Burton and Winkton Neighbourhood Plan

Consultation Statement

Prepared by: Burton and Winkton Parish Council – January 2026

This Consultation Statement summarises all the statutory and non-statutory consultations that have been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Burton and Winkton Neighbourhood Plan (NP). It describes how concerns have been identified and addressed and the changes which have been made to the final plan because of the pre-submission consultation. It also demonstrates that the NP has been developed based on a wide and thorough community engagement process.

In line with the neighbourhood planning regulations, it is required that the NP:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;

(b) explains how the persons and bodies were consulted;

(c) summarises the main issues and concerns raised by the persons and bodies consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

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General approach to consultation

Burton and Winkton Parish is a rural parish just outside of the town of Christchurch. It is one of a limited number of parishes within the larger Bournemouth, Christchurch and Poole (BCP) Council area. A Neighbourhood Plan Group (in the form of a sub-committee) was the set up to help progress the plan. This included Parish Councillors and volunteers from the public, to help ensure that there were representatives from across the area. Regular updates were made at the Parish Council meetings, and included in the relevant minutes where appropriate.

A section on the Burton and Winkton Parish Council website was set up for Neighbourhood Plan matters https://www.burtonandwinktonparishcouncil.gov.uk/Neighbourhood_Plan_42780.aspx. This was used as the official Parish Council page for accessing documents and news about the Neighbourhood Plan process, and is where the summary results of the various consultations can be found. An open invitation for anyone to take part was posted, with the Parish Clerk's contact details given for more information.

A Facebook Page https://www.facebook.com/groups/bandwneighbourhoodplan/ was also set up specifically to enable residents to get updates on the Neighbourhood Plan and ask questions.

Residents survey: Summer 2019

What was done:

One of the first actions of the group was to reach out to local residents about the issues and aspirations for their area. This was done through a household survey in Summer 2019.

In July 2019 1,700 questionnaires were delivered to all houses in Burton and Winkton. Extra copies were made available in the Parish office, and the consultation was announced at the July Parish Council meeting. A closing date for returned of completed copies is the 31st August.

Villagers were able to respond by filling in the questionnaire and returning to four locations within the parish or filling it in online via a dedicated link hosted by Survey Monkey.

We received a very good response rate to our survey, with some 850 questionnaire forms returned, meaning that about 24% of the population (aged 16 and over) responded to the consultation, providing a good sample size of opinions and evidence case for our plan.

Burton and Winkton Neighbourhood Plan
Welcome to the Survey

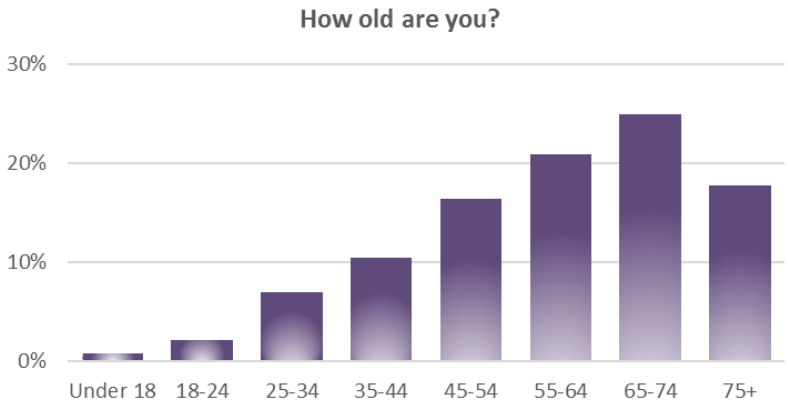
Dear Resident,

Your Parish Council is putting together a Neighbourhood Plan for Burton and Winkton Parish. The results of this survey will determine the underpinning principles and overall direction of our plan and so it is very important that you, your family and your neighbours take this opportunity to make your views known.

For those of you who are reading a paper copy of this, it is also available online. It's just as simple to complete the survey electronically and will make it easier for us to collate the data at the end. One paper copy has been sent but please encourage as many family members as possible to complete the survey at https://www.surveymonkey.co.uk/r/T6NWK3C

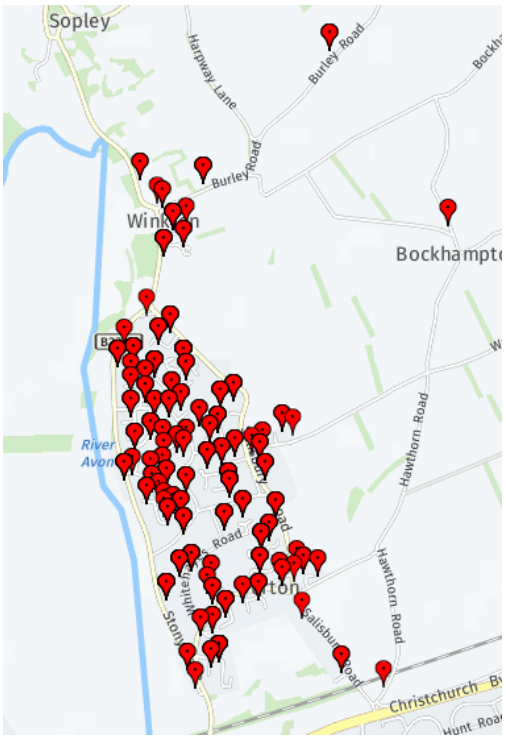
Who responded

Of the survey responses, over 40% (2 out of 5 returns) were from adults aged 65 and a similar proportion were from adults aged 45 to 64 – meaning that there were relatively few returns (20%) from adults aged under 45.



Nearly half of those responding (45%) had lived in the parish for at least 20 years or more.

According to the 2011 Census about 37% of the adult population are aged 18 – 45, so this younger section of the population is slightly under-represented in the sample.



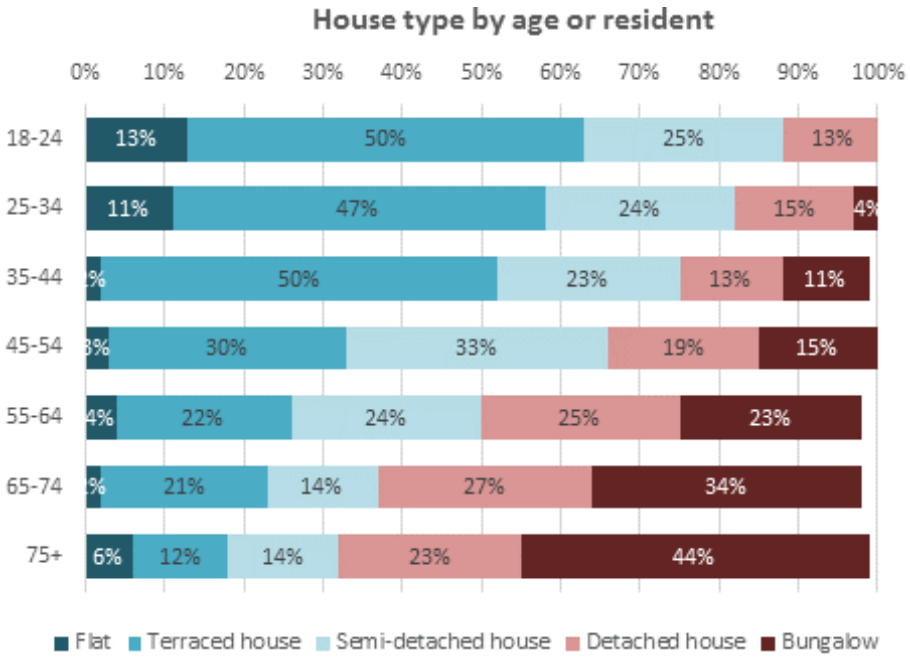
Analysis of the postcode data shows that responses were received from all areas of the parish. About 8% of the responses were from WInkton residents (most respondents lived in Burton village). The analysis of house types against the survey data also suggested a lower response rate from those living in flats and apartments (which are already underrepresented as a house type).

Due to the sample size, it was possible to undertake extra checks to ensure that the views of residents at different life stages (young single adults, families with children, and households of older people), as well as those living in Winkton, were not 'overlooked' due to their lower level of representation in the survey.

Main Findings

Housing and further development

Analysing the results by age of respondent shows a clear pattern (either through choice or affordability), with terraced properties being particularly popular with younger households, and bungalows and detached properties becoming the preferred house type for those aged 55 and over



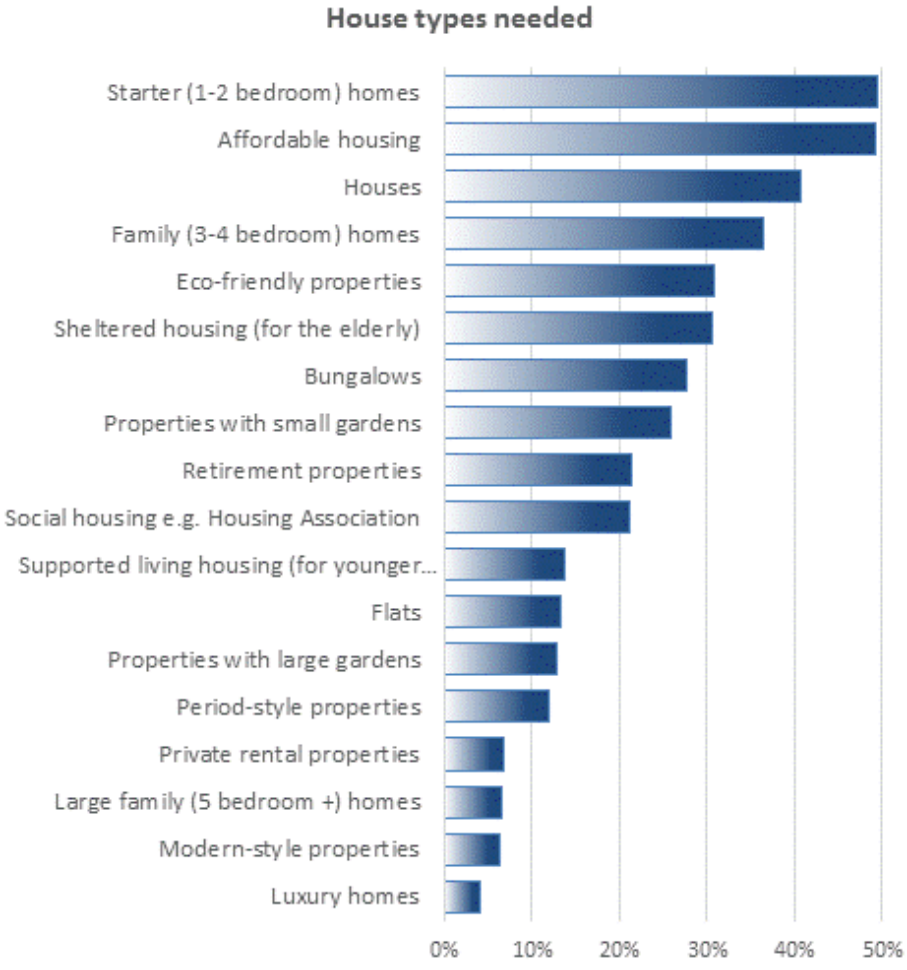
(with bungalows in particular appealing to those aged 65 and over). Flats and apartments are more prevalent as starter homes and (to some degree) last homes.

Many of the findings reflected the available Census data. The average number of bedrooms in each dwelling was 3 bedrooms, only 2% of the responses were from 1 bedroom homes. The average number of people in each dwelling was 2.4, with about 1 in 5 (18%) of responses from one-person households. Whilst the smaller households (with one or two people) will tend to occupy dwellings with fewer bedrooms, the survey showed that most homes are 'under-occupied' in that there are clearly more bedrooms than generally required (ie there will generally be one or more spare bedrooms).

There is a high degree of home ownership in the parish, with 85% of people responding owning their home (with or without a mortgage). The 2011 Census shows 77% of the housing stock as owned – so it may be that there were fewer responses from households that rent. Not surprisingly, amongst the lower age groups the proportion of homeowners was lower - in particular looking at younger adults (18 to 34 years) with no children only just over half (53%) of those responding were homeowners, with the rest either renting or still living with family.

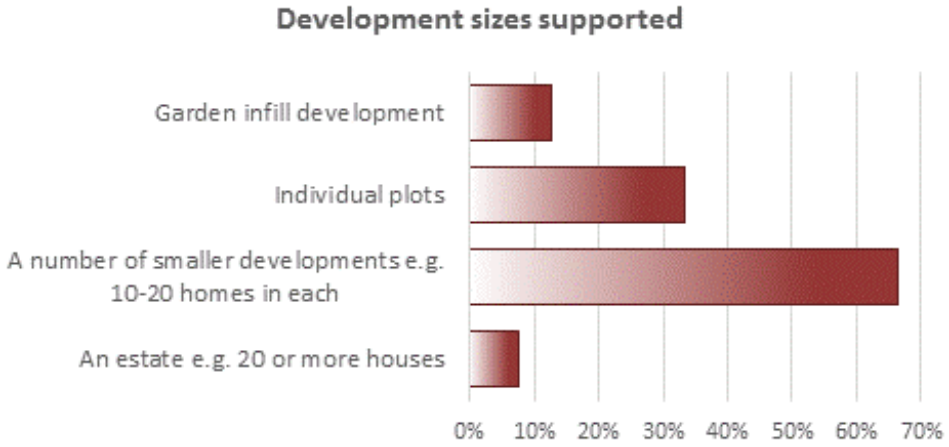
About a quarter (23%) of responses to our survey indicated that their housing need was likely to change in the next 10 – 15 years, with a similar proportion (29%) unsure. For those indicating that their need was likely to change, about a quarter (52 households) would need an 'additional' home due to a new household forming (the rest simply needing a smaller or larger property). In addition, a further 97 households knew of family members living outside of the area who are likely to want to live in the Parish in the next 10-15 years. In total, this would indicate a need for at least 150 homes from people with a local connection. It is difficult to gauge an accurate figure from the data as not all households responded and there will be double counting in the responses that were received, but a reasonable estimate would be a pro-rata amount with a slight discount for double-counting, which would suggest a possible need for 250 – 300 homes in total.

We asked what types of housing people felt were needed in the parish. About 5% of respondents specifically stated that no housing was needed. However on average most respondents selected around 4 house types. Starter homes and affordable housing were the most popular choices, selected by about half (49%)



of all respondents (but not necessarily social housing or flats). Whilst family homes were also supported, larger (5 or more bedroom) and 'luxury' homes were much less favoured (and homes with smaller gardens were selected more than those with larger gardens). Eco-friendly properties were also flagged up as needed by about a third of respondents (and across all age groups). Young adults (with no children) particularly opted for affordable housing (59%). Households with dependent children were more likely to favour family (3-4 bedroom) homes (57%). Perhaps more surprising is that older respondents (65+ living along or with their partner) had starter homes and affordable housing as their top choices, although sheltered housing was nearly equal (at about 45%) and other forms of older persons homes such as retirement properties and bungalows were also more popular. Period-style properties were generally more popular than modern-style properties regardless of the age of respondent – though neither was a supported as eco-friendly properties.

In terms of the type of housing development, most people would prefer to see smaller-scale developments (of say 10 – 20 homes) rather than larger estates, and there was very little support for garden infill (although this concept was had slightly higher support in Winkton with about 20% in favour, compared to larger estates where the support was much lower).



The main benefits seen from having more development (bearing sustainable development in mind) were:

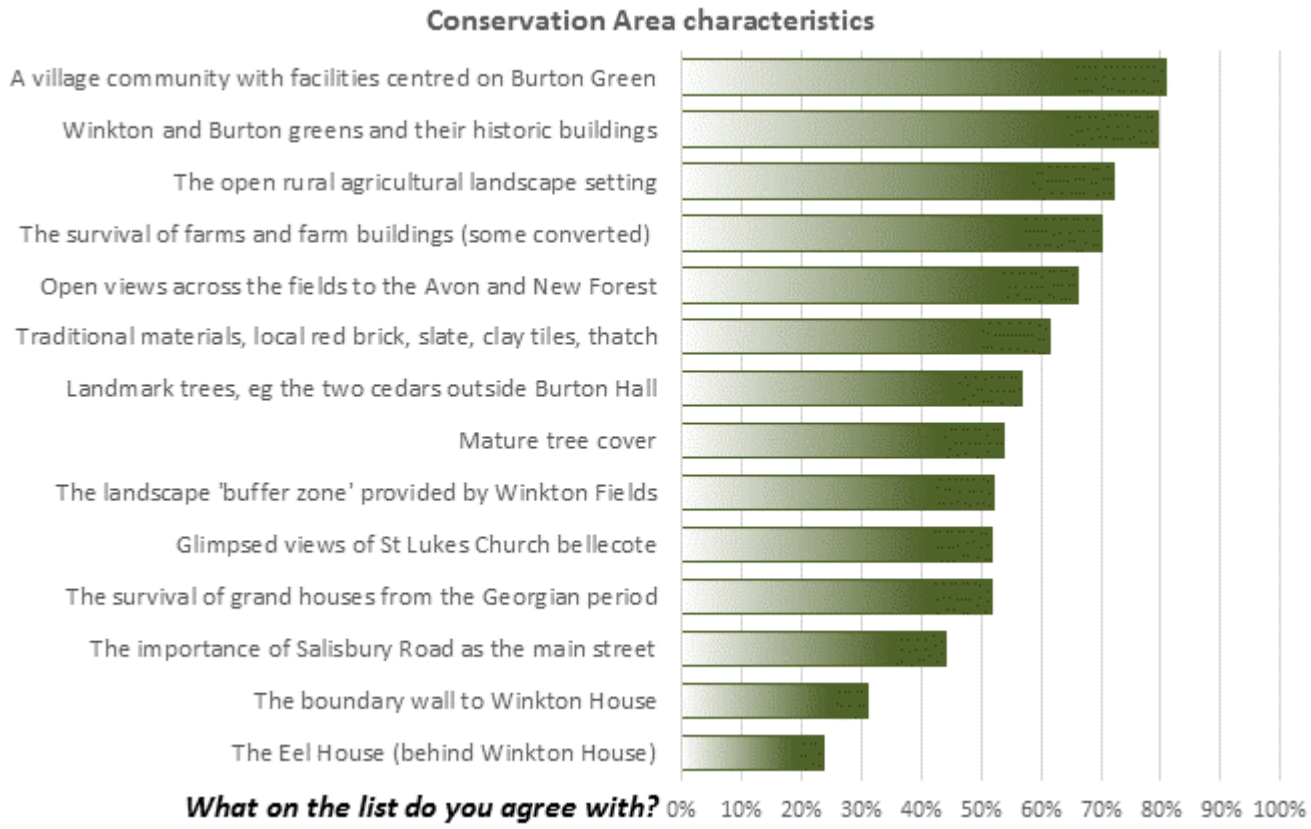
> Better public transport	70%
> Investment in infrastructure e.g. roads, doctors, schools	66%
> Protection of the countryside and local assets	57%
> Village identity and sense of community	53%
> A community with a balance of ages and incomes	51%
> Land for recreation e.g. allotments, playing fields	49%

Safe pedestrian routes (and to a lesser extent, cycleways) also featured quite strongly in responses from Winkton residents. Conversely, the main concerns were considered to be:

> Increased traffic	81%
> Oversubscribed medical and care facilities	77%
> Loss of countryside and/or green spaces between existing settlements	72%
> Lack of adequate parking	61%
> Reduction in amount of green space	60%
> Lack of school / childcare places or school / childcare overcrowding	51%
> Increased crime and anti-social behaviour	50%

In the responses about what were residents' biggest concerns with regards to the impacts of future development, traffic, infrastructure and loss of greenspaces all featured highly, together with comments about the loss of the village identity / lifestyle (moreso than crime and anti-social behaviour). Again, traffic and pedestrian safety concerns were raised more consistently by Winkton residents. Regardless of development, road safety / traffic congestion, together with littering / fly tipping, are the two matters that resident's feel need to be tackled now.

In terms of aspects of the parish that local residents consider to be important, most agreed with the attributes identified as important in the Conservation Area appraisal. Whilst some of the details points were less relevant, what clearly showed was the importance to local people of those elements that provide a strong 'village' feel, ie the village greens, links to the wider rural / agricultural landscape and heritage, and mix of buildings styles and materials that reflect the settlements' evolution.



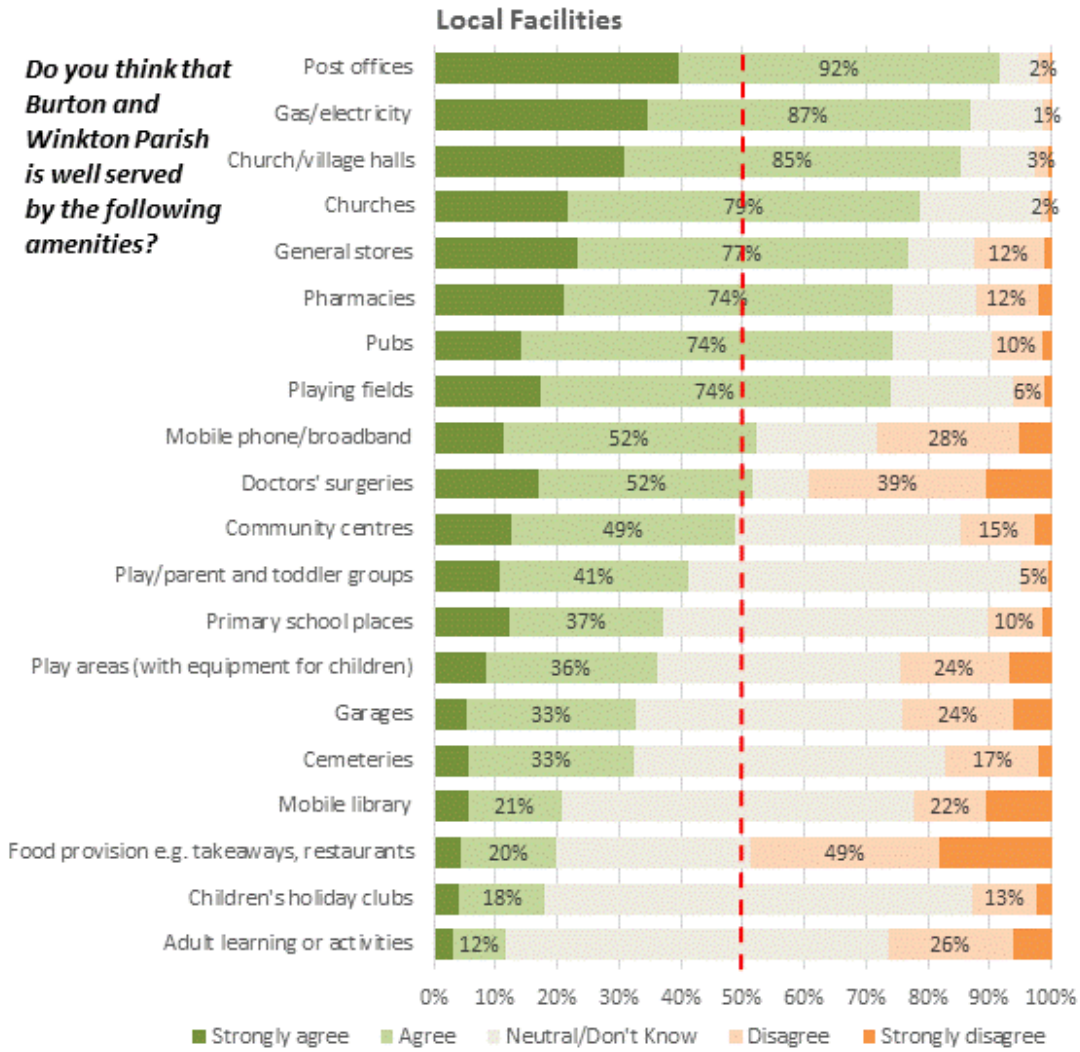
Community Facilities

At that time there was a generally high level of satisfaction with the range of local facilities available. In particular, the post offices and general stores, the pubs, the churches and village halls and the local playing fields. In contrast, there was much less satisfaction with the (lack of) provision of local facilities serving food.

Whilst the majority of respondents were also satisfied with the doctors' surgeries a significant minority (2 out of 5 respondents) did not feel that the parish was well served. This was felt to be the case more so in Winkton (with only 36% of respondents satisfied, and 49% indicating that they felt they were not well served).

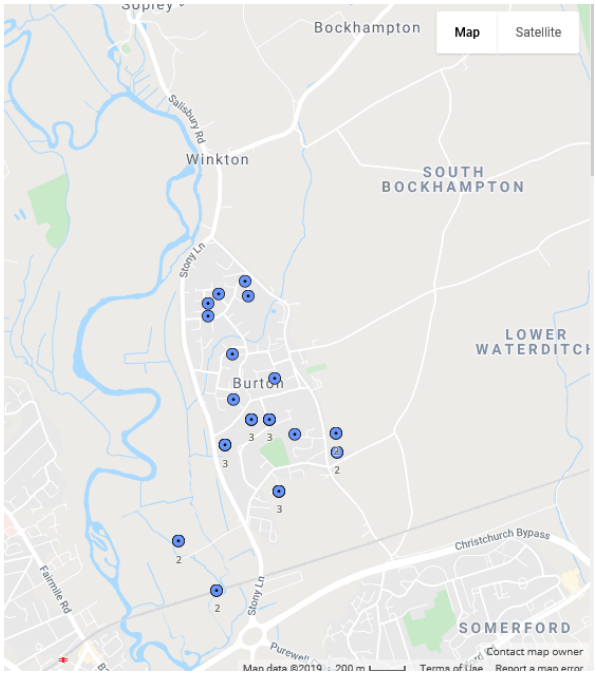
Facilities relating to children, such as the school, play groups, playground etc, were also less strongly rated (including by families with dependent children, with the exception of the primary

school which was more highly rated by families). The level of adult learning services available was generally thought to be unsatisfactory. There were also a number of comments regarding the relatively recent closure of the mobile library service. Mobile phone / broadband coverage also received a high level of criticism in Winkton.



Flooding

Some 30 respondents (about 4%) had experienced flooding at their home in the last 10 years. When plotting their home (the map shows the general postcode location - not the exact addresses - of respondents) there is no obvious concentration within the parish.



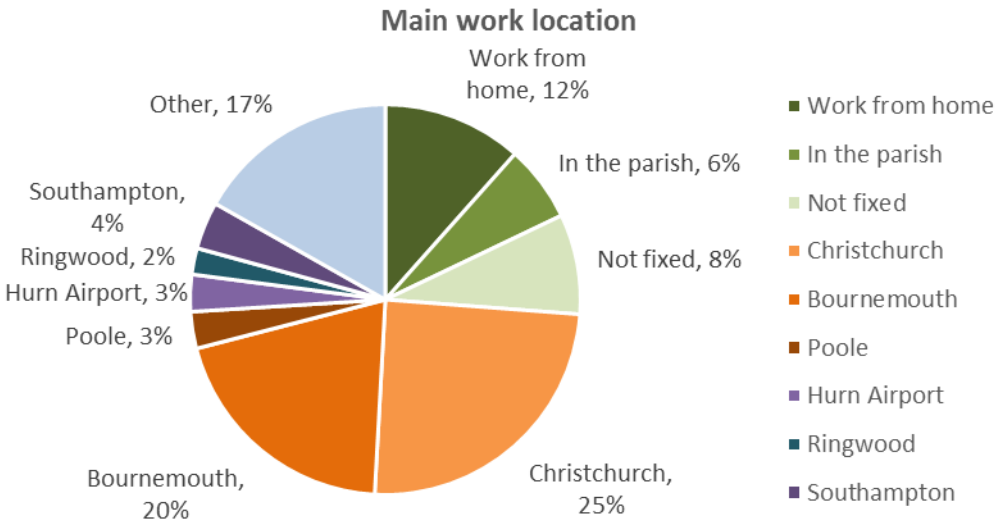
There was general agreement (85% in support) that all new developments should have water recycling to reduce the amount of water going into the drains.

Where people work

Just over half (54%) of those responding were working (in a paid job). This proportion was much higher when looking at people aged 18 – 64 (with 85% in

employment) and more so still for young adults (under 35) and with dependent children.

Of those in work, about 18% (1 in 5) either worked from home or elsewhere in the parish. Working from home becomes more prevalent in the older age groups.



The main workplace for a quarter of those in employment is nearby Christchurch. A further 20% work in Bournemouth. In contrast, Bournemouth airport (Hurn) only accounts for about 3% of local employment.

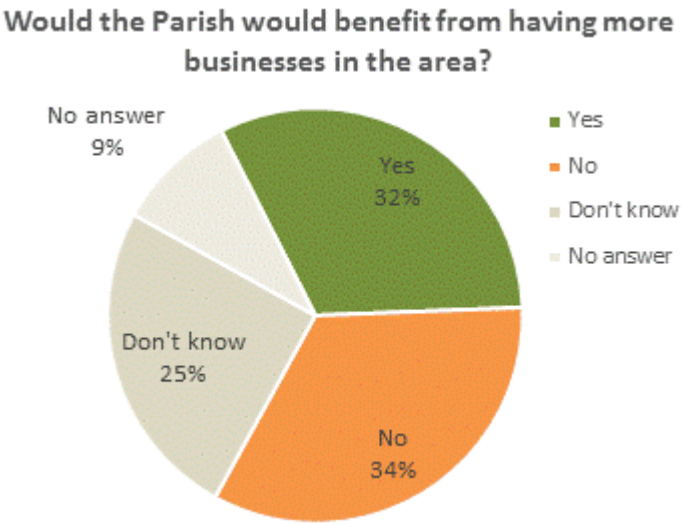
Just over 80 people (about 10% of respondents) were living in a house where there was a business being run (from home), A very wide range of jobs and professions were represented, including (but not limited to):

- Accounting
- Beauty / Health Care
- Child minding
- Cleaning
- Construction / contracting
- Consultancy (various)
- Copywriting / writing
- Counselling
- Crafts
- Dog breeding
- Florist
- Horticultural / landscaping
- Marketing / Design / Software engineering
- Mobile mechanic
- Online shop
- Photography
- Property management / investment
- Teaching
- Virtual Personal Assistant

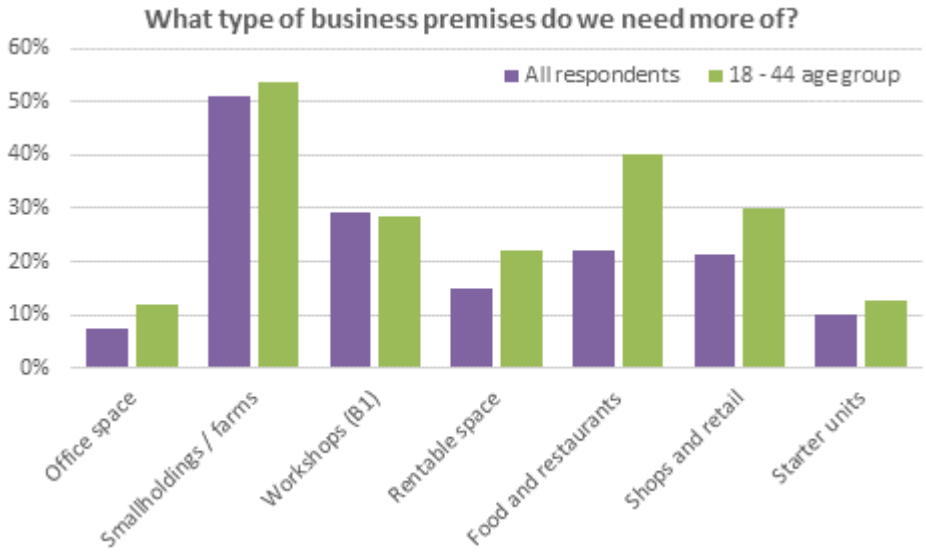
Most of the business owners were happy with their accommodation, with about a quarter (25%) foreseeing a need for additional accommodation (mainly for workshop / office / storage space). There were just over 20 responses from people who would like to set up their business in separate premises (either moving from their home base or relocating a business currently based outside of the parish). Not everyone provided details on what they required, but those that did, included:

- Commercial premises suitable for car repairs.
- Approx 800 sq ft office / studio space with parking for 2 cars
- Industrial unit approx 1200 sq feet with parking for 3-4 cars and good access for deliveries
- Office space with good broadband
- Small studio
- Storage for building materials
- Workshop for car maintenance
- Workshop/storage

There was a mixed response as to whether the area would benefit from having more businesses if suitable sites could be found, with about equal numbers in favour and against, and a similar number unsure (or giving no response). Perhaps not surprisingly, younger respondents (aged 18 – 44) were more positive about increasing the local job opportunities (with 42% in favour) compared to older respondents (65+ living along or with their partner) where only 27% were in favour.

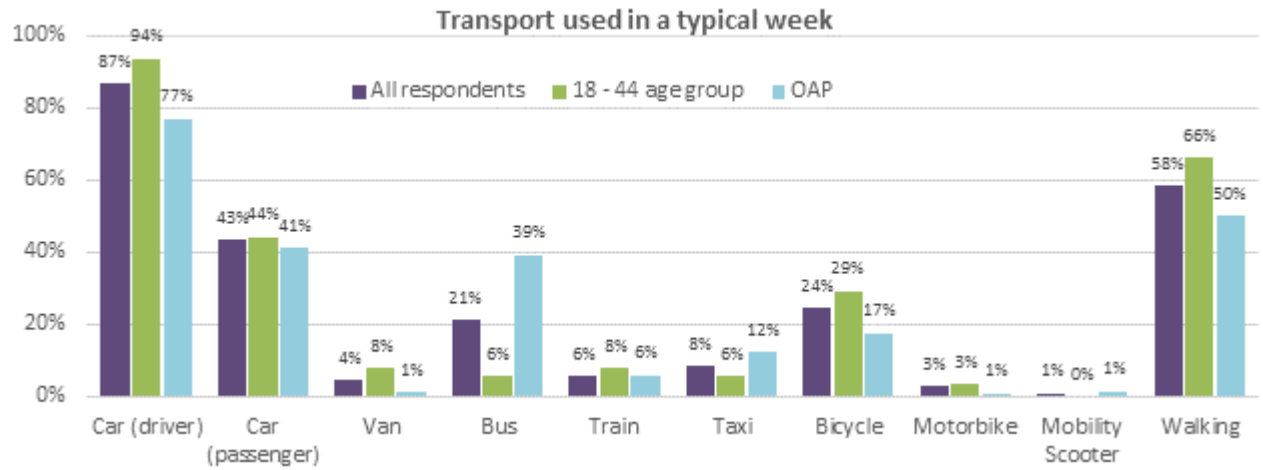


In addition to promoting opportunities for more locally produced foods, the main type of business premises considered to be needed / desirable was workshops for light industry (e.g. artisan, electronics, crafts etc). Commercial premises typically found in a local centre (food / restaurants and shops) was also particularly supported by younger residents.



Getting around

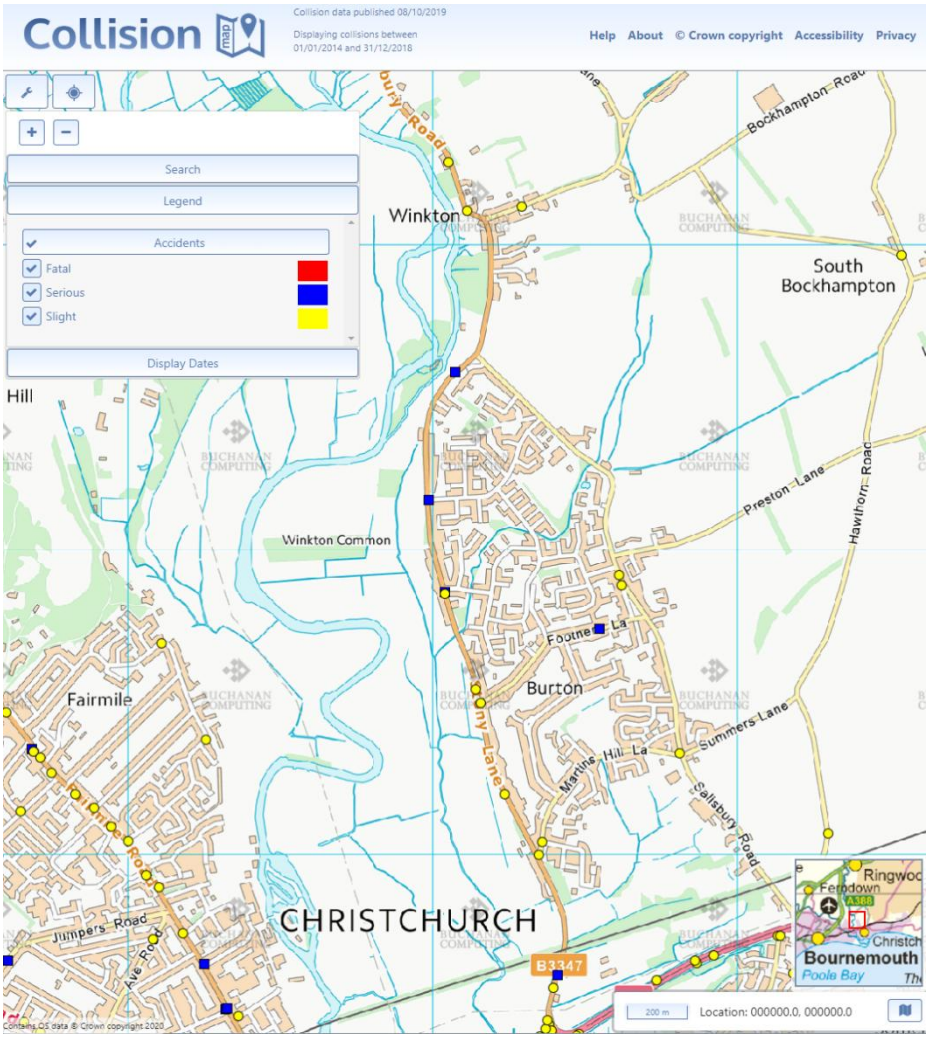
We asked local residents to say which modes of transport they used in a typical week, and which they used the most often. Perhaps not surprisingly, using a private motor car (either as the driver or passenger) topped both lists. Just over half of the respondents travel at least 5 miles per day.



Younger respondents are slightly more likely to use a car to get about (but will also walk or cycle), with very few using the bus. Older respondents (65+) whilst also primarily using the car, are more likely to use the bus and (to a lesser extent) will use taxis, and are less inclined to walk or cycle. The profile for Winkton residents was similar although fewer (just 10%) said that they typically use the bus service. On average, the bus service is only used regularly (weekly or more frequently) by 1 in 10 respondents. There were various reasons given as to why people don't use the bus service more, primarily linked to its availability and reliability. Typical answers are given below:

- "Because the bus does not allow us to go anywhere other than Christchurch"
- "We cannot get home after 2.30 and there are no buses at the weekends or bank holidays"
- "Because the bus only comes hourly & not weekends"
- "Never on time anyway"
- "I cannot get to work in Bournemouth unless I drive"
- "Bus does not run evenings"
- "Buses don't run early enough"
- "Can't get home from Bournemouth even on two buses"
- "Expensive and infrequent"
- "I never use the bus because of the long, winding journeys."
- "No buses can get me to Hurn for work at times required and even if they did they have to go all around the houses before you finally get there."
- "The service has been reduced to the point where I would need to change buses far too often"

There was general agreement (about 75% of respondents) that we need to make the main roads safer and easier for cyclists and for pedestrians to walk along and cross (whether or not any further development takes place). Collision data for the period 2013 – 2018 shows the majority of recorded incidents on Stony Lane. The main locations mentioned by respondents included:

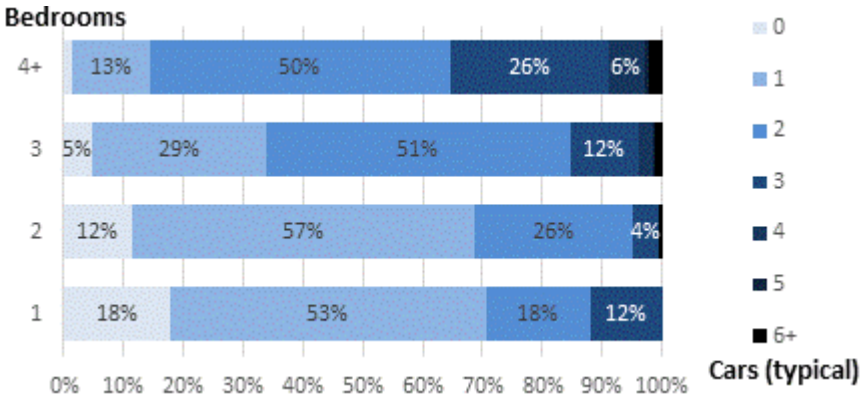


- Campbell Road
- Footners Lane
- Martins Hill Lane
- Salisbury Road
- Stony Lane

The most favoured options from a possible

list of measures were: (1) speed cameras, followed by (2) more speed indicators and (3) speed limit reduction, but none that the majority supported. There were also a significant number of people who responded saying there was already sufficient traffic calming measures in the village, or that more measures were unlikely to be effective. Chicanes were the least favoured option (supported by only 15% of respondents). Of the open ended responses, the most common suggestion was a lorry ban.

In terms of car ownership, the average home has two motor vehicles parked overnight (the mean average being 1.8). This is slightly higher than the 2011 average (1.5 cars or vans) which may indicate that levels of vehicle ownership have risen in the intervening period. Most homes will have at least 1 car, with 3 bedrooms homes generally having 2 cars, and about a third of 4 bedroom homes having 3 or more cars. About a quarter (25%) of respondents said they normally park at least one car on the highway.



The current parking standards suggest that there should be at least 1 parking space for 1 and 2 bedroom homes, and 2 or more spaces for homes with 3 or more bedrooms. This was based on predicted car ownership levels for 2026 projected from the 2001 Census, that suggested the average car ownership levels in suburban areas of Christchurch in 2026 would be 1.68 for an average 3 bedroom home – a figure which is already exceeded in our study findings. Based on the minimum provision, this falls short of the typical requirements of about 1 in 4 (23%) of the homes.

The vast majority (76%) of respondents consider that, in general, most houses in the villages do not have enough parking spaces. Just over half of respondents (51%) considered that there are currently problems with emergency access. Roads currently experiencing parking problems, mentioned specifically by at least 5 respondents each, included:

- Burnham Road IIIII IIII
- Campbell Road IIIII IIIII IIIII IIIII III (excluding school parking mentions)
- Chestnut Way IIIII IIIII IIIII I
- Cowley Road IIIII IIIII IIIII IIIII IIIII III
- Dairy House Farm Estate IIIII
- Homefield Grange Care Home IIIII
- Moorcroft Avenue IIIII III
- Pitmore Road IIIII IIIII IIIII IIIII IIIII IIIII II
- Priory View Road IIIII IIIII IIIII IIIII IIIII IIIII IIIII IIIII IIIII IIIII II
- Redcliffe Close IIIII IIIII IIII
- Sandy Plot IIIII IIIII IIIII
- Whitehayes Road IIIII IIIII IIIII IIIII IIIII
- Vicarage Way IIIII III

Analysing the data to ensure that the overall parking provision is met, would suggest that the current parking standards are revised upwards slightly, to at least 1½ parking spaces for 1 and 2 bedroom homes, at least 2 spaces for 3 bedroom properties and at least 2½ spaces for homes with 4 or more bedrooms (with either the half spaces 'rounded' up or cumulatively shared as unallocated spaces in larger sites). Where possible, unallocated spaces should be considered in order to maximise flexible use (including visitor parking).

No. of bedrooms	Predicted 2026 car ownership	Dorset standards (small sites)	Actual 2019 car ownership	Potential revised standards (small sites)
1	n/k	1 space	1.24	at least 1.5 off-road spaces
2	1.16	1 or 2 spaces	1.26	at least 1.5 off-road spaces
3	1.68	2 spaces	1.88	at least 2 off-road spaces
4+	2.25	2 or 3 spaces	2.34	at least 2.5 off-road spaces
General	1 visitor space per 5 dwellings		1 visitor space per 2 dwellings	

Local Green Space consultation: late 2025

In order to ensure that all of the landowners whose sites were identified for LGS designation had a chance to comment, those landowners who had not responded to the Regulation 14 consultation were sent the following email:

Dear [name]

I am contacting you on behalf of the Parish Council to check that you had no comments to make on the proposals to designate the land you own at [site name/s] as a Local Green Space through the Burton and Winkton Neighbourhood Plan, as contained in section 6.1 of the pre-submission draft Neighbourhood Plan that has been made available for comment late last year [link to online version].

An online 'zoomable' version of the map showing these spaces is available here: [link]

If you are not aware of Local Green Space designations, this can be applied to sites which the local communities identify for special protection, similar to that of Green Belt status but at a more local level. In order to qualify for the Local Green Space designation, it is important that the green space:

(a) is in reasonably close proximity to the community it serves

(b) is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

(c) is local in character and is not an extensive tract of land

We believe that your site meets these criteria, and is special for the reasons given in Table 2 on page 20 of the draft plan. Please note that land can be considered for designation even if there is no public access, and designation does not confer any rights of public access over what exists at present or any specific requirements as to how the land is managed.

We would welcome any comments you may have on this proposal at this stage. We will take into account your response in the decision whether to include your site as a Local Green Space in the next version of the Neighbourhood Plan, before it is submitted for examination. The independent Examiner for the Neighbourhood Plan would also consider whether the designation is appropriate before the Plan is finalised.

No additional response were raised (other than those made at Regulation 14)

Pre-Submission (Regulation 14) consultation: Summer 2024

What was done:

The consultation on the draft Neighbourhood Plan was agreed at the July 2024 meeting of the Parish Council where it was proposed it should run for an 8 week period ending 9 October 2024. The start was delayed slightly and therefore this was adjusted so that the 8 week period covered ran from 23 August to 18 October 2024, with the deadline extended a further four weeks due to the low level of responses.

The consultation was publicised on the Burton & Winkton Parish Council website and facebook pages, as well as the Neighbourhood Plan and Winkton Residents facebook pages, and by notices placed on all Parish Council notice boards, and sent to the Echo and local Advertiser. Hard copies of the pre submission Draft Neighbourhood Plan and SEA non-technical summary were placed in Christchurch library – plus the Parish Council Clerk's office, Burton Community Centre, Sandy Plot (when open / by appointment), and the four local pubs (Bear of Burton, The Oak, Fisherman's Haunt and Lamb Inn). Hard copies (printed) were also made available to those unable to access digital or displayed copies on request from Parish Clerk. It was agreed at the September Parish Council meeting to further advertise with Bournemouth Echo and New Milton/Lymington Advertiser which covers the Christchurch area, and post once weekly on the Parish Council facebook pages.

Two Neighbourhood Plan drop-in sessions were publicised and held at Burton Community Centre, Sandy Plot on Wednesday 28 August 2024 from 4pm-7pm and Monday 7 October 2024 from 3pm-6pm.

The following statutory consultees were consulted via email:

- BCP Council
- New Forest District; New Forest National Park and Hampshire County Councils (as an adjoining Local Planning Authority)
- Bransgore; Christchurch; Highcliffe and Walkford; Hurn and Sopley Parish / Town Councils
- Homes England
- Natural England
- Environment Agency
- Historic England
- Network Rail Infrastructure Limited
- National Highways
- Mobile Operators Association; and known providers Openreach; Vodafone; BT (inc EE); and Three
- NHS Dorset, Dorset HealthCare, Public Health Dorset, Royal Bournemouth & Christchurch Hospitals NHS Foundation Trust

- SSE, Southern Gas Networks
- Wessex Water; Bournemouth Water

Local housing associations (Magna Housing, Stonewater Housing, Sovereign Housing Group, Aster Housing Association) were also consulted.

Who responded:

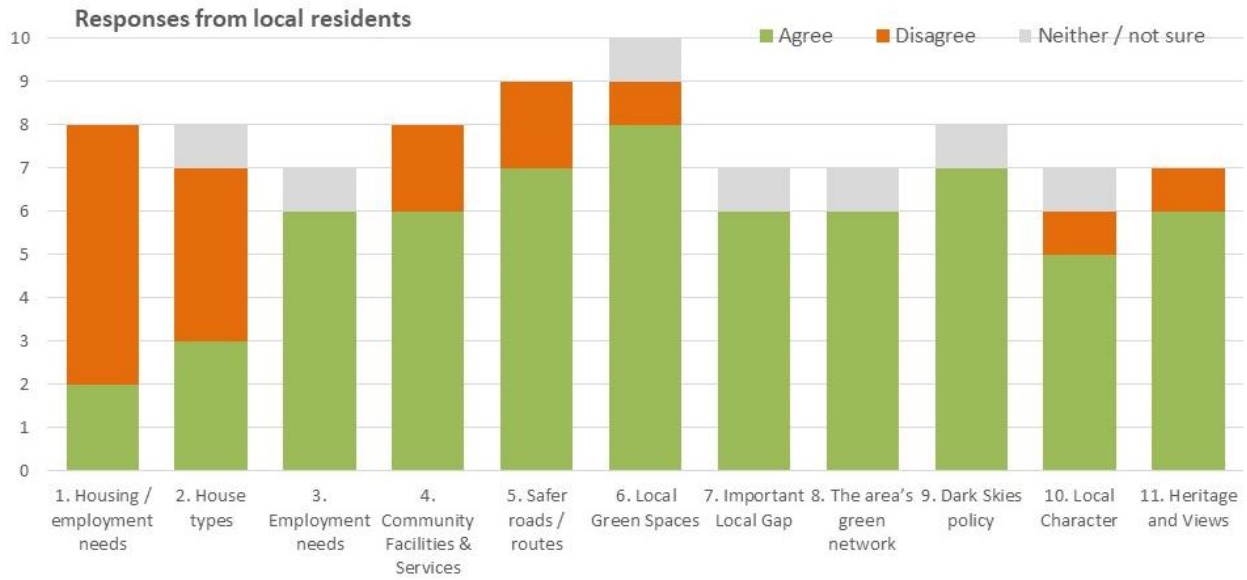
Consultation responses were received from the following Statutory Consultees and local landowners:

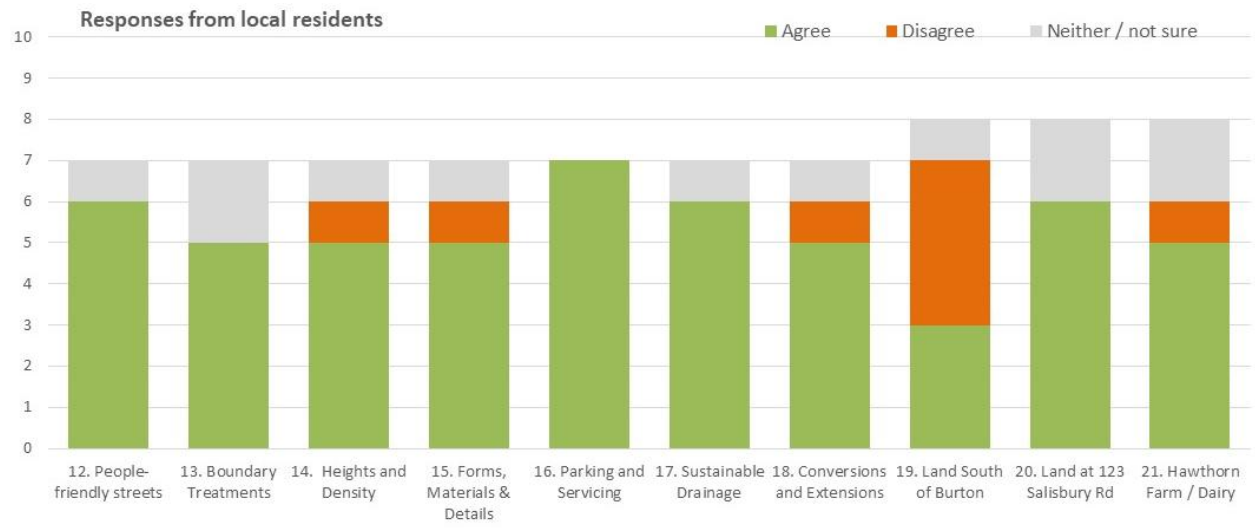
- Bournemouth, Christchurch and Poole Council
- Environment Agency
- Historic England
- National Highways
- Natural England
- New Forest National Park Authority
- Clemdell Limited
- Landowner of site 07-11 (represented by Bell Cornwell LLP)
- Meyrick Estate (represented by HMPC Limited(
- Fox Homes Ltd (landowners / promoters of Shaw Park, Winkton, represented by Ken Parke Planning Consultants Ltd)

12 responses were received from residents. 10 indicated that they lived in the parish (2 from the same address), one was from the adjoining parish and one was anonymous. The relatively low response rate was discussed at the October meeting, when it was agreed to extend the consultation period for a further 4 weeks, concluding on 15 November 2024, but this only resulted in one further response being received.

Main findings:

The Survey Monkey response for collected data on whether or not residents agreed with the policies and projects, and allowed further comments as part of this. The following tables provide a summary of the results:





This indicates that the majority of the plan's policies were well supported, with the exception of the proposals for housing, particularly on the site allocated through the Local Plan on land south of Burton. A late response from a local resident was also accepted in May 2025, objecting to the allocation of land South of Burton. Overall there were some mixed views from local residents as to whether or not they would support the plan (for those completing this section of the survey, 1 was fully supportive, 4 were supportive but seeking minor changes, 4 were opposed), and the negative comments are discussed further below. However with such a low response rate this may not reflect the extent to which the plan will be supported.

A table showing a summary of all of the responses and proposed changes follows:

Regulation 14 summary of issues raised and considered response

NB All comments have been read and considered, and the main comments made (as relevant to the plan or process) have been summarised in the table that follows. In some cases where the comment may have been input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.

Please note that the paragraph / policy numbers referenced relate to the Pre-Submission (Reg 14) Consultation draft and may have changed in the Submission version as a result of the updates to the Plan.

Respondent/s	**§**	**Para / Policy**	**Matters raised (summarised)**	**Response** *(italics = change to Neighbourhood Plan)*
Environment Agency		General	Where your plan proposes development or promotes growth, we recommend early consultation with your local water company.	The utility service providers were consulted – unfortunately we cannot require that they respond.
Historic England		General	It is not clear whether the heritage team at BCP has been involved in the formulation of the Plan but if not we would encourage liaison to ensure that the site allocations and related policies will avoid harm to the historic environment in accordance with overarching national and local planning policy.	BCP Officers have confirmed verbally that in compiling their response they liaised with all relevant sections within the Council including the heritage team.
Natural England		General	Response confirms that Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.
National Highways		General	Having reviewed the plan's proposed policies, we consider that these are unlikely to lead to a scale of development that would adversely impact on the safe and efficient operation of the SRN. We therefore have no specific comments to offer on the policies within the plan.	Noted

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
Landowner of site 07-11		SEA	The SEA fails to robustly consider any form of alternatives or the option of the partial release of site 07-11 as a realistic consideration.	Para 145 of the NPPF makes clear that strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. As such there are very limited circumstances under which the NP could allocate sites in the Green Belt for housing, and therefore these do not form a reasonable alternative.
Natural England		SEA	Response confirms that significant effects on statutorily designated nature conservation sites or landscapes and Habitats sites, either alone or in combination, are unlikely.	Noted.
Clemdell Limited	1	1.1.5	Homefield Grange Care Home staffing has potential for about 75 employees (not including the services required for the 29 independent living units) and should be recognised as a significant employer in the Plan area.	Noted – reference can be made to the existence of care / nursing homes in the area as facilities that provides opportunities for local work. *Reference care / nursing homes in 1.1.5*
Meyrick Estate	1	1.2	Where in the NP is there explicit discussion about carrying forward policies of the Local Plan? Are there any areas of conflict between NP and LP?	The Neighbourhood Plan cannot alter the Local Plan policies. The new BCP Local Plan will determine which policies are not saved. The Basic Conditions Statement addresses potential areas of conflict.
New Forest National Park Authority	3	3.1	NPPF paragraph 182 states that development within the setting of National Parks, "...should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas." The NP area is immediately adjacent to	Noted – this could be included as a major constraint with reference to section 3.1 *Add further section regarding the setting of the New Forest National Park.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			the New Forest National Park and so it is recommended that a cross-reference is made to this national policy position and CRoW Act S85 requirement for relevant bodies to 'seek to further' the two statutory National Park purposes in making decisions that could affect them.	
Fox Homes Ltd	3	3.1 (and also 1.2.1, 1.5.1 etc)	The proposed changes to the NPPF are directly relevant to the Development Plan including Neighbourhood Plans in the BCP Council area particularly in relation to housing need, housing land supply and green belt policies. It is highly likely that the current draft of the BCP Local Plan will not be adopted or at least not without significant change. Changes to reflect the adopted version of the BCP Local Plan may be significant and require a further consultation.	With the withdrawal of the BCP Local Plan the Neighbourhood Plan has been realigned to the adopted Core Strategy, and also has had regard to the most recent national planning policies and guidance. This has resulted in some changes but these are not considered so significant as to warrant further consultation.
Meyrick Estate	3	3.1.3	This section should also explain that very special circumstances may be used for the promotion of most non-conforming GB proposals.	The supporting text is providing the context for the NP policies – the very special circumstances only applies to decision-making. *Clarify this point in the supporting text.*
Landowner of site 07-11	3	3.1.4	The current framework is clear that green belt boundaries can be amended in exceptional circumstances, and we would suggest that the failure to meet an identified housing need would present such a circumstance, a position made clearly and supported by Government in the draft NPPF.	Disagree – NPPF para 145 states that strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. In the absence of such a strategic policy the Neighbourhood Plan cannot amend the green belt.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
Clemdell Limited	3	3.1.4	The Plan seeks to create a policy distinction between village and hamlet. A hamlet has a legal and dictionary definition as "a small village". The Development Plan (Policy LN4) identifies Winkton for sustainable Green Belt development.	The appeal decision on which this was based is May 2019. A number of more recent appeal decisions have been researched that reference this consideration, and do not suggest that the previous Inspector's determination was unreasonable. – 20/3252232 – "A hamlet is usually regarded as belonging to the parish of another village or town" – 22/3299359 – "a village would be a small settlement that, in size, sits between a hamlet and town, and would provide some access to services or facilities, such as a church" – 23/3324939 – "due to the physical spread and density of development in the area, combined with the number of local services, I consider XXX to be a village" – 23/3332732 – "while several bus stops are present nearby, other commonly found features of a village to meet needs of residents are very limited, with no evidence of facilities that would support day-to-day living." *Revise text to remove reference to Winkton as a village to avoid potential confusion on this point.*
Fox Homes Ltd	3	3.1.4	In respect of current Green Belt policy, case law has evolved since the referenced appeal decision which considers that Winkton is not a village for green belt policy purposes (and is contradicted in 2.1.1 which references the separate characters of Burton and Winkton villages).	
Fox Homes Ltd	3	3.1.4	Options for infilling also permit the provision of limited affordable housing for local community needs. Moreover, Green Belt policy is anticipated to change in the near future and so the plan will be more flexible if it is adaptive	Agree that it is appropriate to have regard to the most recent national planning policies and guidance on Green Belt, including the introduction of 'grey belt' and how this is defined.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			to those changes or rather does not seek to provide its own interpretation or green belt policy position.	*Revise supporting text and policy wording to take into account the changes to national planning policies and guidance on Green Belt.*
Environment Agency	3	3.1.5	Your plan should ensure any policies, site allocations and design of development, takes the future challenges of climate change into account. Green and blue infrastructure is important for adaptation and resilience to climate change, provides health and wellbeing benefits, allows nature recovery, improves water quality, and assists in delivering net zero targets. Your plan should include policies which support and encourage opportunities to incorporate green and blue infrastructure, including natural flood management approaches, river restoration including deculverting / naturalisation, and the protection of existing natural assets. You may also wish to identify important networks in your plan area and ensure policies manage development over or near these areas.	The potential increased flood risks are referenced in 3.1.5, and policies such as 8. Reinforcing the area's green network and 17. Sustainable Drainage Solutions are responding in part to the future challenges of climate change and encourage opportunities to incorporate green and blue infrastructure.
New Forest National Park Authority	3	3.1.15 / HRA	The Burton & Winkton Neighbourhood Area is located entirely within the defined 13.8km 'zone of influence' of the New Forest's internationally designated sites (SPA, SAC and Ramsar). This zone defines the area within which new development is likely to result in increased recreational impacts on the New Forest's designations. This is alluded to in paragraph 3.1.14 of the draft Plan which states, "…whilst the remaining areas of the parish are not specifically designated for their wildlife interest, there are issues relating to the indirect impact of	The policy has been reconsidered in line with the existing Core Strategy Policy ME1 – given this similarly includes protection of the direct, indirect and cumulative impacts relative to the significance of the nature conservation value of internation sites and applies national policy in this regard, and that the Neighbourhood Plan is not seeking to release additional land, no policy change is considered necessary. However the supporting

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			development on the Avon Valley, Dorset Heaths and New Forest relating to recreational pressures and wastewater disposal into the river catchment." Paragraph 3.1.15 cross-refers to the BCP Local Plan which includes a specific policy to protect these important habitat sites (Policy NE2). Should the final version of the Neighbourhood Plan increase the planned level of development over and above the quantum identified by BCP Council in their Local Plan then the need to address in-combination recreational impacts on the New Forest's Natura 2000 sites would need to be highlighted in the Neighbourhood Plan for legal compliance.	text can be updated to reflect the latest local strategies in regard to these sites. *Update supporting text to reference current strategies in relation to the Avon Valley, Dorset Heaths and New Forest European wildlife sites.*
Clemdell Limited	3	3.2 / 3.3	Tabulation of the annual delivery of net new dwellings in the Plan area should be provided - analysed by tenure types - since the Development Plan (2014), with projections for delivery of the allocations	There is no requirement in the NPPF / NPPG for Neighbourhood Plans to include a detailed annual delivery schedule.
Clemdell Limited	3	3.2 / HNA	Based on 2011 Census data would not include consideration of the needs arising from the residents of Homefield. The Plan's HNA seems to identify parish need for affordable housing in 2011 as 365 units (258+107) (para 4) but excludes overall need (from para 39). It does not analyse the impact on future affordable need of Roeshot Hill, and also excludes the local connections generated from Homefield Grange staff. The 420 housing needs figure in 3.2.4 seems unlikely to be able to accommodate the affordable need identified in the Plan's HNA (when updated).	The HNA is one strand of evidence, and in terms of the quantum of housing needed the Plan uses the more recent standard method calculation basis, which is based on current housing stock and affordability levels. The 2021 LHNA explains that "caution should be exercised in trying to make a direct link between affordable need and planned delivery, with the key point being that many of those households picked up as having a need will already be living in housing and so providing an affordable option

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				does not lead to an overall net increase in the need for housing (as they would vacate a home to be used by someone else)." In terms of the strategic development at Roeshot Hill – this is expected to come forward at the end of the plan period, and will provide affordable housing as part of this mix – the viability report submitted with the outline application concluded that it would be viable to provide 27% of the units as affordable housing. Given the timescales it is unlikely that this new population would give rise to additional affordable housing need within the plan period. Under the current Local Plan there are opportunities to bring affordable housing forward as rural exception sites, and the Neighbourhood Plan does not look to prevent these or potential development of suitable grey belt sites that may deliver affordable housing compliant with the Government's 'Golden Rules'.
BCP Council	3	3.2 / Policy 1	Please ensure the wording of the NP policy accords with the 70 homes estimated to come forward through windfall opportunities (Strategic Policy P7 in the draft BCP Local Plan).	It is noted that a more recent estimate of windfall was provided as part of the BCP Local Plan examination. EXAM 7 Housing Supply update paper, dated 30 September 2024 included a review of windfall levels since 2006/07, noting that the levels have averaged 1,116dpa, and 83dpa over the last 5 years. It therefore suggests that the

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				latter figure is an appropriate basis for windfall assumption, and this plan has taken a pro-rata approach to this.
Landowner of site 07-11	3	3.2 / Policy 1 HNA	The Household Survey of 2019 highlighted that there was a need for at least 150 homes in the parish but that this could be a lot higher between 250 and 300 dwellings. This significant need has not been addressed in the current draft of the Neighbourhood Plan.	The Neighbourhood Plan policies do not place a cap on the number of homes to be built, but the area is highly constrained. Affordable housing is being delivered through the strategic sites, including Roeshot Hill where at least 350 affordable homes should be delivered across the whole site). Also, whilst the survey highlighted housing needs at that time, this included need arising from family members living outside of the area, and also did not take into account the 'churn' arising from existing stock of affordable housing (based on 2021 Census data in table TS054 there were 20 households in shared ownership properties and 207 households in social rented properties).
Landowner of site 07-11	3	3.2 / Policy 1 HNA	The needs assessment identifies a need for at least 107 new affordable homes for sale and therefore both plans will fall far short of this target even if the anticipated number of affordable homes are delivered.	
Historic England	3	3.2 / Policy 1	There appears to be no independent evidence associated with the 320 figure as part of the urban extension at Roeshot Hill. Given the size of this allocation the evidential dependency on the LP should be made clear within the policy.	This is referenced in 3.2.3, and based on the latest available information (i.e. the indicative masterplan), which can be clarified in the supporting text. There is no evidence to suggest that this site will not come forward. *Reference and include link to planning permission and masterplan*
Meyrick Estate	3	3.2 / Policy 1	Roeshot Hill: having already secured planning permission pre2024, is it appropriate to include this figure in the Parish total for a plan covering 2024 to 2039? How might	

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			the NP accommodate any shortfall or any change to Roeshot housing numbers across the Plan period?	
Clemdell Limited	3	3.2.3	More detail on the delivery of the Roeshot Hill proposal (such as tenure analysis) should be provided.	
Clemdell Limited	3	3.2 / Policy 1 also Foreword, 1.2.1	The Plan is aligned with the BCP Draft - it appears inevitable that the housing numbers will increase and that extra Green Belt in the Plan area will be released to meet mandated housing for BCP and, potentially, for Dorset. As noted, there are no NPPF transitional provisions for Neighbourhood Plans and therefore it is at least prudent for the Plan to identify sites to meet need in full per PPG. At a minimum Policy 1 should not remain more restrictive than the current Development Plan.	Following the withdrawal of the BCP Local Plan from its examination, the Neighbourhood Plan will need to be realigned to the adopted Local Plan, and will continue to also have due regard to national planning policy. Policy 1 is not considered restrictive, but sets out the strategy for the Neighbourhood Plan to meet local housing needs based on a proportionate approach of the housing requirement for the BCP area under the new standard method. Based on the review of housing supply (as updated) this does not indicate a need to identify further sites at this stage. Nor does the Plan restrict the next iteration of the BCP Plan from releasing Green Belt sites, as this is a strategic matter. *Update plan to realign to the adopted Local Plan (the Core Strategy and relevant saved policies) and base the housing requirement for the BCP area under the new standard method*
Meyrick Estate	3	3.2 / Policy 1	How will the NP react to modifications to the LP suggested by Inspectors considering that plan, and the proposed changes to the NPPF? Has the Plan considered how it will protect key elements of its distinctiveness should the major allocations be made, which could be much sooner than 2039?	
Historic England	3	3.2.4	If the evidence to substantiate the amount of housing derives from the LP process it is important this is adjusted as necessary to remain aligned. Otherwise, the NP will	

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			need to provide its own independent evidence to substantiate different figures.	
Meyrick Estate	3	3.2 / Policy 1	The Parish does not appear to have questioned Local Plan provision in relation to its own needs. Has the Parish considered its specific development need?	This has been considered through the 2019 Household Survey and associated HNA evidence.
Meyrick Estate	3	3.2 / Policy 1	Does the NP wording encouraging the bringing forward of windfall sites? How confident is the Parish the windfall total will come forward or should the NP make further provision through specific site identification?	The windfall estimate has been updated and is based on a proportion of the BCP estimated windfall and their related evidence presented as part of the Local Plan examination. Infill development within Burton village and conversions replacements (all of which would be considered windfall) are specified in Policy 1.
Landowner of site 07-11	3	3.2 / Policy 1 New site allocation	The allocation of land to the north of Burton to deliver an extension to the settlement of about 100 homes would help meet the significant level of identified housing need and secure the use of the sports pitches for the future and provide additional areas of	The housing figure for the whole BCP area (based on the new standard method introduced in 2025) is a minimum of 2,966 homes a year. If this were to be proportioned across the area based on the number of households (as per the 2021 Census data) this would suggest a target of 31.2 dwellings per annum, which our evidence suggests can be met without further site allocations, and until such time that the new Local Plan strategy has been agreed, which may provide an update to the housing target for our area, this is considered the most reasonable target to base this Neighbourhood Plan on.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			landscaped open space, as well as enhanced ecological areas to help towards the delivery of biodiversity net gain. This would be supported by the Written Ministerial Statement, published on the 30 July 2024, which sets out a clear imperative to deliver growth and meet housing needs. It advises that homes need to be delivered in the right place, and as part of that the Green Belt needs to be updated as it is a dated policy which must be reconsidered, particularly *"land on the edge of existing settlements or roads, and with little aesthetic or environmental value".* BCP Council acknowledge the only purpose of the Green Belt that the site meets is safeguarding the countryside from encroachment. Parcel A could deliver around 100 dwellings based on an average density of 30 dwellings. Parcel B is the sport pitches which could be secured for long terms sports and recreation use. Parcel C which could be transformed into an ecology and landscape asset for the local area and community. The provision of providing a pedestrian and cycle connection between Burton and Winkton could also be secured.	This site (07-11) was assessed through the Government-funded technical support package for Neighbourhood Planning by independent consultants AECOM. It was considered unsuitable for allocation, noting the landscape impact of developing the site as significant as it would fundamentally alter the sense of openness, and reducing the perceived gap between Burton and Winkton. The area is question is considered to be of particular local sensitivity and is therefore proposed for protection as an important local gap under Policy 7. It is understood that the Green Belt review is being refreshed in light of the most recent Government guidance. The release of Green Belt sites is a strategic matter, outside the remit of the Neighbourhood Plan.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
Fox Homes Ltd	3	3.2 / Policy 1 New site allocation	The site of Shaw Park on Burley Road to the north of the village adds very little to the character of the village, represents previously developed land and is suitable and available for development. The site could provide up to 30 dwellings in a well-designed manner without encroaching into the countryside and respective of the historic core of the village. A site layout of how the site can be developed is attached. 	The housing figure for the whole BCP area (based on the new standard method introduced in 2025) is a minimum of 2,966 homes a year. If this were to be proportioned across the area based on the number of households (as per the 2021 Census data) this would suggest a target of 31.2 dwellings per annum, which our evidence suggests can be met without further site allocations, and until such time that the new Local Plan strategy has been agreed, which may provide an update to the housing target for our area, this is considered the most reasonable target to base this Neighbourhood Plan on. Would question the claim that it is previously developed land – this is a combination of parcels of land most of which have last been actively used for agriculture / horticulture. This site (07-05) was assessed through the Government-funded technical support package for Neighbourhood Planning by independent consultants AECOM. It was considered unsuitable for allocation, noting the particularly poor pedestrian access and localised flood risks. The area is question adjoins the hamlet of Winkton, and is not considered to be in a

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				sustainable location with regard to active travel options and public transport routes. It is understood that the Green Belt review is being refreshed in light of the most recent Government guidance. The release of Green Belt sites is a strategic matter, outside the remit of the Neighbourhood Plan.
Local resident comments	3	3.2 / Policy 1	This policy was not supported by the majority of local residents responding to the consultation. The main issues raised were: – Excessive infill in Burton is destroying the character. – Concerns regarding the overall scale of development and impact on local services (e.g. sewerage, GP surgeries, schools), flooding, traffic congestion throughout the village. – Doesn't mention potential opportunities in Winkton for new homes.	The main concerns raised relate to the impact of the quantum of development – however national planning policy makes very clear that NPs must not promote less development than proposed in the Local Plan or be used to constrain the delivery of a strategic sites (see NPPF paragraphs 13 and 30). The requirements for infrastructure and design / character are addressed as far as possible through other policies in this NP. The Green Belt is clearly a constraint with regard to the potential opportunities in Winkton for new homes, and this is discussed at the start of Chapter 3.
Meyrick Estate	3	3.2 / Policy 2	How does first homes discounted by 40% encourage land to come forward, especially on smaller sites? How will the NP meet these requirements and deliver land to meet local need?	The NP can only be used to guide development - it cannot force landowners to submit planning applications nor does it come with compulsory purchase powers. The first homes (discounted) element does not apply to small (non-major) sites where viability is more likely to be an issue, and

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				the latest evidence supporting the BCP Local Plan supported 25% of affordable housing as First Homes. The policy does allow for alternative discounts subject to evidence that this would remain affordable in relation to local wage levels.
BCP Council	3	3.3 / Policy 2	BCP cannot support the requirement for affordable housing in major development to be provided to those with a local connection to the parish as the Council offer housing to anyone with priority need on the Housing Register. It is also not clear what is meant by "those living in the area" (i.e. principal residence).	Agreed that local connection criteria is not relevant (and too late) for Roeshot. However this should still be possible and clearly relevant to major development within and adjoining the village of Burton. *Amend policy to exclude the strategic development site in Roeshot altogether. The reference to "living in the area" is intended to refer to the parish and this can be made clear.*
BCP Council	3	3.3 / Policy 2	The draft BCP Local Plan ward policy is strategic as is the housing mix policy H3 so would apply to all developments. There is flexibility for some 1 bed homes (e.g. in Policy H3a&d) which may come forward as infill. However, we need family homes on South of Burton site as well as Roeshot so we would not support suggested deviation from the draft BCP Local Plan strategic requirements as suggested in Policy 2 (ii).	Noted – whilst the BCP Local Plan has been withdrawn, this policy can be amended to provide greater flexibility. *Amend policy and supporting text to be more flexible on the housing mix, with the exception of large homes (the equivalent of 5 or more bedrooms).*
Local resident comments	3	3.3 / Policy 2	This policy was not supported by the majority of local residents responding to the consultation, but many did not provide reasons for this. The few comments were of a wider-ranging nature, including:	The concerns expressed are noted, and it is hoped that the changes proposed in relation to BCP Council feedback address the majority of the concerns raised.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			– Requirement to be flexible on 1 bedroom homes depending on the area. – Affordability is a key thing and smaller properties in the parish are not affordable to first time local buyers. – Concerns regarding infrastructure (as per Policy 1).	
BCP Council	3	3.4 / Policy 3	Support	Support welcomed.
Meyrick Estate	3	3.4 / Policy 3	Businesses may need to have good communications including road access and parking to be successful - parking need not be a problem if designed appropriately with any change of use, and the site is of a size to meet the needs and ambitions of the business located there. Problems are more likely to be associated with unplanned businesses operating from unsuitable sites.	The policy does not look to prevent businesses from being successful – but locations that can only be accessed off the rural network of lanes would be unsuitable for businesses that would give rise to significant levels of traffic. *Revisit text to ensure that this is clear – and explain that larger businesses may wish to consider the strategic employment areas identified through the Local Plan.*
Local resident comments	3	3.4 / Policy 3	This policy was supported by the majority of local residents responding to the consultation.	Support welcomed.
BCP Council	4	4.2 / Policy 4	Policy refers to Map 3 (key cycle and walking routes). Is there a need for an additional map to show the community facilities and local services identified in Table 1?	These are shown on Map 3 but this is not clear from the title of the map and how these are annotated. *Amend map or show separately.*
Meyrick Estate	4	4.2 / Policy 4	What are the infrastructure needs for the plan area – including that needed to support an aging population? Will CIL payments due to the Parish meet infrastructure	The requirements for infrastructure are addressed as far as possible through this chapter and the site allocations.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			costs? A restriction on new development will restrict the availability of additional CIL payments.	
Local resident comments	3	4.2 / Policy 4	This policy was supported by the majority of local residents responding to the consultation. The main issues raised in objection were: – Request for a small convenience store in Winkton – Include recognition that post office and doctors surgeries have gone leaving total lack of services	Winkton historically has had shops – and this policy would not prevent such a facility (particularly if located close to the pub as another local facility). However there is no clear community drive for community-run shop in this location. The closure of the post office and doctors surgery is regrettable, and the Neighbourhood Plan seeks to encourage their reinstatement.
Local resident comments	5	5.1.1	The main routes into Winkton should include Burley Road has no Pavements. NB typo: Stony Lane (not Land)	Agree. *Amend final sentence of 5.1.1 perhaps could be amended to cover Burley Road / Winkton, and 5.1.3 to note that Burley Road is becoming busier with development at Bransgore. Correct typo.*
BCP Council	5	5.1.7 – 5.1.8	This section of the Avon Valley Path is not technically closed but is largely impassible due to flood related damage causing it to wash away. Restoring the path and potentially upgrading it for cycling would accord with the council's Local Cycling and Walking Infrastructure Plan (LCWIP) aspirations. The route has deteriorated significantly since the Rights of Way Improvement Plan (RoWIP) was adopted and there would be potentially insurmountable challenges to repairing and/or upgrading the path due to flooding and environmental constraints.	Noted. Whilst alternative routes would be acceptable in theory, this will depend on whether they would be suitably safe and attractive. *Amend text to reflect that whilst not permanently closed, the route is impassable over-winter (and often for longer periods), and the way forward has not been resolved. Any resolution should involve the Meyrick Estate (as riparian landowner), and*

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			If the path is to be included on Map 3 in the draft Neighbourhood Plan it should probably be shown as a potential cycling and walking route.	*should consider the safety and attractiveness of the route.*
Meyrick Estate	5	5.1.7 – 5.1.8	It may not be physically possible to re-provide the section of the Avon Valley Path as originally used - would alternatives be equally acceptable?	
BCP Council	5	5.1.10	There will be an opportunity to review the LCWIP routes when the plan is refreshed.	*This can be noted*
Local resident comments	5	5.1.11 / Map3	Burley Road between Winkton & The Lamb Inn is regularly used by locals, many with dogs. It is also a heavily used cycle route as is Tin Yard Lane and the continuation of Hawthorn Road to Bockhampton Road where Hawthorn splits and these should be highlighted too within Winkton & Bockhampton.	Agreed – these points can be added. *See response to BCP comment (below) - these routes to be added to the map and noted that they are also well used by horseriders.*
BCP Council	5	5.1 / Policy 5	Much of the wording is repetition of national and local policy. Policy should consider the measures suggested in the 2007 Burton Conservation Area Appraisal & Management Plan (p.40) aimed at helping the 20mph limit being observed.	Disagree that the policy largely repeats national and local policy (see Basic Conditions Statement). Community speed watch data demonstrates that Salisbury Road through Winkton has the highest number of speeding and would benefit from appropriate measures to calm traffic. Refer to Winkton CAA pgs 43-44. The Parish Council would support the introduction of heritage fingerpost in lieu of clutter of signage

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				and would welcome further discussion with BCP on bring wider project forward. *Update text to reflect the above details.*
BCP Council	5	5.1.13 Project P3	Not all the routes shown are suitable as quiet routes, the ones along Stony Lane are anything but quiet and lack the appropriate traffic segregation/ traffic calming facilities. The proposed Quiet Lanes are not clearly marked on the Map.	Agree that the Quiet Lanes area should be mapped. Agree that Burley Road carries too much traffic and would not be characteristic of a Quiet Lane – although it has been reduced to 40mph for much of its length. The critical area which does have a significant number of horseriders (due to location of stables) is the section through through Winkton as far as the junction with Harpway Lane, where further traffic calming would be welcomed – extend network to cover this. *Update map and text to clarify that the Quiet Lanes policy should apply to the rural roads to the east of Burton Village, and extend key walking route through Winkton and reference the proximity to stables and need for traffic calming in this location.*
Meyrick Estate	5	5.1 / Policy 5	The Estate is a supporter of the concept of quiet lanes as an integral part of a recreational movement strategy under policy 5. This will require a coordination of responsibilities, and we encourage close liaison with the local walking and cycling infrastructure plans (both BCP and NFNPA). What discussions have been undertaken with the highway authority and do any commitments exist?	Support welcomed. BCP Council was consulted on the policy and their response is included here.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
Local resident comments	5	5.1 / Policy 5	This policy was supported by the majority of local residents responding to the consultation. The main issues raised were: – the proposed improvement of access from Burton to Winkton along Salisbury Road by a slight widening of the pavement could not be achieved without excessive narrowing of the B3347 or demolition of many 18th and 19th century walls which form the curtilage of a number of nationally and locally listed dwellings in Winkton. – The pavement/ cycleway from Stony Lane roundabout down to the Fountain roundabout is dangerous. It is uneven and there is no barrier between the road and pavement. – The off road stretch between Burton and Winkton is also a bridleway regularly used by horse riders. The plan should reference making safe routes for horse riders.	Whilst it is accepted that the existing width of Salisbury Road would make a segregated walking and cycling route difficult to achieve, it should be feasible to introduce sensitive traffic calming (referenced as a priority in the Winkton CAA) to make better provision for pedestrians and cyclists. Agree that provision for pedestrians and cyclists along the Christchurch bypass is poor as the camber on path lists people into the road, making it difficult to walk on, the surface has been poorly maintained, and it is of insufficient width to be safely shared with cyclists. However this element is outside the parish, and therefore it is not considered that it could be included on Map 3. The use of local roads by horse-riders is referenced (and forms part of the basis for the 'Quiet Lanes' proposal) but this can be broadened to include safe off-road routes. *Amend reference to Burton and Winkton to note that such improvements would potentially form part of a wider traffic calming scheme, as identified in the CAA. Note issue relating to the Christchurch bypass. Include greater reference to equestrian use.*
BCP Council	5	5.1.10	Although just outside of the boundary of the plan area, mention should perhaps also be made of a desire to improve the sometimes narrow and discontinuous cycle route into Christchurch down Stony Lane and along the Christchurch bypass into to the Town centre via Fountain Roundabout. These obstacles represent significant impediments to cycling from the neighbourhood plan area into the main centre of Christchurch. The large, proposed development at Roeshot Hill, part of which is within the neighbourhood Plan area, reinforces the need for an improved Active Travel route into Christchurch along the bypass and through Fountains Roundabout. This route would also provide an all-weather illuminated alternative to an Avon Valley path into Christchurch town centre. This	

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			also accords with the LCWIP, which designates a primary route along the Christchurch bypass. A cross-boundary arrow on Map 3 would help to emphasise this point.	
Meyrick Estate	5	5.2	What positive steps does the NP take or propose to improve bus provision or take up?	This is outside the remit of the Neighbourhood Plan to control, as noted in 5.2.1.
Local resident comments	5	5.2.2	The bus service has only improved for Burton residents, not Winkton where the service remains extremely poor.	This can be clarified *Amend test to read "Since that time, service provision has improved for residents living in Burton village,…"*
BCP Council	6	6.1 / Policy 6	NPPG 011 advises that if land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space (NPPG 011). This issue applies to: LGS1 - Burton Village Green - a registered village green LGS2 - St Lukes Churchyard – is safeguarded land (for burial space) under Policy ID1 of the BCP LP LGS3 – St Martins Hill Recreation Ground – is designated open space under Policy NE7 of the BCP LP LGS6 – Burnham Road Park – is designated open space under Policy NE7 of the BCP LP	Whilst national planning policy guidance suggests that it is not necessary to designate sites that are already protected, it also does not prevent this, and given the age of the Local Plan it is important that these sites are indicated as protected for the avoidance of doubt. None of the sites are extensive in size (which is a matter of judgement, and based on the comparable size of the settlement and each site's characteristics). There are other examples of LGS in the area which are of similar size to the largest LGS proposed in this plan (for example, the recently re-confirmed LGS-HW in the Hazelbury Bryan NP is 5.7ha, and the Wareham Rugby Club Playing Fields in the Wareham NP which is 6.7ha).

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			LGS7 – Priory View Play Area – is designated open space under Policy NE7 of the BCP LP LGS8 – Clockhouse Stream – is designated open space under Policy NE7 of the BCP LP and is also an extensive tract of land LGS11 – Burton Hall Field – is designated open space under Policy NE7 of the BCP LP and is also an extensive tract of land The following areas lie within a sustainable neighbourhood and could come forward as windfall for housing, and would not therefore be consistent with NPPF para 105 which required LGS policies to be consistent with the local planning of sustainable development LGS4 - Sandy Plot Recreation Ground LGS5 - Sandy Plot Amenity Area LGS9 – Chestnut Way amenity space –each segment of this land is owned with the individual residential property from Nos 69-91. It might be difficult to substantiate that this has recreational benefit unless the residents of these properties are happy for the area to be so used – have they been contacted?	The latter plan also has overlaps with other existing statutory designations. With regard to LGS4 and 5, whilst these sites are within the village, that is the case for other sites that are protected (as listed above, such as under Policy NE7) – and in theory these smaller sites would also be protected by that policy but are not mapped because the fall below the size threshold for mapped sites. The reason for their designation is provided in Table 2. Winkton Green, whilst considered by BCP to be highway land, is not part of the functioning highway and could (in theory) be removed from highway land. There are other examples of LGS in the area where similar green triangles have been safeguarded through LGS designation (for example, the recently examined "The Triangle" in the Wimborne St Giles NP). All landowners who did not respond to the Regulation 14 consultation were contacted to check that they were aware of the proposals. No further comments were made. This including the owners of the Chestnut Way amenity space, as identified by Land Registry title checks.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			LGS13 - Winkton Green –this verge is highway land. Therefore, it's designation is inconsistent with the NPPF (para 104).	
Meyrick Estate	6	6.1 / Policy 6	Have these sites been discussed with landowners and what provision is there to retain the sites as open in perpetuity?	All landowners who did not respond to the Regulation 14 consultation were contacted to check that they were aware of the proposals. No further comments were made. The LGS designation means that in terms of planning decisions these sites will be trated in a manner consistent to Green Belt.
Local resident comments	6	6.1 / Policy 6	This policy was supported by the majority of local residents responding to the consultation. The main issue raised was that Martin's Hill Recreation Ground should be available as a football field. Why has this been blocked by the Parish Council?	The Neighbourhood Plan LGS designation does not prevent the use of those sites for recreation including football. However the management of those sites remains a matter for the landowner.
BCP Council	6	6.1 / Policy 6 6.2 / Policy 7	LGS12 – Winkton Fields – is a large tract of Green Belt land which is partly covered by a Conservation Area designation. It was previously used by Homefield School (now closed) as their sports field. This area forms part of the proposed Important Local Gap policy 7, and the use of two designations would be inconsistent with the national framework and guidance, and Policy 7 largely duplicates Green Belt policy.	The designation of Winkton Fields as a LGS is justified given its recreational value (the home ground of the very popular Burton Youth Football Club, and used extensively by walkers and dog walkers) in addition to its role within the important local gap, and as part of the wider landscape setting of Winkton (as referenced in the Conservation Area Appraisal). The NPPG makes clear that land that is already protected by other designations may still be considered for LGS designation if there would be additional local
Landowner of site 07-11	6	6.1 / Policy 6	Whilst it is important to retain the sports pitches, these do not require additional protection as LGS by preventing	

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
		6.2 / Policy 7	development immediately adjoining them. Indeed, development may be beneficial as it would provide suitable overlooking and surveillance of the space to help create a safer community facility. It is not necessary to add further protection to the Green Belt in this location through a local gap policy which will prevent the ability to achieve sustainable development by overly restraining development at the settlements edge, in the most sustainable locations. There is no evidence to back up the designation of this Important Local Gap. The important local gap is identified as having views out to the countryside. However, there is a significant tree belt to the east that creates a visual separation with the land to the east and the Winkton CAA highlights that views to the west are more important than those to the east. The sports field and other fields around Winkton are included within the Conservation Area to preserve its setting. The policy suggests this area has a 'strong rural, green character' but the sports pitches and surrounding urban influence negate this.	benefit from such a designation. In this case the protection afforded to Green Belt is not strong as it neither values the recreational value of the land or its role as part of a local gap between a village and hamlet (and the land could be deemed grey belt given it does not adjoin the conurbation, does not form part of a gap between two towns, or form part of the setting of Christchurch as an historic town). Nor does Policy HE4 does not provide protection where a replacement facility is proposed in an alternative location. A similar point can be made in relation to the remaining elements of the important local gap, which includes additional land to the south and west, which have not had public access but if developed would significantly undermine the feeling of separation between the two settlements and undermine Winkton's distinctive character. The area of land to which Policy 7 relates represents a small proportion of land within the parish which in turn represents only a very small proportion of land within the BCP Council area. Existing strategic policies do not propose development in this local gap, and its designation as such would not result in the Neighbourhood Plan promoting less development than set out in the adopted Local Plan.

Respondent/s	**§**	**Para / Policy**	**Matters raised (summarised)**	**Response** *(italics = change to Neighbourhood Plan)*
Meyrick Estate	6	6.2 / Policy 7	Support	Support welcomed.
Local resident comments	6	6.2 / Policy 7	This policy was supported by the majority of local residents responding to the consultation.	Support welcomed.
BCP Council	6	6.3 / Policy 8	Support. Some clarification is needed on the criteria wording which states: "seek to link existing green spaces and corridors where possible to provide a more robust and usable network;". Does this mean linking in terms of routes through, or in terms of biodiversity networks, or both?	Support welcomed. The bullet point referenced was intended to relate to both wildlife and public access (where compatible), and this can be clarified *Amend to read: "seek to link existing green spaces and corridors where possible, to provide a more robust and usable network for wildlife and, where appropriate, public use;"*
Meyrick Estate	6	6.3 / Policy 8	Trees in conservation areas are similarly protected – this should be included	Whilst notification of works to trees is required within a Conservation Area, they are only protected if BCP then determine that a TPO is appropriate. The mature deciduous trees are in any event covered under the first part of the policy.
Local resident comments	6	6.3 / Policy 8	This policy was supported by the majority of local residents responding to the consultation. The main issues raised were: – consider reinstating Winkton Green to its size prior to the extraction of gravel at Clockhouse Copse to enhance the Conservation Area and improve safety for pedestrians crossing at this point. Motorists would also be more likely to reduce their speed when approaching the junction with	Agree that reference to traffic calming is appropriate for WInkton, as highlighted in the CAA. The removal of himalyan balsam from Clockhouse Stream is not something that the Neighbourhood Plan can achieve. The PC has contacted the landowners about this issue. It is understood that some clearance has been undertaken by riparian

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			Salisbury Road. The proposed new fingerpost would also be more visible on the reclaimed village green. – Clear invasive himalyan balsam from Clockhouse Stream.	landowners in recent years (within appropriate times) but this has not yet resolved the problem. *Include reference to the enlargement of Winkton Green within the Plan as described.*
BCP Council	6	6.4 / Policy 9	Support	Support welcomed.
Local resident comments	6	6.4 / Policy 9	This policy was supported by the majority of local residents responding to the consultation.	Support welcomed.
Historic England	7	7.1 – 7.9 / Policies 10 - 18	We note and applaud the complementary regime of locally informed policies within the Plan which seek to preserve the area's distinctive historic character, and supporting documents such as the Design Guidance and Codes	Support welcomed.
Meyrick Estate	7	7.1 – 7.9 / Policies 10 - 18	How realistic is it to assume the village design guide will be effective on large allocations pursued by volume house builders to a generic design palette?	The extent to which this plan will be effective is dependent on how it is used by BCP Council in determining planning applications. National planning policy is clear that development that is not well designed, especially where it fails to reflect local design policies / take into account any local design guidance, should be refused
BCP Council	7	7.1 / Policy 10	It is unclear why only up to 5 building plots are justified to take account of immediate surroundings.	This is because larger plots are more likely to include greater variation and may potentially include new streets / pockets of development, and should not therefore be limited to taking design cues from their immediate surroundings.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				Clarify the above points within the policy / supporting text.
Local resident comments	7	7.1 / Policy 10	This policy was supported by the majority of local residents responding to the consultation. The main issues raised were: – Infill is very difficult to get right. New quality architecture doesn't necessarily need to be a modern take of 'historic' to fit in – Embrace sympathetic development that blends in – Many of the old Farm buildings are going into disrepair. If these are Listed then they need to be maintained.	Support welcomed.
BCP Council	7	7.2	There should be a reference to vulnerable buildings / buildings at risk (see pp.33-34 of the Burton CAA MP, the worsening state of the listed United Reformed Church is of particular concern) and encouragement for opportunities to address their condition.	Noted *Make reference in NP as proposed.*
Meyrick Estate	7	7.2	The Burton Conservation Area was designated in 1986 from data collected earlier, the Winkton CA in 1989. Being of some age do these need to be refreshed?	BCP Council are responsible for reviewing the CAs and as such this lies outside the remit of the Neighbourhood Plan.
Meyrick Estate	7	7.2	There is guidance and significant case law on developments affecting heritage assets and their setting. This guidance should be referenced.	The same point could be said about all of the areas of policy.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
BCP Council	7	7.2 / Policy 11	We support this policy with some changes. Whilst welcoming the use of more signage, the design of signage is tightly controlled by the Traffic Signs Regulations and General Directions (TSRGD) for prescribed signage if BCP Council erect them. The use of local materials is unlikely to be possible due to the need to limited budgets and compliance with the TSRGD. But should local communities wish to repair or replace pre- signs BCP would have no in principle objection to them subject to their location being suitable from safety and practical considerations.	Noted – the need to have regard to the TSRGD on sites within the Highway can be noted in the supporting text. *Reference the implications of the Traffic Signs Regulations and General Directions in the supporting text.*
Local resident comments	7	7.2 / Policy 11	This policy was supported by the majority of local residents responding to the consultation.	Support welcomed.
BCP Council	7	7.2.1	Paragraph 7.2.1 refers to Map 5 but this appears incorrect and potentially should be changed to Map 8. Map 8 refers to Local Historic Buildings which should state: Non-Designated Heritage Assets.	*Agreed – correct Map reference*
BCP Council	7	7.3 / Policy 12	Have highways have had some input to this in terms of standards and highway safety, as this policy is quite prescriptive?	BCP Officers have confirmed verbally that in compiling their response they liaised with all relevant sections within the Council.
BCP Council	7	7.3 / Policy 12	The second bullet point refers to different parking standards (which we do not support) than those in the BCP adopted Parking Standards SPD (2021).	The second bullet is about the design of traffic calming and not the provision of on-street parking – it cross-references Policy 16 which deals with parking standards (and a similar point is made under this policy and addressed below).

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
				The SPD on street design (5.10.2) states: "Providing sufficient designated on-street parking spaces in the right locations will assist in reducing the instances where residents feel the need to park on footways or verges. However, inappropriate parking should also be prevented through the design of the street. A range of street elements, such as carriageway widths, street furniture and planting, (including trees and groundcover planting), can be manipulated to constrain or direct parking." There is no clear conflict in this regard, and the SPD does not carry the same weight as a Neighbourhood Plan as it is guidance and is not part of the development plan for the area.
Local resident comments	7	7.3 / Policy 12	This policy was supported by the majority of local residents responding to the consultation. Some recognition that this may not be feasible / appropriate in all locations.	Support welcomed.
BCP Council	7	7.3.1	Paragraph 7.3.1 – missing a word - should read "…and in the allocation south of the *railway* (given the…"	Noted *Correct to reference south of Burton village*
BCP Council	7	7.3.4	Shared paths should be typically 4m on "main" routes that are likely to be busier. 3m is an absolute minimum. Edge routes should have a carriageway width of no more than 6.4m. Rather than having specific widths they would be better having a reference to using LTN1/20 (or its	The suggested dimensions were taken from the Government funding Neighbourhood Plan support provided by AECOM, but this can be amended to instead reference national guidance on widths.

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			replacement) as this the national standard depending on vehicle speed, and volume of ped/cycles.	*Amend diagrams to update widths and reference LTN1/20*
BCP Council	7	7.4	Typo in the blue inset– 'Hight' should be 'High'	*Agreed – correct typo*
BCP Council	7	7.4 / Policy 13	We support measures to prevent high boundary treatments along front boundaries due to safety concerns from vehicles entering/exiting a site.	Support welcomed. The point re safety can be noted. *Amend policy to also refer to potential safety concerns from vehicles entering/exiting a site.*
Local resident comments	7	7.4 / Policy 13	This policy was supported by the majority of local residents responding to the consultation.	Support welcomed.
Meyrick Estate	7	7.4 / Policy 13 7.9 / Policy 18	How can you control inappropriate changes brought about through permitted development? Does the plan area have areas of particular sensitivity where Article 4 Directions might be used effectively?	The Neighbourhood Plan is not able to alter permitted development rights, which is acknowledged. Whilst this could be controlled through Article 4 directions, the potential harm is not confined to any one area, and it is thought unlikely that BCP Council would consider a blanket approach appropriate.
BCP Council	7	7.5 / Policy 14	Where it states: "outbuildings and single storey additions to the side of properties should also be used within areas of predominantly 2 storey buildings to add interest and variety". Are these single storey additions essential or just encouraged/acceptable in principle? It reads as the former.	The intent is to encourage design that is interesting and varied, of which single storey additions are one option. This can be clarified. *Amend policy to clarify.*

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
BCP Council	7	7.5 / Policy 14	Whilst the policy refers to average densities in the area, we would seek to ensure that the policy should be consistent with the draft BCP Local Plan Policy S2 in terms of indicative densities (per ha).	With the withdrawal of the BCP Local Plan reference is now made to the Core Strategy. This suggested a density of 26 - 46 dwellings per hectare within the Roeshot Hill development (Policy CN1) and more generically a minimum density of 30dph is encouraged under Policy LN2, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. It is noted that it may be necessary to increase densities to make more efficient use of land, given housing needs, and this may in part be possible through a mix of house types that includes a higher proportion of 1 and 2 bedroom dwellings. *Add explanation in supporting text that higher densities may be possible through a mix of house types that includes a higher proportion of 1 and 2 bedroom dwellings*
Meyrick Estate	7	7.5 / Policy 14	How does this balance with Government advice to make the best use of available land through increased densities?	
Local resident comments	7	7.5 / Policy 14	This policy was supported by the majority of local residents responding to the consultation. The main issues raised were that taller dwellings should not be completely ruled out to help meet housing needs (due to the smaller footprint for a given size of house).	Support welcomed.
BCP Council	7	7.6 / Policy 15	Where it states: “built forms should be varied” could lead to erosion of character and limited scope to refuse out of keeping design. The pre-amble suggests that it is intended to enable buildings to be designed in keeping with the local vernacular but not all rigidly the same, which is	Noted – the intent is to avoid repeated suburban-style developments.

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			positive, but probably need to be careful how this bullet point is worded.	*Amend to read "built forms should be varied, reflecting the mix within the older parts of the settlement"*
Local resident comments	7	7.6 / Policy 15	This policy was supported by the majority of local residents responding to the consultation. The main issue raised was whether more variety could improve the character and this should not be ruled out.	Support welcomed.
BCP Council	7	7.7 / Policy 16	The policy should align with the BCP Parking Standards SPDs requirements and remove reference to other proposed standards. The standards proposed are contrary to the council's zonal approach in its adopted Parking Standards SPD and its aspiration to promote more sustainable forms of travel. Increasing car dependency could make it harder to justify improvements to public transport and Active Travel. The adopted Parking Standards SPD still allows, where justification is provided, a variation to car parking provision on a case-by-case basis.	The proposed standards are supported by evidence that provide justification. Whilst the reasoning behind the SPD is understood, it is not a strategic policy, and it has also been prepared on the basis that there is no difference between the suburban locations within the conurbation than rural settlements such as Winkton which differ signficantly in terms of options for active travel, public transport, access to jobs etc. The provision of parking spaces does not prevent more active travel, but does ensure that pressures for on-street parking are not excessive, which is a significant local concern. It is accepted that it would be less applicable to apply these standards to the Roeshot Hill development, and this can be clarified. The plan makes clear (in 7.1.5) that the guidance contained within this chapter is not intended to be used in relation to the strategic site at Roeshot Hill, which is subject to its own outline planning permission and masterplanning process.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
Meyrick Estate	7	7.7 / Policy 16	Are the district-wide standards appropriate for Burton and Winkton or is there a need to have a different standard to secure local character?	The policy and table 3 do vary from the BCP standard and this is considered more appropriate to our area.
Local resident comments	7	7.7 / Policy 16	This policy was supported by the majority of local residents responding to the consultation. One respondent noted that off road parking is important for electric car charging.	Support welcomed.
Clemdell Limited	7	7.7.1 – 7.7.4	The Plan notes that car ownership has declined across BCP as a whole and it therefore should be proposing lower standards to move away from the increasing car dependency it has identified.	Whilst there is a decline across the BCP Council area as a whole, this is not the case at the local level, where the number of vehicles per household has continued to rise, from 1.5 cars or vans per household in 2011 to 1.6 in 2021. This is (we think) clearly stated in 7.7.1 but obviously not understood by the respondent.
BCP Council	7	7.7.5	Reference to Table 2 should be to Table 3.	Agreed *Correct reference.*
BCP Council	7	7.7.6	Regarding electric vehicle charging points the plan might also wish to suggest that facilities do not impede cycle and pedestrian access, e.g. with build outs and/or trailing leads	Agreed *Include reference to this issue.*
BCP Council	7	7.8 / Policy 17	We support the content and the focus on SUDS systems. However, the opening sentence should be amended to promote the use of sustainable drainage systems to <u>all</u>	Whilst the intent is supported, it would seem unreasonable to place such a requirement on all development given that this would include

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			development unless proven to be impractical to deliver (to take into account the impact of climate change).	changes of use, minor householder extensions that may have no impact on drainage.
Local resident comments	7	7.8 / Policy 17	This policy was supported by the majority of local residents responding to the consultation. One respondent noted that there are lots of new technologies available which enable improved sewage maintenance.	Support welcomed.
BCP Council	7	7.9 / Policy 18	No issues	Support welcomed.
Clemdell Limited	8		A revised Site Assessment should be aligned with national policy and revision of the South East Dorset Green Belt Assessments. To provide accuracy this must include landowners as stakeholders rather than a superficial desk–top exercise.	The site assessment was carried out independently by AECOM as the appointed consultancy from the Government's NP support. This has in effect been consulted on as it has fed into the NP and was published as part of the supporting evidence during the Reg14 consultation.
Meyrick Estate	8		In supporting development options, e.g. the GP surgery, has the NP considered viability as well as desire or need?	The plan has been subject to consultation and no evidence of viability has been provided in the landowners / developers responses.
BCP Council	8	8.1 / Policy 19	Policy and Map 9. Walking routes should also be cycling routes. The aspirations partly contradict our draft BCP Local Plan allocation – whilst there is no objection to increased permeability we have concerns regarding multiple motor vehicle accesses. We also agree in principle with the point about the settlement edge, but are not sure which	Cycle point noted *Amend to including cycling (if feasible)* The plan does not make the second access a requirement if this would not be feasible.

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			design guide is being referred to – more clarity would be helpful.	The design guide is the AECOM report but has been included as part of Policy 12, which may be better referenced *Amend relevant bullet point in 8.1.4 to reference Policy 12*
Clemdell Limited	8	8.1 / Policy 19	PPG 41 para 009 indicates that a timetable for the delivery of the site should be provided (and alternative sites if a substantive timetable is not provided)	The exact wording is that "Neighbourhood plans should consider providing indicative delivery timetables" – so this is not a requirement. As a relatively small site there is no need for phasing to be considered.
Environment Agency	8	8.1 / Policy 19	The Sequential Test and Exception Test should be satisfied if your plan is proposing development or promoting growth in flood zones 2 and 3. The Lead Local Flood Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk). For allocations in areas at increased risk of flooding or where the access/egress route may be affected by flooding, flood warning and emergency response is a key consideration to ensure development can be delivered safely.	Whilst part of the site allocation south of Burton Village falls within FRZ2 and 3, it sits alongside the strategic allocation that includes reference to the development being informed by modelling to demonstrate that the development can be sequentially located and that buildings, car parking and access are outside the areas or surface water flood risk. Clarify in supporting text reference to avoiding vulnerable development within the part of the site that is within the FRZ2/3 and flood risk requirements as set out in the strategic allocation.
Environment Agency	8	8.1 / Policy 19	The Sequential Test and Exception Test should be satisfied if your plan is proposing development or promoting growth in flood zones 2 and 3. The Lead Local Flood Authority will be able to advise if there are areas at risk	Whilst part of the site allocation south of Burton Village falls within FRZ2 and 3, it sits alongside the strategic allocation that includes reference to the development being informed by modelling to

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			from surface water flood risk (including groundwater and sewerage flood risk). For allocations in areas at increased risk of flooding or where the access/egress route may be affected by flooding, flood warning and emergency response is a key consideration to ensure development can be delivered safely.	demonstrate that the development can be sequentially located and that buildings, car parking and access are outside the areas or surface water flood risk. Clarify in supporting text reference to avoiding vulnerable development within the part of the site that is within the FRZ2/3 and flood risk requirements as set out in the strategic allocation.
Environment Agency	8	8.1 / Policy 19	The plan should ensure that a suitable buffer is maintained between any proposed development and any watercourse / waterbody / flood defence, in order to maintain access, protect biodiversity and avoid impacts to flood defence infrastructure.	The policy seeks to ensure that the drainage channel from land to the north through the site is designed to run within an attractive and publicly accessible green corridor/s where feasible. The need for a suitable buffer for the reasons advised can be clarified. *Amend text to refer to the need to maintain access, protect biodiversity and avoid impacts to flood defence infrastructure.*
Historic England	8	8.1 / Policy 19	We have no comments on this allocation and are happy to defer to the BCP heritage team	Noted
Meyrick Estate	8	8.1 / Policy 19	Land south of Burton: the site has yet to be developed despite the age of the allocation. Can the NP rely on this requirement to meet the Parish Total? What contingency does the NP make in the event the land does not come forward?	There is no evidence to suggest that this site cannot be relied upon. In responding to the BCP Local Plan consultation in May 2024, Hinton Admiral Estate confirmed their intent to bring the site forward as part of a wider masterplanned approach https://www.bcpcouncil.gov.uk/Assets/Planning-

Respondent/s	§	Para / Policy	Matters raised (summarised)	Response *(italics = change to Neighbourhood Plan)*
			What consideration has been given to the viability of a scheme that meets the requirements set out?	and-building-control/Representations-on-Draft-Local-Plan/0284-Gervis-Properties-Hinton-Admiral-Redacted.pdf. The NP representatives have repeatedly sought to meet with the Estate's representatives since the summer of 2024 to learn more about the wider masterplan, but have been unable to secure a meeting or elicit any further information to date.
Local resident comments	8	8.1 / Policy 19	This policy was not supported by the majority of local residents responding to the consultation. The main issues raised were: – Concerns whether flood mitigation is feasible – Concerns about lack of infrastructure (as per Policy 1) – Potential loss of privacy and residential amenity from overlooking of properties and associated private amenity space in Gordon Way, given the difference in ground levels.	The main concerns raised relate to issues that the policy is attempting to address, given that this site is allocated and national planning policy makes very clear that NPs must not constrain the delivery of a strategic sites. The need to avoid significant overlooking of existing properties is a generic point and can be clarified as part of Policy 14, in addition to being referenced in the site allocation policy. *Amend Policy 14 to add reference to the need to avoid unacceptable levels of overlooking / loss of privacy, and cross-reference this in relation to the site allocations.*
BCP Council	8	8.2 / Policy 20	Retaining GP and pharmacy uses "if feasible", it is not clear what they would need to do to demonstrate that it is not feasible. Some sort of policy tests would be more useful.	Noted – the ability to relocate the pharmacy is the main test and this can be reflected in the policy test. It is not clear at this time whether the decision of the NHS ICB can or will be challenged,

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Meyrick Estate	8	8.2 / Policy 20	Does this require the applicant to demonstrate preferred uses were not possible?	and the need to marketing and/or confirmation of this point can be made. *Update Policy and supporting text to reflect the above and latest known situation with regard to the site and its planning history.*
Historic England	8	8.2 / Policy 20	The Plan and supporting evidence acknowledge the site's high profile location within, and positive contribution to, the Conservation Area and its sensitive relationship with adjacent Listed Buildings. The policy accommodates this accordingly with design and development criteria, highlighting also the desirability of meaningful retention of the existing building. We therefore have no comments on this allocation and are happy to defer to the BCP heritage team.	Noted
Local resident comments	8	8.2 / Policy 20	This policy was supported by the majority of local residents responding to the consultation. No issues raised.	Support welcomed.
BCP Council	8	8.3 / Policy 21	Some of the farm buildings along Lyndhurst Rd appear to be of heritage value so their retention is strongly encouraged. It will be useful to clarify in the policy that traditional / period / historic farm buildings shall be preserved (not replaced), repaired and converted sympathetically if justification is provided for their alternative use. Any new development shall be sensitively designed to respect the character and appearance of any recognised (e.g. Hawthorn Farm which is on the Local List)	Noted – the desirability of sympathetic repair and conversion of traditional / period / historic farm buildings can be added to the policy. Given the policy is limited to modest scale offices / workshops (including ancillary retail these uses should not create a significant increase in traffic. *Amend policy to reference the need to retain any traditional / period / historic farm buildings through sympathetic repair and conversion*

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			or potential heritage assets. We have slight concerns regarding the intensification of retail and other non-agricultural activity and associated traffic generated at Ellie's Farm, at junction of Hawthorn Road and Lyndhurst Road. Agree with the principle with preventing overspill parking on adjoining lanes, however, we have reservations as to whether creating a destination where farming is the non-main activity can be sufficiently accommodated.	
Environment Agency	8	8.3 / Policy 21	For allocations where the access/egress route may be affected by flooding, flood warning and emergency response is a key consideration to ensure development can be delivered safely. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. We advise you undertake appropriate consultation with your local planning authority, emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and NPPG.	The road network in this area is impacted by flooding, and the need for safe access can be clarified. BCP Officers have confirmed verbally that in compiling their response they liaised with all relevant sections within the Council.
Historic England	8	8.3 / Policy 21	We have no comments on this allocation and are happy to defer to the BCP heritage team	Noted
Meyrick Estate	8	8.3 / Policy 21	Some land at Hawthorn Farm is low lying but this should not preclude the reuse or redevelopment of the farm, providing drainage is appropriately addressed.	Noted – see also Environment Agency comments / response.

Respondent/s	**§**	**Para / Policy**	**Matters raised (summarised)**	**Response** *(italics = change to Neighbourhood Plan)*
Meyrick Estate	8	8.3 / Policy 21	Has the NP any scale in mind which would be considered 'modest'?	This can be clarified in line with Policy 3. *Amend to reference "(compared to other buildings in the locality)"*
Local resident comments	8	8.3 / Policy 21	This policy was supported by the majority of local residents responding to the consultation. No issues raised.	Support welcomed.
Local resident comments	9	Appendix 4	"The Orchard" has been called this since 1915, prior to that it was called "Stella Maris"	Noted – however the description is as per the BCP Listing to avoid confusion.