

BWKM Parish Neighbourhood Plan - Headline Results from Settlement Boundary Survey

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).

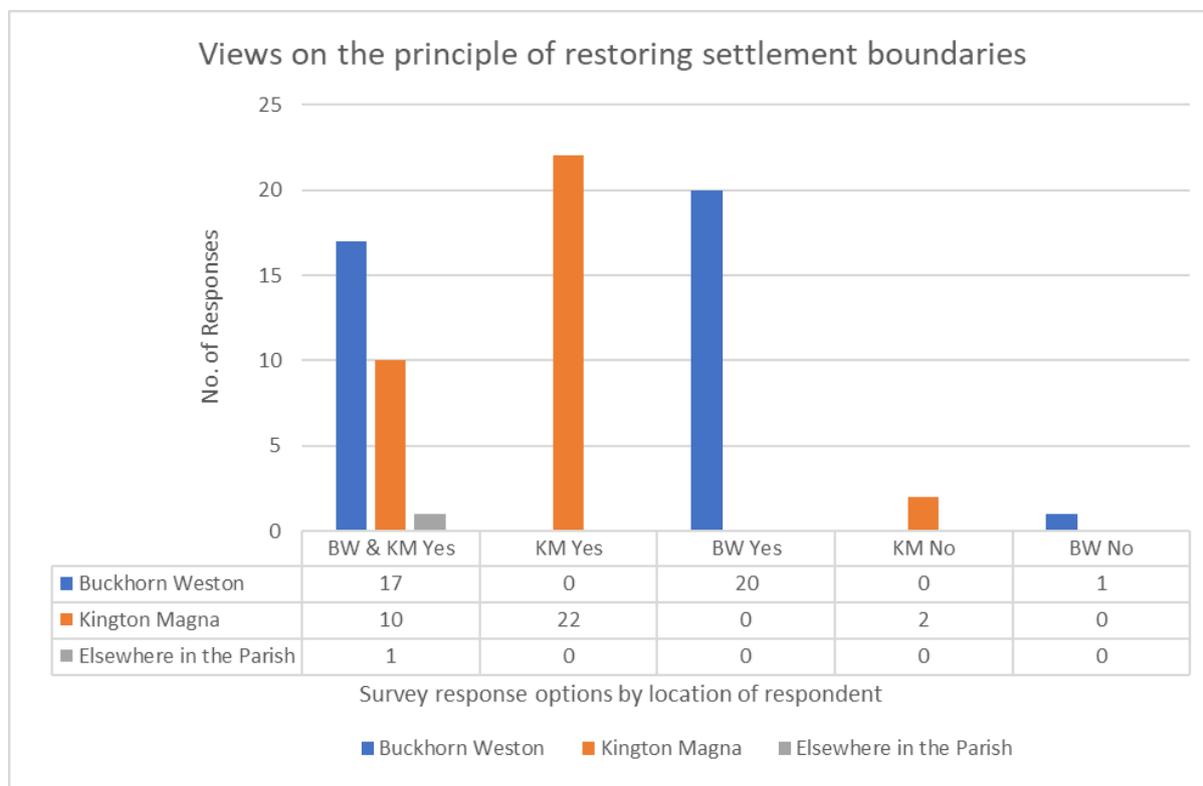
(Note: the content of all 84 responses will be taken into account in terms of their planning merit in moving forward with the draft neighbourhood plan, as is required by regulations.)

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 emphasis 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.

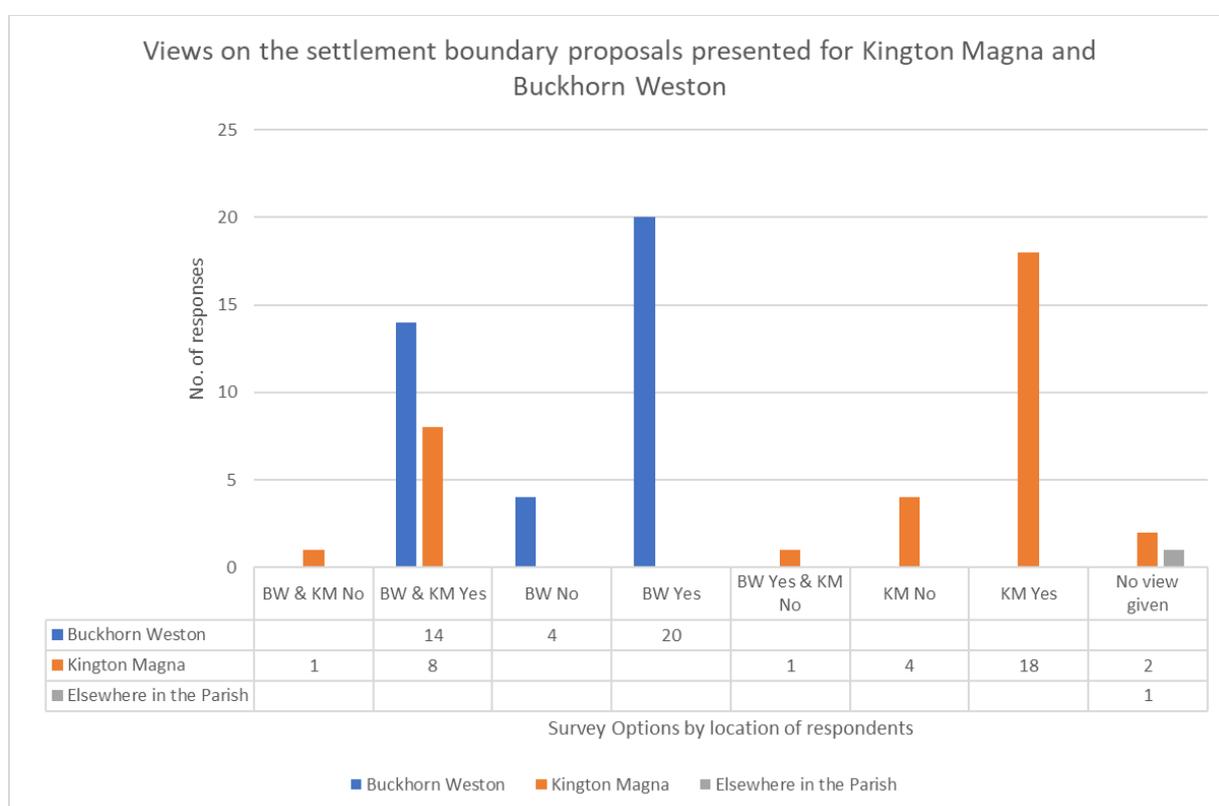
It is important to us to maintain the integrity of our village and its enduring character. We want to protect the future of our village by ensuring the farmland so that the wildlife habitat is preserved. Too many animals end up as roadkill because of the amount of traffic on the lanes. Also the fields 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 propeerties.
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.

<p>However there are potentially some larger gardens with scope for single dwellings (not our own I hasten to add!) ?</p>
<p>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.</p>
<p>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.</p>
<p>It will help protect large scale development with in the village.</p>
<p>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.</p>
<p>Same as above and narrow roads which which are not designed to cope with possibly 24 more cars.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>There appears to be only one choice, and we need agreed boundaries</p>
<p>There is no need or desire from residents for any further development in this small beautiful village. We do not want new houses</p>
<p>They appear to have been well considered</p>
<p>They seem to be in the sensible places</p>
<p>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.</p>

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 western 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 infil 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.