

Buckland Newton Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and WDDC

Having completed an initial review of the Neighbourhood Plan (the Plan) and some of the evidence submitted in support of it, I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information.

Please ensure that your answers are as brief as possible and factual in nature. Please do not send or direct me to evidence that is not already publicly available.

1. Please confirm the full date on which the Neighbourhood Plan area was designated.
2. Please confirm how many questionnaires were undertaken and the dates of the questionnaire(s) and the percentage response(s).
3. Please advise whether there are any European sites near the Plan area. I understand that the Cerne and Sydling Downs Special Protection Area is located to the west and adjacent of the Plan area. Is this correct? Are there any other European sites within, adjacent or nearby the Plan area?
4. Is the Defined Development Boundary on page 12 of the Plan the same as defined in the Local Plan?
5. What is the significance of “no grant funding” being required to deliver the affordable homes in Policy H3?
6. There does not appear to be a Policy RES2 or a Policy HS1? Please advise.
7. Site I (Land at Knap Farm) is identified in the table on page 13 of the Plan as a rural exception site which is subject to Policy H3. Policy HS2 then includes this site as an “other identified housing sites” indicating it is suitable for 3 dwellings, one of which should be an affordable housing unit. The introductory text to this section of the Plan (page 30) explains that the sites included in this section are not suitable to be treated as rural exception sites. Please advise about this apparent discrepancy in the Plan. Is Site I a rural exception site (in which case it would seem to be in conflict with Policy H3) or is it a housing site which should then accord with the first paragraph of Policy H3?
8. Policy C4 seeks to protect Local Green Spaces. The supporting text to the policy identifies four such spaces. Was it the intention that the policy would (only) relate to these four areas?
9. Is the “Abbas Ecology Report” referred to in some of the bundle of documents forming part of the Consultation Statement including the Public Consultation Autumn 2014 Identification, Selection and Assessment of Potential Housing Sites & Report on Public Consultation in the public domain?

10. Please update me on the latest position in relation to planning application WD/D/15/000165 in relation to Site G, Old Farm Buildings, Brockhampton Dairy Farm.

11. Please update me on planning application WD/D/15/000376 referred to on page 26 of the Plan. Is the application site the same as Site E?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks

Ann Skippers
27 June 2016