

INDEPENDENT EXAMINATION OF THE BOURTON NEIGHBOURHOOD PLAN

EXAMINER: ROBERT YUILLE MSc DipTP MRTPI.

Bourton Parish Council
c/o Nicola Laszlo BA (Hons), MPlan, MRTPI
Senior Planning Policy Officer
Dorset Councils Partnership

Examination Ref: 01/RY/BNP/PC

Via email: [REDACTED]

06 June 2017

Dear Sir or Madam,

BOURTON NEIGHBOURHOOD PLAN EXAMINATION

Having read the representations made on the Bourton - Dorset Neighbourhood Plan (the Neighbourhood Plan) I would welcome the Parish Council's response to a number of points raised.

HOUSING: A number of representors make the point that the Neighbourhood Plan takes too restrictive an approach to the provision of housing by stating in Policy 1 that development will take place within the settlement boundary or on allocated sites – which amounts to one 0.3ha site.

I would like the Parish Council to:

1. Respond to claim that the Neighbourhood Plan is not underpinned by a meaningful housing needs assessment to determine whether it should allocate land for housing to meet its own aims which include making “.... *provision for people who currently find it difficult to secure appropriate accommodation in Bourton, e.g. families, older people and first time buyers seeking good quality sustainable housing.*”
2. Respond to the claim that the capacity of Bourton to provide further housing has not been assessed. In particular the merits of the land to the north of Old Pound Court, Bourton have not been fully recognised.
3. Respond to the claim that none of the existing planning permissions for housing in the village will provide affordable housing.
4. Respond to the claim that the two questionnaires carried out as part of the preparation of the Neighbourhood Plan and North Dorset District Council's housing figures clearly indicate a need for housing in Bourton.
5. Respond to the claim that the Neighbourhood Plan appears to assume that Bourton has 'taken its share' or 'met its quota' for housing as set out in the North Dorset Local Plan Part 1. The point being that there is no suggestion in that plan that the 825 dwellings, allocated to Stallbridge and the eighteen large villages including Bourton, is anything other than a

minimum figure and there is no suggestion that this number should be allocated on a pro rata basis.

6. Respond to the claim that Policy 1b) of the Neighbourhood Plan amounts to a blanket ban on development since almost all views in the village are deemed to be important and thus protected.

POLICY 5. NEW VILLAGE HALL: The viability of this proposal and the suitability of the potential sites selected are questioned. I would like the Parish Council to:

1. Respond to the claim that no viability assessment been carried out to demonstrate that the small amount of housing (0.3ha) proposed in Policy 5 to enable the development of the Village Hall and amenity space will in fact be sufficient to provide a willing landowner a competitive return?
2. Respond to the claim that Jubilee Field, one of two potential sites for the Village Hall, is in a conspicuous position and would have an adverse effect on a number of views defined in the neighbourhood plan as being important and thus worthy of protection under the terms of Policy 1.
3. Respond to claims that the Landscape Visual Impact Assessment for the Bourton Village Hall Site is not fit for purpose.
4. Respond to claim that in assessing the merits of the Sandways Farm, the other potential Village Hall site, insufficient attention has been paid to the desirability of preserving the setting of the adjacent Sandways Farmhouse, a Grade II Listed Building.
5. Respond to the claim that a fresh, transparent, rigorous and objective review of alternative Village Hall sites needs to be carried out.
6. Respond to the claim, by North Dorset District Council that the wording of Policy 5b), 5c) and 5f) should be amended.

POLICY 10. GREEN FINGERS

1. Respond to the claim that the size of the Green Fingers are such that Policy 10 is effectively a strategic policy and an overly restrictive one at that.
2. Respond to the claim by North Dorset District Council that Green Fingers are not protected by Policy 20 of the Part 1 Local Plan.

POLICY 3. BUILDING DESIGN AND FORM

1. Respond to claims by North Dorset District Council that Policy 3e) is unenforceable.

PROCEDURE¹. One representor raises concerns about the way the Neighbourhood Plan has been prepared. I would like the Parish Council to:

1. Respond to the claim that there has been a lack of openness and transparency in forming the Bourton Neighbourhood Plan Group (BNPG).
2. Respond to claim that the meetings of the of the BNPG were not open to the public and that there is no evidence that correspondence from the public was received or discussed by this group.
3. Respond to the claim that a fresh, transparent, rigorous and objective review of alternative village hall sites needs to be carried out.

¹ It is claimed that a member of the BNPG did not disclose pecuniary interest in the process by which the Village Hall site was selected. However, it is not within the remit of a neighbourhood plan examination to address these allegations. Such allegations should be addressed through the complaints procedure of the Parish and District Councils.

I would appreciate a response on the above matters by 20th June 2017, if possible. Also, in the interests of transparency, I am asking Ms Laszlo to ensure a copy of both this letter and the respective response (in due course) are placed on the relevant websites.

Thank you in advance for your assistance.

Your sincerely

Robert Yuille

Examiner