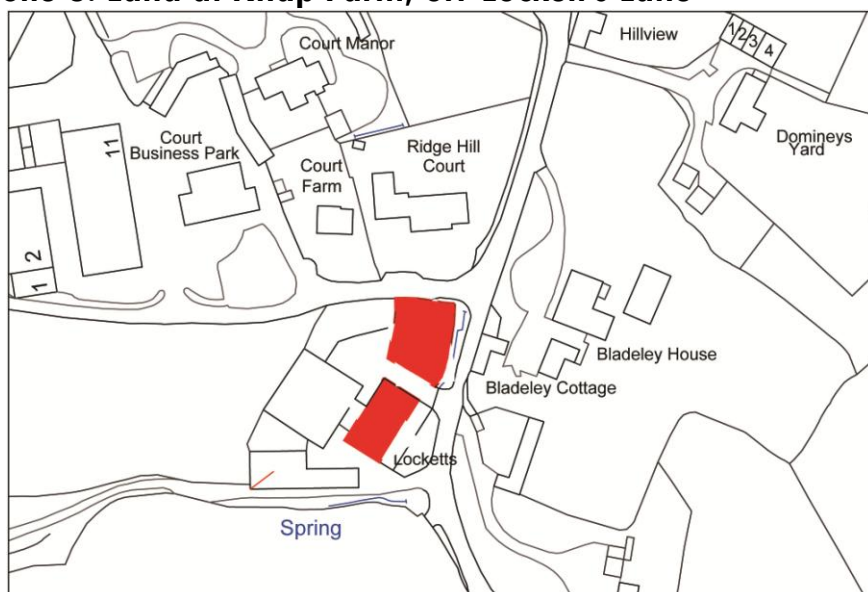
Under the adopted local plan policy SUS3 it would be possible for the existing farm buildings to be converted to affordable homes, rural worker's dwellings or to new homes and rented (either for residential or holiday use, and provided they were not sold off but remained tied to the wider holding / main property).

The northern part of the site also provides a potential area for further built development. The site as a whole has the potential to accommodate up to 3 new dwellings, of which one at least one should be an affordable home for local needs.



A detailed Flood Risk Assessment has confirmed that there is negligible risk of localized flooding from surface water run-off from the nearby fields, and no flood risk management measures are required. Potential drainage improvements by the land owner could significantly reduce the risk of surface water flooding to neighbouring properties should the development go ahead.

Site 8: Land at Knap Farm, off Lockett's Lane



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Policy HS1: Land at Knap Farm, off Lockett's Lane

The site can be developed for up to 3 homes in total. Conversion of the existing farm building should provide one home, and the northern part of the site can accommodate one pair of semi-detached homes.

The scale and design of the new buildings should be no more than 1½ storeys in height, and should face west to avoid overlooking. The existing hedge to the east should be maintained and new infill hedge planted along the northern boundary.

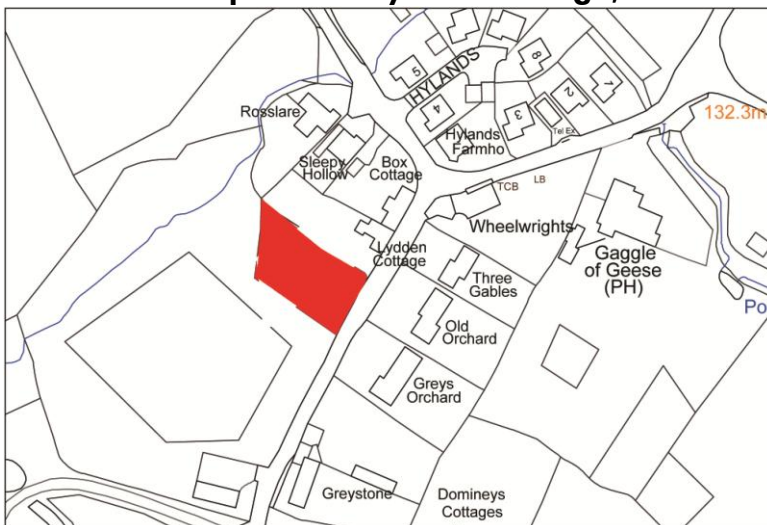
Given the prevailing risk at this location, flood risk and surface water management should be carefully considered.

SITE 9: LAND ADJACENT TO LYDDEN COTTAGE, LOCKETT'S LANE

This site forms part of the current garden area of Lydden Cottage, and is relatively unconstrained. The development of a cottage (ie one and a half storeys) of up to 3 bedrooms in size would be in keeping with local character in this location, continuing the building line along Lockett's Lane. However, given the topography with a bank at the road frontage and the site then sloping down and away from this, the ground level should be reduced to nearer the road level to prevent the new home appearing 'perched'.



Site 9: Land adjacent to Lydden Cottage, Lockett's Lane



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Policy HS2: Land adjacent to Lydden Cottage, Lockett's Lane

The development of the site for a one and a half storey dwelling of up to three bedrooms, fronting onto the lane, will be permitted, provided all other Neighbourhood Plan policies regarding size, design, etc. are met. Any new development should safeguard the setting of the Conservation Area.

EMPLOYMENT AND BUSINESS

Local people are generally supportive of proposals to convert redundant farm buildings to business use and the development of new, small craft workshops/small business starter units. However there were concerns that new businesses may increase the level of unsuitable heavy lorry traffic on narrow rural roads, and noisy or smelly businesses could impact on people's living conditions or detract from the enjoyment of the countryside.

There were no sites put forward specifically for business use in the preparation of the plan, and indeed the demand for business units at the time of writing has been very limited, with difficulties finding tenants for vacant business premises.

The policies in the local plan offer an appropriate way forward in dealing with business proposals, both providing a degree of protection to existing employment sites, and supporting new development through a number of ways:

- where the development would be within or on the edge of a settlement,
- through the intensification or extension of existing premises,
- as part of a farm diversification scheme,
- through the re-use or replacement of an existing building, or
- in a rural location where this is essential for that type of business

The following policy is therefore supportive of the Local Plan policies, but highlights specifically the need to consider the impact on rural character, amenity and scope to improve existing buildings

Policy EB1: Employment and Business

Applications for the development of new business units, the change of use of redundant rural buildings to business use, or extensions to existing small businesses (falling within Use Classes B1, B2 and B8) will be favourably considered, providing there is no harm to the rural character of the area or to the amenities of local residents. Where existing buildings are modern or utilitarian in character (and do not make a positive contribution to local character), opportunities should be taken to improve the building's appearance and energy efficiency.

RENEWABLE ENERGY

The results from the September 2014 public consultation showed that 49% of respondents supported the encouragement of small scale renewable energy projects such as solar panels on roofs. 16% supported larger scale projects such as solar farms, whilst 40% were against such projects under any circumstances.

It was decided that that the local plan policy COM11, on renewable energy development, offers an appropriate way forward, allowing beneficial projects that have no harmful environmental impacts.

TRANSPORT AND TRAFFIC

A significant number of local residents are concerned about speeding traffic, particularly through Buckland Newton and Duntish on the B3143, and on the C12 through Cosmore. There are also general concerns about road safety due to the narrow nature and restricted visibility along many of the country lanes. However improvements to the safety and forward visibility of roads can simply lead to increased speeds, and detract from the rural character that many people cherish.

Although in a rural area the clutter of too many signs can detract from the natural beauty of the area, improved road signage, directing people to local facilities and businesses, is something that local residents generally want to see. Where planning consent is required, this is determined on the basis of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors³.

It is felt that signs to community facilities, such as the village hall, pub and shop, should be provided and erected by the Parish Council. This is in order to give a coordinated and sympathetic approach, and to prevent a proliferation of inappropriate signs of varying styles and quality. Such signs will be of the fingerpost type, either in wood or cast metal, in the style of the traditional fingerpost road signs. Type will be in similar size and style, but will be white on a black background, instead of black on a white background for traditional fingerpost road signs.

Policy TT1: Direction signage

The provision and siting of appropriate direction signs to community facilities, such as the village hall, pub and shop, and to business parks, will be permitted on private land, with the relevant landowners' and Parish Council's consent, where this does not cause a safety issue, the sign is of modest appearance in terms its scale and design and there is no adverse visual impact upon the amenities of the local residents or the character of the area. Such signs may require the necessary consents under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

³ Town and Country Planning (Control of Advertisements) (England) Regulations 2007

COMMUNITY FACILITIES, LOCAL GREEN SPACES AND THE WIDER ENVIRONMENT

There are a number of facilities within the parish which are vital to maintaining the sustainability of our community:

- Church and Church Yard / Cemetery
- Primary School
- Village Hall and associated parking
- Bus Shelter and bus service
- Public House and skittle alley
- Village Shop
- Parish Room
- Parish Toilet(s)
- Play Area

There have been particular concerns regarding the long term viability of both the public house and the shop, and there is strong feeling in the community that it is essential that these should not be allowed to disappear. The retention of such facilities may in some cases be through their relocation to a suitable alternative site.

Policy C1: Existing Community Facilities

Community facilities (as listed below and shown on the Policy Maps) should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services. Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.

- CF1 - Church and Church Yard
- CF2 – Cemetery
- CF3 - Primary School
- CF4 - Village Hall and associated parking
- CF5 - Bus Shelter and bus service
- CF6 - Public House and skittle alley
- CF7 - Village Shop
- CF8 - Parish Room
- CF9 - Parish Toilet(s)
- CF10 - Play Area
- CF11 - Allotments

Policy C2: New Community Facilities

Proposals for new facilities which would be of benefit to the community, e.g. education, training, recreation, social or health services will be supported in locations that are accessible to their main catchment population and other complementary facilities that would support their long-term viability.

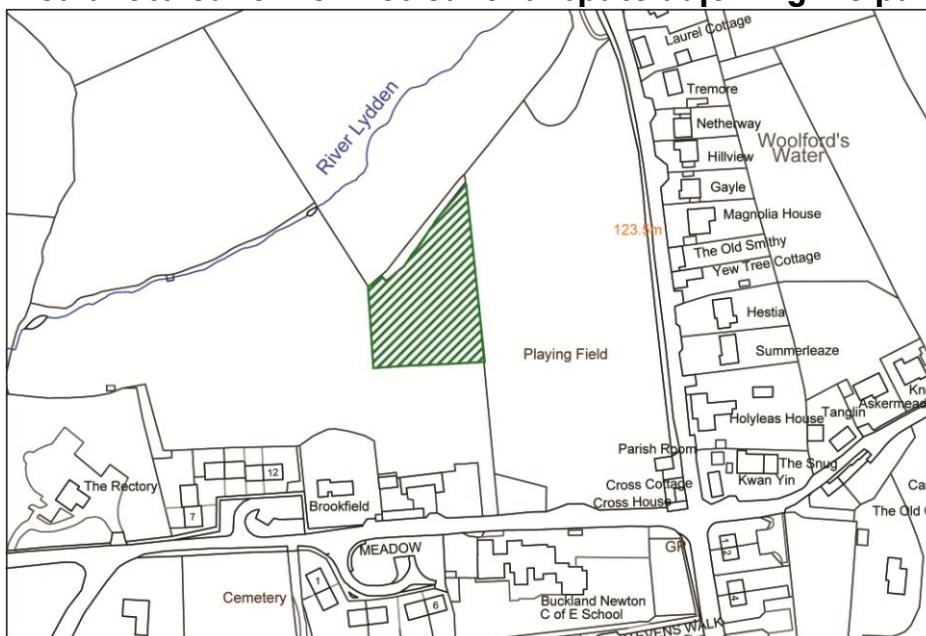
A new outdoor recreation facility

A number of responses to the 2012 public consultation put forward a suggestion that a community tennis court / all weather pitch for 5-a-side football, hockey, etc would provide a real benefit to local residents. Land adjoining the parish field in Buckland Newton has been identified where the land owner is willing to sell for this purpose, and it is therefore proposed as an allocation in this neighbourhood plan. Although it may limit hours of operation, no permanent floodlighting is proposed as the dark skies in this area are considered to be an important aspect of the rural character of the parish.

The Parish Council will liaise with the County Council Highways to deliver adequate parking that will serve the combined area of this site, the playing field and parish room.

It is considered important that the hedge between this site and the parish field should be retained. Additionally, a suitable landscaping scheme should be considered in conjunction with the housing development at Brookfield (Site 6).

Area allocated for new recreational space adjoining the parish field



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Policy C3: New recreational space adjoining the parish field

A site adjoining the parish field is reserved for the provision of a new outdoor all weather pitch suitable for tennis, 5-a-side football, hockey etc. No permanent flood lighting should be allowed. The hedge between this site and the Parish Field should be retained. A comprehensive planning approach should be taken to the provision of this facility, including landscaping, access and car parking, with the proposed residential development to the south side of this site (as proposed in Policy RES3).

Important local green spaces

A number of green spaces have been identified that are of local significance and which should be protected beyond the plan period. These sites, and the reason for their local interest, are listed in the following table and shown on the policy maps:

Site	Local importance
Parish Field	Used as a recreational facility for the parish, including walking, cricket and football. It is also used as the playing field for the school. The field borders onto River Lydden with wildlife interest, including otters and voles.
The Village Pound	A triangular green of historical interest. Contains a mature tree of environmental value.
River Lydden corridor*	The River Lydden and its immediate corridor forms an important wildlife habitat, with varied flora and fauna, which is also of landscape value.

* the river corridor subject to the local greenspace designation extends to 5 metres beyond the top of the riverbank on either side of the river.

Policy C4: Protection of local green spaces

Local green spaces are considered to be of particular local importance, either for their local landscape quality, history or wildlife value, to the extent that no development will be permitted within them that would harm their green character and reason for designation.

The Wider Environment

The Conservation Area appraisal highlights the wider natural environment as a particular attribute. It describes the rural quality of the area, created by the backdrop of the ridge and woodland, the undeveloped meadows (with examples south of the parish church and along the course of the River Lydden), the groups of mature trees within the built form, and the important hedgerows throughout the area defining road lines and providing a sense of enclosure.

The protection of our natural and built environment goes beyond the local green spaces and matters confined to the Conservation Area and Listed Buildings. The landscape is of national importance and much valued by local residents. The original public consultation in 2012 demonstrated the parishioners' strong feelings about our environment, some of the top "good things" about living in our rural community being:

- Rural landscape
- Maintenance of the rural setting, village life and the AONB
- Public rights of way – which give access to the countryside

When considering new development, the design should not be considered in isolation, but be derived from how it sits within the local landscape and the wildlife corridors that run through it, and how this can integrate with the development proposals. Surface water flood risk is a local issue and should also be adequately considered in the location, layout and design of new development

Policy E1: The Wider Environment

Whenever possible and appropriate, development should include planting schemes of native hedgerows and trees to preserve and enhance the special characteristics of Buckland Newton Parish. Any landscaping should be in sympathy with the existing natural landscape, including the preservation and strengthening of existing wildlife corridors. Appropriate consideration should be given to surface water management and the inclusion of sustainable urban drainage. A Biodiversity Mitigation Plan should be submitted for all development proposals on greenfield sites larger than 0.1 hectare in size, to secure biodiversity protection and enhancement.

APPENDIX 1:-POLICY MAP**Policy Maps Key**

Defined Development Boundary



Housing Allocation Sites (Sites 1–6)



Other Sites (Sites 8-9)



Rural Exception Site (Site 7)



Local Green Spaces

- G1 - Parish Field
- G2 - The Village Pound
- G3 – River Lydden Corridor



Community Facilities

- CF1 - Church and Church Yard
- CF2 - Cemetery
- CF3 - Primary School
- CF4 - Village Hall and associated parking
- CF5 - Bus Shelter and bus service
- CF6 - Public House and skittle alley
- CF7 - Village Shop
- CF8 - Parish Room
- CF9 - Parish Toilet(s)
- CF10 - Play Area
- CF11 - Allotments

C3

Area allocated for new recreational space

