

**Yetminster & Ryme Intrinsic  
Neighbourhood Plan**



# **Consultation Statement**

**Ver 8**

**14/07/2021**

**Submission Draft**

Table of updates and changes – does not form part of the final version

|                  |   |
|------------------|---|
| 05/10/2018 Ver 3 | Update table added; dates checked; spelling and grammar checked; some minor clarifications made; steering group engagement added (information and policy); acknowledgements updated |
| 10/10/2018 Ver 4 | Appendix 2 Discussion Evenings amended by limiting to actual SG report  |
| 21/06/2020 Ver 5 | Minor details (WDDC to DC) changes made   |
| 11/07/2020 Ver 6 | Info on Websites added, document updated  |
| 13/07/2020 Ver 7 | Redrafted to overcome corrupted file  |
| 14/07/2021 Ver 8 | Updated to include Reg 14 Consultation and finalisation of the plan   |

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## 1.0 Introduction

### Purpose of the Consultation Statement

In July 2021 Yetminster & Ryme Intrinsic Parish Council agreed the submission of their neighbourhood plan to Dorset Council (formerly West Dorset District Council). When submitting a neighbourhood plan to the relevant local planning authority the legislation requires that the qualifying body include a number of other documents to accompany it. One of these is commonly known as a *Consultation Statement*.

This Consultation Statement has therefore been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2011. Part 5, Section 15(2) of these Regulations sets out that a Consultation Statement should: -

- a) contain details of the persons and bodies who were consulted about the neighbourhood development plan
- b) explain how they were consulted
- c) summarise the main issues and concerns raised by the persons consulted
- d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

### Background to the preparation of the Y&RI Neighbourhood Plan

The Civil Parish of Yetminster & Ryme Intrinsic lies within the administrative area of Dorset Council.

With the completion of the Yetminster & Ryme Intrinsic Parish Plan an initial meeting with Leigh Parish Council took place in the middle of 2015 to explore the opportunities and possibilities to be gained by producing a Neighbourhood Plan either as a shared “vision” for the Wriggle Valley or two individual plans sharing resources and information where appropriate. A working group was set up to take the project forward.

A report was submitted to Yetminster & Ryme Intrinsic Parish Council (the qualifying body) outlining the Neighbourhood Plan process and reviewing the options available and a decision to support a plan for the Yetminster & Ryme Parish, either as a standalone plan or as a shared vision with Leigh and potentially the adjoining parish of Chetnole, was made in September 2015 and subsequently formally ratified in October 2015.

To enable the concept of a Neighbourhood Plan to be properly understood and to seek people’s views, three initial community meetings were arranged in March 2016. At these there were display boards, presentations and maps to promote discussion and to generate interest and ideas on areas for potential expansion. However, in addition to the feedback on the potential for a Neighbourhood Plan it became clear that the individual communities wanted to proceed with a *specific* plan for their own areas rather than a shared one. The Yetminster & Ryme Intrinsic Parish Council subsequently agreed to this although regular liaison and engagement with Leigh and with Chetnole was to be encouraged.

In addition to providing feedback, volunteers for the project were also sought. A number of residents also indicated that although they did not feel able to help they still wished to be kept

informed of the development of the Neighbourhood Plan. At a further meeting of the volunteers, a Steering Group was formed consisting of a Parish Councillor (who represents and reports to the Council) and six residents some of whom, it was intended, would lead groups of volunteers to undertake the research, consultation, plan writing tasks and the other work necessary to produce the Plan. All those who worked on this plan are listed in Appendix 1 to this document.

Full coverage of the meetings was given in the Wriggle Valley Magazine (the local news journal) and this has continued to act as a source of community interaction particularly regarding progress reports and other information. Additionally, a dedicated Neighbourhood Plan section was set up on the Parish Council's website and a standalone website and Facebook page were also initiated to ensure maximum distribution of information. Regular reports are also made to the Parish Council and are included within the minutes of the meetings which are available to the public.

Following this initial work, the Parish Council decided that the Plan would encompass the area of the Civil Parish. As such, an application for designation was submitted to West Dorset District Council and this was subsequently approved, and the area designated, on the 13<sup>th</sup> June 2016.

### **Schedule of activities**

Consultation activity during the preparation of the neighbourhood plan occurred in two distinct stages: -

1. Initial non-statutory consultation carried out between March 2016 and September 2018 when the Steering Group sought the views of the wider community as part of their evidence gathering. The types of consultation carried out included a series of village meetings, a questionnaire delivered to all households, an Open Day and associated feedback from this, attendance at the village fairs, discussions with the local school children and a survey of local businesses.

The evidence gathered from these various community engagement activities, together with the results of the survey work done for the earlier Parish Plan, formed part of the evidence base when formulating the plan.

2. The subsequent statutory consultation on the pre-submission consultation draft was undertaken for six weeks between September 7<sup>th</sup> 2020 and October 19<sup>th</sup> 2020.

The specific activities undertaken during these two stages and the issues raised are described in more detail in the following sections. Throughout the plan preparation process there were on-going initiatives to publicise progress and provide feedback and to encourage engagement. These included: -

- Monthly reports to full Parish Council meetings
- Information updates on the Parish Website
- Information updates on the dedicated YRIPC Neighbourhood Plan Website
- Publication on the Parish Website (also accessed from the YRIPC Neighbourhood Plan Website) of the Steering Group Minutes and progress news.
- Information on the Neighbourhood Plan process and guidance on the Parish Website
- Regular articles and updates in the Wriggle Valley Magazine and in the Village Facebook pages
- Updates and information on the three Village Notice Boards
- Flyers and posters within the plan area.

- Informal engagement, when possible, by members of the Steering Group at village coffee mornings and local club meetings etc.

## 2.0 Non-Statutory Consultation

The initial community consultation and engagement activities can be summarised as follows: -

1. Those attending the initial community meetings in March 2016 had the opportunity to volunteer to help with the production of the plan. A meeting of those who had volunteered was subsequently held in April 2016 and a Steering Group was formed from those who attended.
2. A review of available information was undertaken by the Steering Group as an initial first step and they identified information from the results of the earlier Parish Plan Questionnaire (attached as Appendix 2) and the subsequent Parish Plan Statement Consultation exercise, information available from the WDDC database and information and discussions/decisions from the Parish Council Minutes.
3. Neighbourhood Plan pages were created on the Parish Website and a separate, dedicated stand-alone Neighbourhood Plan website and Facebook page were also set up the former being linked to the Village Facebook page.
4. A report on progress with the Neighbourhood Plan was made to the Annual Village Meeting of the Parish Council in April 2016.
5. A stand was taken at the annual Yetminster Street Fair held in July 2016 and members of the Steering Group and a number of volunteers were available to discuss the proposed development of a plan.



NP stand at the 2016 Yetminster Street Fair

6. A report, providing an update on progress was distributed in August 2016 to all those who had registered an interest in being kept informed about the progress with the Neighbourhood Plan.
7. The Terms of Reference defining the relationship between the Parish Council and the Neighbourhood Plan Steering Group were drafted and adopted by both groups in August 2016
8. A series of 7 discussion evenings were subsequently organised in September 2016 for residents and were publicised by leaflets distributed to every house and business and articles in the Wriggle Valley Magazine and posters distributed throughout the area. The total attendance was 107 plus between 3 and 5 members of the steering committee on each



evening. The District Councillor attended on two occasions. A high proportion of those present took the opportunity to join in discussion and in this respect the evenings overall achieved their objective. Reminders were given that the purpose was to share ideas, not to make decisions.

9. From these meetings the Steering Group identified 5 main themes and the issues that were of concern together with an emerging vision for the next 10-15 years. The group also used the feedback from the meetings, to produce a draft Vision Statement.
10. Sub-groups to work on the 5 themes and issues were organised and those who volunteered were allocated to one or more of the areas. These groups subsequently developed the Objectives to underpin the draft Vision Statement and the individual theme strategies.
11. A survey of all businesses was undertaken, and business owners were encouraged to contact the sub-group to discuss the potential for development and employment issues. Their views were taken into account in formulating the business and employment policies.
12. In February 2017 discussions were undertaken with St. Andrews CE Primary school with a view to raising the awareness of the children who are aged between 5 and 11 years. As such a series of consultations were undertaken by the individual class Rights Respecters and their classmates and a member of the relevant NP Sub Group.
13. A report on progress with the Neighbourhood Plan was made to the Annual Village Meeting of the Parish Council in April 2017.
14. A stand was again taken at the annual Yetminster Fair held in July 2017 and members of the Steering Group and a number of volunteers were again available to discuss the proposed plan and the emerging strategies and policies for the themes.
15. A report providing an update on progress was distributed in July 2017 to all those who had registered an interest in being kept informed about the progress with the Neighbourhood Plan.
16. A Questionnaire was designed and delivered to every house and business in September 2017 to enable the community to comment on the draft Vision Statement and the Objectives. Additionally, they were also invited to comment on an outline of the proposed policies and strategies and, essentially, to identify areas which could be improved or had been missed. Letterboxes were set up in strategic locations for residents to return the questionnaires and a Survey Monkey version was also produced. In all a 35% return was achieved which was felt to be very positive.
17. Specific articles explaining the Vision and Objectives and urging people to complete the questionnaire were published in the Wriggle Valley Magazine and on the two websites.
18. The information obtained from the 7 initial consultation evenings, feedback from the schoolchildren and the further information from the later "Vision" consultation was now reviewed. From this review the Steering Group were able to ensure that the developing plan addressed the aspects identified. A table summarising the issues identified and explaining how these have been considered is provided
19. In November 2017 a "Call for Sites" was made inviting landowners to put forward land that they felt was suitable for development. This was advertised in the Wriggle Valley Magazine and the Blackmore Vale Paper and a number of suitable posters were also placed in prominent positions throughout the plan area. A total of 14 sites were put forward with a further 3 potential sites identified by the Steering Group.

20. A report on progress with the Neighbourhood Plan was made to the Annual Village Meeting of the Parish Council in April 2018.
21. Following work, after the Call for Sites, to review the various sites an “Open Day” was held in the school hall in July 2018 to enable the community to see the sites being put forward and for them to provide feedback, in the form of a questionnaire. This event was advertised in the Wriggle Valley Magazine, on the village notice boards, on both the Parish and neighbourhood Websites and on the Village Facebook Page and a number of posters were also placed in prominent positions throughout the plan area.



Call for Sites “Open Day” July 2018

22. A description of each site, together with a site map, aerial plan, and location photograph, together with the criteria to be considered, were provided. Additionally, further panels displayed background information on the Neighbourhood Plan and there was an extract from the Strategic Environmental Assessment which people were also asked to comment on. The opportunity was also taken to enable people to comment more freely and good use was made of a standalone comment board. A total of 107 people attended on the day and 7 further requests for questionnaires were received after the event.
23. The questionnaire available on the Open Day sought to understand whether residents felt that a site was suitable for development and allowance was made for them to write further comments as they felt necessary.
24. The results and comments were collated and are attached as Appendix 7, 2 (b). These were used to review the selection of sites undertaken by the NP Steering Group.
25. Members of the NP Steering Group met those landowners of the submitted sites who wanted to discuss their proposals with the group in late August 2018 and in September 2018. The selection of sites was then finalised, and all landowners notified of the group’s decisions.
26. A further report providing an update on progress was distributed in November 2018 to all those who had registered an interest in being kept informed about the progress with the Neighbourhood Plan. Copies of the display panels and information were also made available on the Neighbourhood Plan pages on the Parish Website.
27. The draft plan was amended taking into account the information from the meeting with landowners and following discussions with officers from Dorset Council. Other organisations were consulted on specific areas of the plan, as necessary.

28. Further reports on progress were made available on the various websites and to both the Parish Council, volunteers and those who had asked to be kept informed.
29. A decision was made to change the format of the plan so that it would not be necessary to “turn” the document when accessing the various maps and the document was subsequently updated.
30. Regular updates and reminders were written for the Wriggle Valley Magazine alerting the community to the forthcoming consultation as progress was made towards this.
31. The Neighbourhood Plan Steering Group formally presented their final version of the draft plan to the Yetminster & Ryme Intrinsic Parish Council in February 2020. The Parish Council made a number of cosmetic changes and adopted the plan at their meeting on the 8<sup>th</sup> July 2020. With their formal submission to the Parish Council, the NP Steering Group stood down, and so the Parish Council set up a new internal working group – the YRIPC Neighbourhood Plan Working Group - to undertake the necessary Reg 14 consultation and subsequent submission to the Local Planning Authority.

### 3.0 How the issues and concerns have been considered up to Pre-Submission Stage

The summary of issues and concerns and the explanation as to how these have been considered have been combined in the following table:-

| Policy Area                        | Summary of key issues  | How the issues have been addressed  |
|------------------------------------|--|---|
| <b>Environment</b>                 | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ that the present historic environment which included the Conservation Area and listed buildings and sites of historic interest should be protected</li> <li>○ any development should be sympathetic in its design and use of materials.</li> <li>○ a number of views were felt to be special and it was important that any development should not intrude adversely on these.</li> <li>○ there were areas of valued green space where it was important that no development should be allowed</li> <li>○ it was important that the open gap separating Yetminster from Ryme Intrinseca remain</li> <li>○ there was a large network of paths and bridleways and public access to these should be improved</li> </ul> | <p>Policies developed under Environment propose that: -</p> <ul style="list-style-type: none"> <li>○ new development (including alterations and extensions) should pay attention to protecting the setting of listed buildings and buildings of local historic interest and to preserving or enhancing the character or appearance of the Yetminster Conservation Area, including the features of special interest and opportunities taken to address detrimental features</li> <li>○ development should be designed and located to respect the area's distinctive landscape character</li> <li>○ development should protect and wherever possible enhance local biodiversity</li> <li>○ sites are designated as Green Spaces and no development will be permitted within or immediately adjoining them that would harm their green character or reasons for designation</li> <li>○ development which would cause harm to land already designated as of Local Landscape Importance will not be permitted</li> <li>○ development that would significantly intrude or impact on the identified important views will be resisted</li> <li>○ new buildings, structures and land uses that undermine the gap between Yetminster and Ryme Intrinseca will not be permitted</li> <li>○ proposals to improve public access along footpaths and bridleways will supported</li> </ul> |
| <b>Flooding and Climate Change</b> | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ new housing should seek to mitigate the effects of climate change.</li> <li>○ large-scale windfarms would be installed</li> <li>○ measures and controls should be put in place to limit and or control flooding</li> </ul>   | <p>Policies developed under Climate Changer and Water Management propose that: -</p> <ul style="list-style-type: none"> <li>○ the carbon footprint of development proposals should be minimised</li> <li>○ proposals for individual and community scale energy will be supported providing the scale is appropriate to the setting, that there is not an unacceptable impact on the amenities of local residents or on a feature of natural of biodiversity importance</li> </ul>   |

|  |  |  |
|--|--|--|
|  | <ul style="list-style-type: none"> <li>○ there should be a safe road route that remains open to that people can leave and return to their homes</li> <li>○ the sewage problems that affected Brister End at that time should be remedied</li> </ul>  | <ul style="list-style-type: none"> <li>○ proposals for the use and production of renewable energy and measures to reduce energy and waste consumption and the encouragement of the efficient use of natural resources will be supported providing they do not cause substantial harm to heritage assets, does not cause significant harm to the amenities of local residents</li> <li>○ a proposed development should aim to meet s high level of energy efficiency where achievable</li> <li>○ proposals that would be likely to give rise to increased surface water run off should be supported by a site-specific Surface and Foul Water Strategy</li> </ul> <p>NB: A requirement to engage with the water services provider to discuss remedying problems with the Brister End sewage system has been deleted due to capacity improvement works being undertaken at the Thornford Treatment works</p>   |
| <b>Community Services and Facilities</b> | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ the villages were in danger of becoming dormitories for Yeovil</li> <li>○ the existing shop and pub and other assets may be lost</li> <li>○ opportunities for new services and facilities were limited</li> <li>○ increased development may place strain on the Health Centre</li> <li>○ the majority of family” housing was on the west side of Yetminster but did not have easy access to a play area</li> </ul> | <p>Policies developed under Community Services and Facilities propose that: -</p> <ul style="list-style-type: none"> <li>○ the enhancement and expansion of existing services and facilities is encouraged</li> <li>○ development proposals that would result in the loss of, or a reduction of, a key facility will not be supported unless they will replaced or the service of facility is no longer needed or a financial viability report shows that the service of facility is not viable</li> <li>○ the provision of new community services and facilities will be supported through the re-use of a rural building.</li> <li>○ the provision of new sport and recreational facilities will be supported providing the proposal does not cause an unacceptable impact on the local amenity, result in vehicular movements that would not in safety be accommodated on rural roads, undermine the commercial viability of nearby commercial facilities</li> </ul> <p>NB: the development of Folly Farm on the west side of Yetminster includes the provision of a play area.</p> |
| <b>Housing</b>                           | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ new development may be uncontrolled</li> </ul>   | <p>Policies developed under Housing propose that:</p> <ul style="list-style-type: none"> <li>○ the DBB is updated and that land within this new boundary is allocated for up to 123 new dwellings to meet the needs of local people (7 sites are identified and assessed)</li> </ul>   |

|  |  |  |
|--|--|--|
|  | <ul style="list-style-type: none"> <li>○ new housing should meet local needs, and should include an element of affordable homes available for local inhabitants or those with a local connection wishing to return to the area</li> <li>○ account should be taken of those who may wish to downsize</li> <li>○ new developments should be well designed and enhance the existing built environment using new materials</li> <li>○ there would be a need for supervised or care home provision</li> <li>○ the defined development boundary in the Local Plan was likely to be disregarded</li> <li>○ development should not be too large so as to change the nature and unique character of the villages</li> </ul> | <ul style="list-style-type: none"> <li>○ outside the defined development boundary, development should be limited to rural exception affordable housing and conversion of existing buildings</li> <li>○ residential developments should include a mix in the size, type, and affordability with an emphasis on housing adapted to meet the needs of older people, more affordable types, and smaller open market dwellings.</li> <li>○ where affordable housing is required then it should be prioritised for local people</li> <li>○ new development is supported where the areas identity, character, scale, landscape is protected</li> <li>○ new development should raise the standard of architecture, landscape, and design.</li> <li>○ new development should incorporate appropriate flood risk management</li> </ul> |
| <b>Business Services and the Economy</b>   | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ space for business expansion was limited</li> <li>○ it was important for local businesses to be supported, and small scale industrial development should be encouraged</li> <li>○ there should be business and self-employment opportunities for people to work locally</li> <li>○ approval should be given for the reuse commercial of redundant buildings</li> </ul>   | <p>Policies developed under Business Services and the Economy propose that: -</p> <ul style="list-style-type: none"> <li>○ development will be supported for small scale economic enterprises of a size appropriate to the rural nature of the area and settlement</li> <li>○ employment development will be supported through the intensification or extension of existing premises or part of a farm diversification scheme or through the reuse of an existing building</li> <li>○ all new employment development should respect the character of its surroundings by way of its scale, massing, design, and landscaping</li> </ul>   |
| <b>Traffic , Road Safety and Transport</b> | <p>The key issues were that-</p> <ul style="list-style-type: none"> <li>○ car parking was a problem</li> <li>○ speeding was a major issue and involved farm vehicles as well as cars and vans</li> <li>○ roads and pavements were felt to be unsafe</li> <li>○ the bus service has been lost</li> <li>○ bus and train services will only be maintained if they are used and that there is a danger of a spiral in which a reduced use leads to a reduced service and a further reduction in use.</li> </ul>  | <p>Policies developed under Traffic, Road Safety and Transport propose that: -</p> <ul style="list-style-type: none"> <li>○ where a new development would give rise to increased traffic that would adversely impact on the safe use of the highway contributions may be sought to mitigate this</li> <li>○ new development should be designed to meet or exceed the adopted car parking standards</li> <li>○ all new developments should make appropriate provision for electric vehicle charging points</li> <li>○ provision for electric points in existing developments will be encouraged</li> </ul>  |

## 4.0 Statutory Regulation 14 Community Consultation

1. The Neighbourhood Planning (General) Regulations 2012 require that before the neighbourhood plan is submitted to the Local Planning Authority the qualifying body must publicise a draft to those who live, work and carry out business within the neighbourhood area and invite representations.
2. The Coronavirus outbreak and subsequent government advice meant that the pre-submission draft consultation proposed for April 2020 was put on hold until between September 7th 2020 and October 17th 2020. This delay provided the opportunity to seek a “Health Check” of the draft plan and this was undertaken by AECOM in early August. Generally, it was felt that there was no reason why the plan should not be successful at examination and referendum. A number of suggestions were given, and changes were made to the plan to accommodate these.
3. The YRIPC NP Working Group advertised the forthcoming community consultation in the Wriggle Valley Magazine, on the Village Facebook page, on the Neighbourhood Plan pages on the Parish Website, and on the dedicated Neighbourhood Plan websites. Posters were placed in the Doctor’s Surgery, at the Jubilee Village Hall, and on the 3 Parish Notices boards. An advertisement was placed on the Community Pages of the local radio station and banners were hung in prominent places around the villages. The local primary school involved their pupils and asked them to remind their parents about the consultation and its importance.
4. Copies of the consultation draft of the Neighbourhood Plan were added to the dedicated pages on the Parish Website.
5. A Survey Monkey questionnaire was designed and published on the survey site going “live” between the published dates. Although people were encouraged to use this, dedicated post boxes were set up to enable those completing the paper version to return them.
6. A Consultation “Information Pack” (Appendix 3a) was drafted and consisted of an introductory letter explaining how important it was to comment on the plan proposals, a brief summary of the main points of the plan itself and a questionnaire together with information on where to find the plan on the two websites.
7. Arrangements were made so that anyone without access to the internet could “borrow” a hard copy subject to the Covid restrictions and requirements.
8. The Consultation Information Pack was hand delivered to all properties and business within the two parishes over the weekend prior to the 7<sup>th</sup> September 2020.
9. A “hotline” was available through the Parish Clerk and 8 queries were received and duly responded to.
10. The regulations also stipulate that the qualifying body must also inform any of the consultation bodies whose interest it considers may be affected by the draft neighbourhood plan and invite them to make comment. The consultation bodies are set out in schedule 1 to the Neighbourhood Planning (General) Regulations 2012. The list of consultees actually contacted is attached as Appendix 3b.

## 5.0 Response to the Pre-Submission Consultation

1. Increased activity was recorded on the parish website during the consultation period and a total of 99 returns were received.

### *Organisations responding:*

- Dorset Council
- Leigh Parish Council (no comment)
- Thornhackett Grouped Parish (no comment)
- Natural England
- Environment Agency (acknowledged receipt only)
- Forestry Commission (no comment)
- Historic England
- Wessex Water (acknowledged receipt only)
- Highways England
- Network Rail Infrastructure Limited (no comment)
- South Western Railway (acknowledged receipt only)
- National Trust (no comment)
- Woodland Trust (acknowledged receipt only)
- Dorset Police (acknowledged receipt only)
- NHS Dorset Clinical Commissioning Group (acknowledged receipt only)
- 1st Yetminster Scout Group
- Yetminster Community Sports Club
- Why DIY (Yetminster business)

### *Individuals responding:*

- Alan Pimbley
- Alec Reek
- Andrew & Allison Roles
- Andy & Pearl Gatehouse
- Anthony Grattan-Cooper
- Anthony Wilmington
- Barrie Allington
- Barrie Smallcalder
- Brian Crumpler
- Bryan Foster
- Carinna Vickers
- Carol Jones
- Caroline Hoare
- Catherine Marsh
- Charmaine Bruijns
- Christine Knott
- Christine Lashbrook
- Christopher Trevor Charles Bugler
- Claire Thomson
- Colin & Jan Millward
- D J Carswell
- Daphne Blakey
- Dave Donaldson
- David Ian Torrance
- Emma Lashbrook
- Frances Peacey
- G & C Goater
- Garth Hentley
- George Moody
- Georgina Williams
- Graham & Julai Nutt
- Graham Barlow
- James Gigg
- Jane Waight
- Janet Hardy
- Janet Marion Briggs
- John Howes
- John Strover
- KD, PD & RC Barfoot
- Karen Martin
- Ken Hart
- Ken Horswell
- Linda Manaton
- Liz Moore
- Lord & Lady Harwood-Penn
- Malcolm Maxted
- Mary Simpson
- Michael Batten
- Michael Bednall
- Miss Susan M Hardy
- Mr & Mrs Bane
- Mr & Mrs Robins
- Mr & Mrs Verner
- Mr Andrew Iles, Ms Alex Halsey
- Mr Rene Pennington
- Mr. Nigel Standing.
- Mr & Mrs R Wydra
- Mrs G Wilson
- Ms H Barry
- Nikki Leggett
- Paul Sparks
- Pete Newton
- Peter J Lawrence
- Robert & Bina Mitchelmore
- Robert Blake
- Robert Norbury
- Roger Hughes
- Roger Read
- Ronald Bastable
- Sally Baker
- Sam Huggins



- Sara Greenwood
  - Simon & Sarah Cox
  - Sue Whatley
  - Toby Hartwell
  - Sara Pring
  - Simon and Sue Eadon
  - Terry Curtis
  - Veronica Hansford
  - Sheila Fanshawe
  - Simon Cridland
  - Tina Newton
- plus others anonymous respondents*

## Main Issues Raised

The comments and suggestions made were noted and either accepted and the plan amended, or they were felt not to be actionable are detailed below. *NB comments made that were not considered to be relevant to the policy or text (for example, if they refer to historic decisions over which the plan has no influence, speculate that they will be ignored, or reference issues that are outside of the remit of the Neighbourhood Plan to influence) have not been included in the summary*

| Respondent/s     | Part | Policy  | Details  | Response and Suggested Actions   |
|------------------|------|---------|--|--|
| Highways England | --   | General | We are satisfied that the plan's proposed policies are unlikely to lead to a scale of development that will adversely impact on the operation of the strategic road network and we therefore have no comments to make  | Noted  |
| Historic England | --   | General | Supporting documents to the Plan provide what appears to be a thorough assessment of relevant heritage assets and the potential for impacts on them which may arise. We note that Dorset Council's conservation team has been involved in advising on the merits of proposed sites at previous stages in the Plan's preparation. We would therefore advise seeking their advice, to which we would be happy to defer on the ultimate suitability of the Housing site allocations and policies proposed | Noted – additional advice on heritage impacts has been commissioned in response to the Conservation Team's advice. |
| Barrie Allington | 01   | General | In the list of credits, my christian name should be spelt Barrie   | Agreed<br><i>Change to plan: adjust spelling</i>   |
| Dorset Council   | 01   | General | Paragraph 1.1 – First line should read Localism Act 2011   | Agreed<br><i>Change to plan: adjust date to 2011</i>   |

| Respondent/s                      | Part | Policy | Details   | Response and Suggested Actions  |
|-----------------------------------|------|--------|---|---|
| Anonymous                         | 04   | EN1    | The Lime Kiln on Downs Lane could be restored with an information panel in front.   | This has been the subject of previous initiatives (linked to planning applications) but has failed to be taken forward. However the Parish Council could approach the landowner to discuss its feasibility.<br><i>Include project to approach landowner to discuss feasibility of restoring the Lime Kiln as a community initiative and include within Table 2.</i> |
| Dorset Council                    | 04   | EN1    | Table 2 could usefully include reference to the surviving linear plots to the N of High St (mentioned in the CA Appraisal) as non-designated heritage assets owing to their historic interest in illustrating agricultural practices and land ownership, possibly of late medieval date and possibly linked to the differing landholding/tenurial practices of the manorial prebends, and there is an opportunity here to ensure that any potentially locally important buildings, and any other structures/features outside of the village centres are noted. The policy could more usefully focus on non-designated assets and their setting. | The linear plots are not buildings and are already referenced in the Conservation Area Appraisal. However they could be added to Table 2 to raise local awareness of their historic importance.<br><i>Include within Table 2</i>  |
| Dorset Council<br>Natural England | 04   | EN2    | Supports policy. It recognises the importance of the local landscape in the setting of the Dorset AONB.   | Support noted.  |
| Natural England                   | 04   | EN3    | Whilst Policy EN3 (local biodiversity) makes reference to the BMEP process, there is no specific mention in the relevant site allocation policies as recommended in the SEA.  | Agreed<br><i>Change to plan: reference ecology mitigation as a requirement within the site allocation policies</i>  |
| Dorset Council<br>Natural England | 04   | EN3    | Supports policy and its cross reference to the Dorset Biodiversity Appraisal Protocol. Footnote 22 should refer to version 3 of the   | Support noted. Update agreed.<br><i>Change to plan: amend footnote 22 to include reference to future updates</i>  |

| Respondent/s                          | Part | Policy | Details   | Response and Suggested Actions  |
|---------------------------------------|------|--------|---|---|
|                                       |      |        | Protocol and making reference to 'any future versions of the protocol that may be published'.   |   |
| Natural England                       | 04   | EN3    | In paragraph 4.11 it would also be useful for the Neighbourhood Plan to mention that the plan area lies within the hydrological catchment of the Somerset Levels and Moors Ramsar site.   | Agreed<br><i>Change to plan: add new para following 4.11 as suggested</i>   |
| Anonymous                             | 04   | EN3    | The statement is too passive. Proposals should actively require protection of biodiversity.   | The policy is supported by Natural England and does require local biodiversity to be protected.   |
| Dorset Council<br>Natural England     | 04   | EN4    | Supports policy. Dorset Council advises that evidence should be submitted to demonstrate that the NPPF requirements are met, including landowner consultation..   | The Parish Council own a number of the sites, and the remaining landowners were contacted as part of this consultation stage.   |
| Christine Lashbrook<br>Emma Lashbrook | 04   | EN4    | Disagree with Area 3, Vecklands, it is only an area for dog walkers and could be built on if needed   | This is a minority view and there is a lot of general support for this policy. It is also a Woodland Trust site.  |
| Sara Pring                            | 04   | EN4    | My understanding is that LGS offer public access?   | LGS may be private but must "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. |
| Anonymous<br>Emma Lashbrook           | 04   | EN4    | Disagree with Area 6, Green triangle between the railway and Eastlands given the adjacent developments and proposed development. Very wet and unproductive farmland which could affect nothing if built on in a small way and would not block any village views | This is a minority view and there is a lot of general support for this policy. It is also within the flood plain and therefore unsuitable for development   |

| Respondent/s                             | Part | Policy      | Details   | Response and Suggested Actions  |
|--|------|-------------|---|---|
| Sam Huggins<br>Pete Newton<br>Sara Pring | 04   | EN4/<br>EN5 | Would like to see land North of High Street and East of Stonyacres included as a Green Space or retained within the LLLI (and not developed) - see Natural England National Character Areas 2014 Areas 133 and 140. SEOs and understanding of CA. | The heritage appraisal assessed the prebendal crofts to be an averagely to well-preserved historic landscape character area that has remained largely unchanged since at least 1840 and representing an asset of medium to high significance. As such, the decision has been taken to delete the allocation.<br><br><i>Update Table 3 to remove reference to omission of the part proposed for development from the LLLI. Amend map to include the area east of Stoneyacres within the LLLI</i> |
| Dorset Council<br>Natural England        | 04   | EN5         | Supports policy. Dorset Council advises that evidence could be submitted on the specific value / attributes of the LLLI   | <i>Review Table 3 to ensure that the descriptions include the necessary supporting information to justify there sites' designation</i>  |
| Natural England                          | 04   | EN6         | Supports policy – as it recognises the importance of the local landscape in the setting of the Dorset AONB.   | Support noted.  |
| Dorset Council                           | 04   | EN6         | Supports policy objective. Questions where views 1 – 7 over the open countryside are too expansive / general if not focused on a particular feature.  | The list and description have been reviewed in consultation with the local Walking Group.<br><br><i>Update suggested to Views 2 and 3 to better describe the panoramic views.</i>   |
| Sara Pring                               | 04   | EN6         | View 4 North Eastward from Brister End across the play area is tenuous  | This is one of the few really rural views available from the main highway through the village towards Knighton Hill. The trees / hedges belong to the Parish Council who intend to manage these so as to maintain   |

| Respondent/s                                | Part | Policy | Details  | Response and Suggested Actions   |
|---|------|--------|--|--|
|   |      |        |  | the view (and ensure the play area is suitably overlooked).  |
| Christine Lashbrook<br>Sara Pring           | 04   | EN6    | View 8 St Andrew's Church from Vecklands (Millennium Wood) is tenuous  | The church is clearly visible on the skyline   |
| Anonymous<br>Anthony Grattan-Cooper         | 04   | EN6    | View 9 - the view of St Andrew's from the High Street is very tenuous due to the presence of leylandii and other encroachments.  | This view is Identified in the Conservation Area Appraisal, and is particularly important in terms of the intervisibility between the church and Manor House on the High Street. Whilst there may be Leylandii planted this does not negate this is not permanent. |
| Pete Newton<br>Sara Pring<br>Claire Thomson | 04   | EN6    | Add the view north from the top of the path out of Boyles school yard which is similar to view 2, and more readily seen by people making their way around the village particularly on their way to the school. | The development at Folly Field has impacted on this view considerably and it therefore is not considered to have the same value.   |
| Graham Barlow                               | 04   | EN6    | The view from the Beer Hacket footpath to Chapel Meadow should be considered a protected viewpoint   | This suggested view has been considered but is generally low lying and does not focus on any particularly notable landmarks, so is not proposed for inclusion.   |
| Sara Pring                                  | 04   | EN7    | Some development within the gap could help soften the hard urban edge on the West side of Yetminster.  | The Ryme Road Planning Appeal (3145484) identifies that development in this gap "would significantly harm the character and appearance of the surrounding countryside and setting of Yetminster"   |

| Respondent/s                         | Part | Policy | Details   | Response and Suggested Actions  |
|--------------------------------------|------|--------|---|---|
| Mr and Mrs Verner                    | 04   | EN7    | Area 10 should extend further west right up to the settlement boundary.   | The field to the south side of Bucklers Mead (immediately west of Bingers Farm) has not been included in the important gap given that the settlement continues on the north side of the road at this point.   |
| Dorset Council                       | 04   | EN7    | Supports policy objective. The policy text could make reference to the footpath (Map 8) as acceptable development   | The policy would not prevent the potential for an off-road path, such as provided at Scraps Way, to be implemented should the landowner propose this.   |
| Anonymous<br>George Moody            | 04   | EN8    | Extending Scrap's Way along the verge towards Yetminster is a vital improvement for community safety  | See above – whilst such a link would be desirable this should not be seen as a reason for further / enabling development within this gap (as per the dismissed appeal 3145484).   |
| Dorset Council                       | 04   | EN8    | Supports policy.  | Support noted.  |
| Natural England                      | 04   | EN8    | In paragraph 4.17 we welcome the aspiration to provide new and improved footpaths associated with housing development, and the associated policy EN8. Footnote to paragraph 4.17 should refer to H3, H4 and H6 (in place of H5).  | Support noted.<br><i>Agree correction to cross-reference.</i>   |
| Janet Hardy<br>Miss Susan M<br>Hardy | 04   | EN8    | Encourage more bridleways – can we include the point that with the increase in the number of horses and ponies kept in the area there is a need for the very few bridleways in the area to be connected or extended to avoid having to ride on the roads which with the increase in traffic is becoming very dangerous. | The policy refers to both footpaths and bridleways but this could be made clearer in the last sentence. Project P2 could also be broadened to make clear that this will include consideration of new routes to increase the amount of footpaths and bridleways. |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions  |
|---|------|--------|--|---|
|   |      |        |  | <i>Include specific reference to new bridleways in the policy and amend P2 as above.</i>  |
| Anonymous<br>Robert Blake<br>Charmaine Bruijns<br>Toby Hartwell<br>Frances Peacey | 04   | EN8    | General comments re: maintenance eg: encourage landowners to keep paths free of obstacles such as crops; encourage volunteers to clear obstacles and / or report them on Dorset Council website; some of the local footpaths need better signage to make them easier to follow; install gates rather than styles; encourage better public behaviour re dog mess / control. | This is broadly covered under Project P2. A Walking Group has now been established with Parish Council support and are taking this forward.   |
| Anonymous   | 04   | EN8    | Could the walks be given greater publicity eg through leaflets   | As above.   |
| Dorset Council  | 05   | CC1    | Supports policy. This is similar to the made Bridport NP. The last sentence in para 5.4 is from the Government response to the draft NPPF consultation (July 2018) Page 48 rather than the NPPF 2019.  | Support noted.<br><i>Agree correction to cross-reference.</i>   |
| Alec Reek   | 05   | CC1    | Incorporate public electric charging points  | This is covered under Policy T3.  |
| Dorset Council  | 05   | CC2    | Supports policy. This is similar to the made Bridport NP.  | Support noted.  |
| Alec Reek   | 05   | CC2    | Ground and air source heating should be included.  | The policy would support Ground and air source heating, but for the avoidance of foubt these can be added as examples.<br><i>Amend policy to refer to ground and air source heating</i> |
| Robert Blake  | 05   | CC2    | We should have a much more positive approach to CC2  | The policy is one of support, but also reflects the issues that need to be taken into account to ensure that such scheme do   |

| Respondent/s   | Part | Policy | Details   | Response and Suggested Actions   |
|--|------|--------|---|--|
|  |      |        |   | not cause unnecessary harm to the environment.   |
| Dorset Council   | 05   | CC3    | Supports policy. This is similar to the made Bridport NP.   | Support noted.   |
| Anonymous<br>Robert Blake<br>Charmaine Bruijns               | 05   | CC3    | We should have a much more positive / ambitious approach to CC3. The inclusion of renewable energy, water harvesting and waste reduction should be a requirement for all new buildings.                                   | In drafting the policy regard has been had to the recommendations made by the Examiner of the Bridport NP in terms of what could be considered overly onerous if included as a 'requirement'. It is also noted that the Government is looking to introduce its Future Home Standards for zero carbon buildings by 2025, and as such the context for this policy is likely to change over the next few years. |
| Robert Blake<br>G and C Goater<br>Paul Sparks<br>Jane Waight | 05   | CC4    | 10% renewable target for new housing is insufficiently ambitious. There should be a bias in favour of sustainable energy generation. the plan is to 2036 and very shortly the climate emergency will dictate otherwise.   | See above.   |
| Dorset Council   | 05   | CC4    | Supports policy. This is similar to the made Bridport NP.   | Support noted.   |
| Dorset Council   | 05   | CC5    | Questions whether requirement for a site-specific Surface and Foul Water Drainage Strategy to be submitted alongside planning applications is necessary given that this is part of the Council's validation requirements. | The validation requirements are required to be updated every 2 years in order to remain valid, and as such may lapse (the current list expired on 01/04/21). Furthermore, the current validation list simple refers to such strategy's as 'may' be required, and the website only refers to this applying to major development.  |



| Respondent/s                       | Part | Policy | Details   | Response and Suggested Actions   |
|------------------------------------|------|--------|---|--|
|                                    |      |        |   | Given the critical issues relating to flooding and groundwater inundation in and around Yetminster (the Local Plan sustainability scoping report identifies that this is an issue in a relatively limited number of settlement, including Yetminster) the more rigorous approach to requiring early and thorough consideration of this issue is clear. |
| Anonymous<br>Roger Hughes          | 05   | CC5    | It is really important Brister End water/sewage issues are addressed - foul water still comes up onto to the road.  | This is noted in the supporting text, and the Parish Council is in ongoing discussions with the Environment Agency and Wessex Water regarding these issues.  |
| Anonymous<br>Paul Sparks           | 05   | CC5    | Developments should seek to reduce flood risk or contribute funding to reduction schemes, not just avoid a net increase   | This would go beyond the remit of national policy and it would be unreasonable to refuse development on these grounds.   |
| Roger Read                         | 05   | CC5    | In view of climate change / future increased rainfall, have the EA been asked to review the flood risk chart, especially if building to the east of Stoneyacres or to the west of Thornford Road. | The Environment Agency and Lead Local Flood Authority are statutory consultees on this plan and would also be engaged as appropriate with planning applications.   |
| Ronald Bastable                    | 05   | CC5    | Farmers should stop growing maize (which destroys the soil structure and allows increased wash off) and plant more trees throughout the valley to soak up the rainfall and stop the runoff.       | This is beyond the remit of the Neighbourhood Plan to influence.   |
| Dorset Council                     | 06   | CS1    | Supports policy - in general conformity with adopted Local Plan Policy COM3   | Support noted.   |
| Anonymous (x2)<br>Barrie Allington | 06   | CS1    | 'Flying Pig' is mentioned in the Plan, but it has closed. Worry about the loss of other facilities  | Noted – premises part of the Old School and now re-let. The text (Old School Gallery and Flying Pig Deli) can be   |

| Respondent/s   | Part | Policy | Details  | Response and Suggested Actions   |
|--|------|--------|--|--|
| Simon Cridland<br>Bryan Foster<br>Linda Manaton        |      |        |  | changed to refer to the building rather than named users<br><i>Amend text to refer to The Old School</i>   |
| Anthony Grattan-Cooper<br>John Strover                 | 06   | CS1    | para 6.8. The Tennis Club own the court (they financed and built it) and lease the land from the Parish Council, presently through the Yetminster Community Sports Club.   | Noted<br><i>Amend text to "tennis court owned by the Tennis Club on land leased from the Sports Club operator"</i>   |
| Linda Manaton  | 06   | CS1    | para 6.3. when the school was built there was additional precept to ensure that it would have extra features such as a higher ceiling in the main hall to allow community use (e.g. badminton)                             | Noted<br><i>Amend text to reference ability for sports to be played within the main hall</i>   |
| Paul Sparks  | 06   | CS1    | Not sure 6 months is long enough. Who adjudicates on the financial viability report?   | This reflects the time set by Government under the Community Right to Buy legislation. As a planning decision it would be Dorset Council's adjudication.   |
| KD, PD & RC<br>Barfoot<br>Sara Pring                   | 06   | CS1    | Pandemic may have created new circumstances affecting existing services and facilities. Support needs to be flexible.  | The policy supports proposals to expand / enhance the services and facilities, and encourages any anticipated change, closure or expansion to be discussed with the Parish Council at the earliest opportunity. Whilst it seeks to limit the loss of facilities the policy does recognise that there may be cases where such enterprises are no longer viable. |
| Andy Perlejewski<br>(Yetminster Community Sports Club) | 06   | CS1    | There is a suggestion that the scout hut is nearing the end of its life. If it is included as an asset it would prevent the PC from redeveloping the site, possibly as part of a larger project to include the sports club | The policy seeks to prevent any loss or reduction, but would support replacement. The Parish Council has agreed that the Scout Hut can be replaced, and new lease  |

| Respondent/s                              | Part | Policy | Details  | Response and Suggested Actions  |
|---|------|--------|--|---|
|   |      |        |  | issued of time length suitable to enable fund raising.  |
| Paul Hollick (1st Yetminster Scout Group) | 06   | CS1    | Funding for MUGA at sports field. Provide permanent land for scout hut and engage in improving existing building. Consider gifting land to scouting and consider plans for new building on the site. Building to be environmentally friendly and allow scouting to continue into the next century. | See previous comment  |
| George Moody                              | 06   | CS1    | para 6.3. Please refer to the fact that 'Worship' or 'Christian worship' occurs as a community activity in our churches  | Agreed<br><i>Amend text to reference 'Worship'</i>  |
| Dorset Council                            | 06   | CS1    | Supports policy - in general conformity with adopted Local Plan Policy COM2  | Support noted.  |
| KD, PD & RC Barfoot                       | 06   | CS2    | Yetminster lacks a number of community resources currently enjoyed by other Dorset communities of similar size   | The village has all of the key facilities considered in the emerging Local Plan background paper as 'most important': <ul style="list-style-type: none"> <li>- School;</li> <li>- Shop;</li> <li>- Meeting place (e.g. village hall);</li> <li>- Employment space;</li> <li>- Children's play area or recreation ground; or</li> <li>- Doctor's surgery.</li> </ul> The policy provides a positive framework for supporting additional provision. |
| Peter J Lawrence                          | 06   | CS2    | Plan not bold enough - we need a 2nd Village Hall at Coles Lane - the present Village Hall by the church is already at the limit of the number of cars it can serve, and new addition of another 85  | The policy would support such a facility being provided, however the need for a new hall (as opposed to the more effective use  |

| Respondent/s                     | Part | Policy | Details  | Response and Suggested Actions   |
|----------------------------------|------|--------|--|--|
|                                  |      |        | dwelling emphasises that that part of our village needs better facilities  | of existing facilities) has not yet been clearly established.  |
| Sara Pring                       | 06   | CS2    | Large new spaces need careful thinking. For instance Vecklands is not made fully or easily accessible to all residents...paths, gates and parking.   | This is covered in the last paragraph of CS2 regarding the design of new facilities.   |
| Anonymous<br>Janet Marion Briggs | 06   | CS2    | Access to better public transport would be helpful   | Government and Dorset Council transport strategies are beyond the remit of this Plan. The potential to provide a community bus service was investigated by the Parish Council but this showed that this was not financially viable even if cost shared between parishes.   |
| G and C Goater                   | 06   | CS2    | We need to get away from reliance on areas of parking for "out of town" leisure facilities   | The policy does not set parking standards or encourage more isolated facilities (but recognises that some outdoor sports by their nature will require access to the countryside).  |
| KD, PD & RC<br>Barfoot           | 07   | HS--   | Concerns about apparent inconsistent assessments with regard to Sites 1-3 in comparison to others, particularly with respect to the AECOM report. Eg. Site 15 is scored as having some adverse impacts although the site severely reduces the area of LLLI, is outside the DDB and impacts on several Listed Buildings. Whereas Site 1 straddles the DDB and infringes the LLLI by 0.03 hectares but is scored as having significant adverse impact. In addition, the reports state that Sites 1-3 have severe highway/pedestrian access limitation. Dorset Council Highways have not raised any highway or pedestrian issues with previous planning applications or SHLAA designations. | The AECOM report was undertaken independently and whilst useful was not the only consideration in the site election process.<br>The site selection process also took into account the issues raised through the consultation, the opportunities provided to meet local needs and the sustainability appraisal findings. Those sites with clear support (4, 10, 11 and 12) were all included, with the remaining sites having |

| Respondent/s | Part | Policy | Details   | Response and Suggested Actions  |
|--------------|------|--------|---|---|
|              |      |        | <p>Also no re-assessment of new site documentation when sites 1,2 and 3 withdrawn and re-submitted to address the issues raised (AECOM were not commissioned to re-evaluate the changes).</p> <p>Also concerns that sites taken forward do not reflect the survey preferences from the Call for Sites Open Day feedback. E.g. Site 3 appeared well in the survey, 7th out of 16, but not pursued by the SG as a potential community resource. Site 14 was the 8th in the survey and Site 15 was the least well supported by the community</p> | <p>relatively mixed views and not dissimilar scores. Site 3 had more votes 'against' than 'for' its inclusion. The only site that was included in the plan but scored less than site 3 was land off Stoneyacres. This was included due to its suitability for sheltered housing in a central location to the village, but it is now proposed to be removed from the plan. The inclusion of site 3 was considered to be linked to sites 1 &amp; 2, and overall sites 1, 2 and 3 were not supported by the community feedback. The plan would not prevent site 3 being proposed as public accessible open space.</p> <p><i>It is noted that a planning application for a new dwelling (WD/D/20/002895) in lieu of the recently approved stable / livestock building, has been submitted and is likely to be decided prior to the Neighbourhood Plan being made.</i></p> |
| Karen Martin | 07   | HS--   | There is also land available between Rylands DT9 6JY and Yetminster. This would form a natural end of village gap but the land has not been considered  | This site has not been submitted by the landowner through the Call for Sites and therefore was not assessed. This does not prevent the site from being considered in a future review of the plan.   |
| Anonymous    | 07   | HS--   | What's to be done with the Railway cottage at the bottom of Mill Lane which is becoming overgrown and derelict? If it's not to be refurbished as housing and cannot be demolished some use should be found for it.  | The property belongs to British Rail and is felt unsuitable for residential occupation. It is understood to have historical value in relation to the railway, and also that it  |

| Respondent/s     | Part | Policy | Details  | Response and Suggested Actions  |
|------------------|------|--------|--|---|
|                  |      |        |  | cannot be demolished due to the disruption caused to the train services during the work. The plan would not prevent its conversion if a suitable use were identified.   |
| Anonymous        | 07   | HS--   | Could the field north of Frylake Meadow be used for housing -it has a footpath across it – and could the rotting cars that have been dumped there be removed?  | This site was assessed as part of the Neighbourhood Plan work (site 13). The SEA notes that “Whilst this site performed reasonably well against the various environmental criteria, there was limited need for larger sites and the alternative larger sites (Sites 14 and 15) were considered preferable (particularly in terms of access to key community facilities).” It also had very limited community support from the open day consultation, compared to the other potential sites. The Parish Council has raised the issue of the land being used for dumped cars with Dorset Council. |
| Peter J Lawrence | 07   | HS--   | The plan should include measures to enhance our High Street. The developments at Stonyacres and off Station Road could be linked via a new road, thus enabling traffic to avoid using High Street (placing the route to the north of the fine trees that presently exist to save the trees and produce some screening) | The Plan includes Project 8 to achieve the provision of raised paving opposite the White Hart public house to act as a speed deterrent and as a ‘village square’. The provision of a new northern road is unlikely to be feasible due to many factors including viability, landownership and heritage impacts.  |

| Respondent/s                         | Part | Policy | Details   | Response and Suggested Actions  |
|--------------------------------------|------|--------|---|---|
| Dorset Council                       | 07   | HS1    | <p>Supports the proposed housing need target of about 5.75 dwellings p.a. (averaged) and it would be helpful if this could be expressed as to a need of 109 homes for the nineteen years of the Plan (2017 – 2036), making a residual of 24 homes required by 2036. <i>NB the new Local Plan for Dorset is required by National Policy to consider housing requirements in designated Neighbourhood Areas and may amend this figure.</i></p> <p>The Plan is missing a housing supply breakdown however this is considered to be approximately 50 dwellings across the six allocations, which would more than meet anticipated housing need (and provides scope to reduce the number of sites if there are heritage concerns).</p> <ul style="list-style-type: none"> <li>• Land east of Stonyacres (H3) – 15 dwellings</li> <li>• Land fronting Melbury Road (H4) – 4 dwellings</li> <li>• The site of ‘Kilbernie’, Chapel Lane (H5) 2 dwellings</li> <li>• Land north of Chapel Meadow (H6) – 23 dwellings</li> <li>• Land at Downfield, Ryme Intrinseca (H7) – 1 dwelling</li> <li>• Land at the Old Forge, Ryme Intrinseca (H8) – 5 dwellings</li> </ul> | <p>Further discussion with Dorset Council has identified an error in the draft Local Plan proposed indicative housing figure (which was for 152 new homes for the period 2021 – 2038) and that with the error corrected this would be 94 (of which 73 already had consent) leaving a windfall allowance of 16 dwellings. As such, they have confirmed that the overall housing number could be reduced should there be issues with any of the proposed site allocations.</p> <p><i>Update housing background paper and section 7 of the Neighbourhood Plan to reflect latest indicative housing requirement figure from Dorset Council. Review list of proposals to reflect changes to site allocations as appropriate.</i></p> |
| KD, PD & RC<br>Barfoot<br>Sara Pring | 07   | HS1    | <p>Should the Housing Target figure be re-assessed?</p> <p>Since 2017 a large number of completions / consented / conversions in the Plan area are unrecorded.</p> <p>Does there need to be any contingency if either of their two key (land east of Stonyacres and land at Chapel Meadow) are NOT deliverable?</p>   |   |
| Dorset Council                       | 07   | HS1    | <p>It is unclear if it is intentional to omit reference to rural workers’ housing and if the conversion of existing buildings applies to replacement and/or subdivision of properties as set out in adopted</p>   | <p>Reference to rural worker’s dwellings and replacement dwellings (in line with the Local Plan policies) is considered</p>   |

| Respondent/s  | Part | Policy | Details   | Response and Suggested Actions   |
|---|------|--------|---|--|
|   |      |        | Local Plan Policy SUS2 and Policy HOUS6. This should be clarified (and as a non-strategic issue could be supported with reasoned justification).  | reasonable and this omission can be corrected (and reference also to) can be corrected.<br><i>Amend policy as above</i>  |
| Anonymous<br>Catherine Marsh<br>Mr Rene Pennington<br>Mr and Mrs Verner<br>Anthony Wilmington | 07   | HS1    | Enough housing in the village already. We do not need any more houses in the area. The 85 new houses (Folly Farm) are already far more than any possible needs of the area.   | In order for the Neighbourhood Plan to be given full weight if (like at present) Dorset Council cannot demonstrate a 5 year housing land supply, then it needs to allocate sufficient sites to meet its housing target. The target is derived from Government targets and is explained at the start of section 7. The Folly Farm development does meet the bulk of the project need up to 2036.  |
| Anonymous<br>Mr Andrew Iles, Ms Alex Halsey<br>Robert Norbury                                 | 07   | HS1    | I disagree with all development without road safety being addressed first. The rural roads leading to Ryme Intrinseca and Yetminster were not made for the amount of traffic at present times and extra traffic in the future due to more housing | Dorset Council (Highways) were consulted in the preparation of the plan, and have advised where highway safety concerns need to be considered. The overall traffic levels are not considered to cause a severe impact on the network (which is necessary for planning to be refused on traffic volumes). However the Neighbourhood Plan does proactively identify priorities for improvements (Project P7) and should trigger developments paying towards these where this can be justified (under Policy T1). |



| Respondent/s                             | Part | Policy | Details   | Response and Suggested Actions   |
|--|------|--------|---|--|
| Dorset Council                           | 07   | HS2    | The policy text could be further strengthened by a cross reference to the latest housing needs evidence available.  | Noted – the method proposed for the NP housing targets in the Dorset Local Plan can be explained and the text updated to refer to the latest completions (2020/1). NB Dorset Council has confirmed a correction to the figure published in the DLP.<br><i>Amend text to describe the proposed methodology and update the housing needs figure to align to this.</i>  |
| Dorset Council                           | 07   | HS2    | The final paragraph introduces a local connection test which is set out in more detail within paragraph 7.16. Dorset Council has a Dorset wide local connection test set out in section 12 of the Draft Housing Allocations Policy (March 2020) which provides a simpler standard approach and may be better to use (listing the adjacent parishes in the supporting text is considered helpful). | Noted – the criteria can be aligned to the latest adopted allocations policy.<br><i>Check adopted policy criteria (as approved November 2020) and update to reflect latest guidance.</i>   |
| Mr and Mrs Robins<br>Janet Marion Briggs | 07   | HS2    | There are plenty of larger 3/4/5 bed properties in the area which are moved around. There needs to be far more 1/2 bed affordable (Thornford Road development) houses for young local people - should have been 30/50% affordable<br><br>More truly affordable and rented homes are what people need. 4/5 bed houses are no use to young families in this area of low wages.                      | Dorset Council sets the percentage of affordable housing provision through the Local plan, and this is based on viability evidence, and the size should reflect identified local needs. Policy H2 does look to secure more smaller (1 – 2 bedroom) open market dwellings. The Parish Council did comment on the housing mix on Thornford Road but as this was not backed up by clear policy at that time the mix (which is predominantly 3 bedroom homes) was considered acceptable. |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions  |
|---|------|--------|--|---|
| Dorset Council  | 07   | HS3    | Given the heritage value of the site and concerns raised by the Conservation Team, it is recommended a more detailed assessment of its significance and the impacts upon it is undertaken, without which the Council's Conservation Team are unlikely to support the site's development based on the significance of the surviving medieval plots, their contribution to the significance of related Listed Buildings and Conservation Area. Should the site allocation proceed (if there would be public benefits that outweigh the harm), an additional criterion should be included that requires development to be "low density and reflect local scale, form and materials of the Conservation Area". | Noted – a further heritage assessment of this site was undertaken and given the recommendation arising from that report (that "although the levels of harm to the assets identified is mostly low adverse the number of assets affected and the loss of another of the village's prebendal plots suggests that the site should not be allocated"), this site will be removed from the Plan.<br><i>Remove site allocation and associated references from the Plan.</i> |
| KD, PD & RC<br>Barfoot<br>D J Carswell<br>Linda Manaton<br>Pete Newton<br>Sara Pring<br>Paul Sparks<br>Claire Thomson | 07   | HS3    | Concerned about the impact on the Conservation Area / historic setting of Boyles school, The Old Court House and the barn to the north / sets precedent for developing the medieval fields and loss of LLLI.   | See above   |
| Anonymous<br>Sam Huggins<br>Mary Simpson<br>Mr and Mrs Verner<br>Carinna Vickers                                      | 07   | HS3    | Loss of attractive green space / rural less developed feel and character to the village – there are better alternative sites.  | See above – NB the site does not have guaranteed public access (the path is permissive).  |
| D J Carswell  | 07   | HS3    | 15 units would be over development / too dense   | See above   |

| Respondent/s   | Part | Policy | Details  | Response and Suggested Actions  |
|--|------|--------|--|---|
| Tina Newton<br>Mr Rene<br>Pennington                                   |      |        |  |   |
| Anonymous<br>KD, PD & RC<br>Barfoot<br>Bryan Foster<br>Mr and Mrs Bane | 07   | HS3    | Concerned / uncertain on impact on road traffic and pedestrian safety. Needs to be safe for families   | See above – NB Dorset Council (Highways) were consulted in the preparation of the plan, and raised no issues on road traffic and pedestrian safety in relation to this site.  |
| KD, PD & RC<br>Barfoot<br>D J Carswell                                 | 07   | HS3    | There is no indication that the trustees are prepared to sell the land for development<br><br>The land is currently owned by Boyles Trust and provides rent for the trust which allocates money in grants to young persons entering higher education - this income would be lost | See above – NB initial contact with the landowners confirmed that whilst it is not their intention to sell land in the near future, this could be considered towards the end of the plan period. It would also be possible for the Trust to reinvest the financial gain from developing the land and / or retain an interest in the land as part of the development |
| D J Carswell   | 07   | HS3    | Boyles Footpath would be unusable and pose a threat to the safety of primary school children who would then have to navigate the main Thornford Road   | See above – NB Boyles path is permissive and not a public right of way. The third bullet point in the policy would have secured its retention with its relationship to the housing making the route attractive and safe to use.   |
| Dorset Council   | 07   | HS4    | The concerns raised by the Conservation Team should be addressed. The site generally does not seem to be fully understood from a heritage perspective, and further assessment of its significance is required. A cottage stood at the N end of this site                         | Noted – a further heritage assessment of this site was undertaken which concluded that the site was appropriate for allocation (“harm to the conservation area would  |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions   |
|---|------|--------|--|--|
|   |      |        | in 1840, but by 1886 had been replaced by a structure called 'The Elm and Green'. Some cobbled paving seems to survive under the grass on the edge of the site, as well as what appears to have been a line of railings or bollards along the frontage, which may or may not relate to an historic use and contribute to its significance. | amount to no more than Neutral if high quality, sympathetic design and materials were used. Harm to the remains of The Elm would be reduced to Low adverse if development were restricted to the west of the hedgerow and the remains were preserved. It is considered therefore that there are no heritage reasons why the site should not be allocated").<br><br><i>Adjust policy and text to take on board proposed mitigation measures ie: restricting development to the area of the plot to the west of the hedgerow to enable the retention of the remains of The Elm (this will require the area to extend slightly further back from the road as shown on the map). Advisory note that any scheme on the site should commemorate the name of Elm Green.</i> |
| Dorset Council  | 07   | HS4    | Vehicular access should be positioned away from the site boundaries to achieve the necessary visibility splays.  | Noted – this can be clarified<br><br><i>Amend wording of first bullet point to read "a single point of vehicular access shall be provided to ensure adequate visibility and to minimise conflict with traffic entering and leaving Birch Lane"</i>   |
| Anonymous<br>Mr and Mrs Bane<br>Simon and Sarah<br>Cox<br>Christine Knott | 07   | HS4    | Concerned about traffic and parking. Speeding traffic going to and returning from the Abattoir. No footways. Farm traffic. No provision made for agricultural access to the remainder of the field. Dangerous junction at the top of Birch Lane.   | Dorset Council (Highways) were consulted in the preparation of the plan, and raised no issues on traffic levels, but did advise on site access and pedestrian safety in relation to this site. It is anticipated that agricultural access to the remainder of the field would  |

| Respondent/s   | Part | Policy | Details  | Response and Suggested Actions  |
|--|------|--------|--|---|
| Christine Lashbrook<br>Emma Lashbrook<br>Peter J Lawrence<br>Sara Pring<br>Jane Waight |      |        |  | be provided and this can be clarified. Concerns regarding the lack of footpath are noted in the supporting text and the Policy requires this to be resolved.<br><br><i>Include reference to ensuring farming access to remainder of field.</i>  |
| Bryan Foster   | 07   | HS4    | Too elevated / visible   | The site has development to either side along the road. The views from Birch Lane have also been considered and are addressed in the final bullet.  |
| Mr Rene Pennington<br>Mr and Mrs Verner  | 07   | HS4    | Overdevelopment / not needed   | In order for the Neighbourhood Plan to be given full weight if (like at present) Dorset Council cannot demonstrate a 5 year housing land supply, then it needs to allocate sufficient sites to meet its housing target. The development will also enable the landowner to raise funds to invest in the upkeep of Listed Buildings (although it is not considered that it would be appropriate to require this through planning). See also proposed changes (below). |
| Tessa and James Gigg (site owner)  | 07   | HS4    | Limit should be 6 houses. The only time the road is busy is at 5.30pm when the ABP factory workers come out of work, so the expense of a footpath seems unnecessary for the number of houses, and the revenue generated from the sale or development of the land would be better used to fund repairs and improvements necessary to the Listed Upbury Farm buildings | In light of the heritage assessment findings, the rear boundary of the site should be extended to allow potential row of houses within the field without compromising the hedge and the area of the former cottages on the roadside. The width of the plot  |

| Respondent/s              | Part | Policy | Details   | Response and Suggested Actions   |
|---------------------------|------|--------|---|--|
|                           |      |        |   | would appear to be sufficient to accommodate up to 6 dwellings.<br><i>Amend plot boundary and revised wording to up to six dwellings.</i>  |
| Dorset Council            | 07   | HS5    | Policy H5 does not refer to the Conservation Area, and it is not clear that the contribution of the site to the setting of Lower Farmhouse has been understood                | Noted – a further heritage assessment of this site was undertaken which concluded that the impact to the conservation area and Listed Buildings would be beneficial if high quality, sympathetic design and materials were used, and that the plot could accommodate a pair or row of houses.<br><i>Amend policy and supporting text to reflect heritage assessment conclusions and that the plot could accommodate a pair or row of houses.</i> |
| Simon and Sarah Cox       | 07   | HS5    | Overdevelopment   | See above.   |
| Terry Curtis (site owner) | 07   | HS5    | Limit should be 4 houses, this will give allow greater flexibility over the redevelopment and allow the development of smaller homes which is a stated aim of the draft plan. | See above – the proposed amendment is to allow up to three dwellings. This reflects the quantum that has been submitted through the landowner’s planning application (WD/D/20/003084).   |
| Robert Blake              | 07   | HS5    | Vehicle access is already appalling.  | Dorset Council (Highways) were consulted in the preparation of the plan, and raised no issues on road traffic and pedestrian safety in relation to this site. They have not raised an objection to the latest application.   |

| Respondent/s   | Part | Policy | Details  | Response and Suggested Actions   |
|--|------|--------|--|--|
| Dorset Council<br>Sara Pring   | 07   | HS6    | The concerns raised by the Conservation Team should be addressed. It is not clear that the contribution of the site to the setting of Lower Farmhouse has been understood – in particular the agricultural, undeveloped setting to its rear, including remnants of the orchard shown in 1840 – a historic farmhouse detached from any form of agricultural setting is likely to suffer some measure of harm to its significance. | Noted – a further heritage assessment of this site was undertaken and given the recommendation arising from that report (that “development of the site would have a detrimental effect on Lower Farm House, cutting it off from a large proportion of its setting resulting in a loss of significance. The harm caused could not be mitigated and it is considered that from a heritage point of view the site should not be allocated”), this site will be removed from the Plan.<br><br><i>Remove site allocation and associated references from the Plan.</i> |
| Graham Barlow<br>Matt Doody (Why DIY)<br>Peter J Lawrence<br>Robert and Bina Mitchelmore | 07   | HS6    | Overdevelopment / creeping into open countryside. Concerned that 30 to the hectare would be far too high - new housing at 20 to 22 per hectare would be much more caring than what you have at the moment.   | See above. NB whilst the amount of development could have been reduced or limited within the site, this would not appear to overcome the heritage concerns.  |
| Dorset Council<br>Anonymous<br>KD, PD & RC<br>Barfoot<br>Graham Barlow<br>Robert Blake   | 07   | HS6    | DC: Vehicular access to the site past Lower Farm Cottage appears tight and pedestrian linkage is of concern. Access via the turning head of Chapel Meadow should be explored.<br><br>General comments: Concerned about the access and additional traffic. Chapel Lane is too narrow to support additional traffic, it is already difficult to get emergency vehicles into the area due to parked cars.                           | See above. NB there has been a previous court judgement regarding the Chapel Meadow option which indicates that this may not be readily achievable.  |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions  |
|---|------|--------|--|---|
| Robert and Bina Mitchelmore<br>Sara Pring<br>John Stover<br>Jane Waight                   |      |        |  |   |
| Graham Barlow<br>Paul Hollick (1st Yetminster Scout Group)<br>Roger Hughes<br>Tina Newton | 07   | HS6    | Concerned about the flood risk and how this could be managed   | See above. NB whilst the proposed area for development does not include the adjoining land that is at risk of flooding, a site-specific Surface and Foul Water Drainage Strategy would have been required had the allocation been retained. |
| KD, PD & RC Barfoot   | 07   | HS6    | There is no indication that the landowner is prepared to sell the land for development   | See above. NB the site was included again as a submitted site in the 2019 SHLAA and therefore the landowner has indicated their willingness to development this site.   |
| KD, PD & RC Barfoot   | 07   | HS6    | Concerns about apparent inconsistent assessments - the AECOM report states the site is "well located in the centre of the village" whereas the SHLAAA/YETM/002 for the same site states "the site is remote from existing infrastructure and facilities" | See above. NB the site is within about 400m (on foot ) from the health centre, station, sports field and allotments and within about 800m of the shop and 1km of the school.  |
| Dorset Council  | 07   | HS7    | Appropriate visibility will need to be provided at the proposed vehicular access.  | The policy specifies that the existing access should be used, and there was no objection to its use when the prior approval for the conversions was approved (reference WD/D/14/001266)   |



| Respondent/s                         | Part | Policy | Details  | Response and Suggested Actions  |
|--------------------------------------|------|--------|--|---|
| Robert Norbury                       | 07   | HS7    | The road over the river needs to be replaced   | This is outside the remit of the NP, the bridge is the responsibility of Somerset County Council.   |
| Mr Rene Pennington                   | 07   | HS7    | Overdevelopment  | The proposal of for a single dwelling and is considered to be feasible within the site area   |
| Roger Read                           | 07   | HS7    | The two houses already there are an eyesore, so why not earmark the site for future possible business premises.  | The site has been promoted for housing and assessed as suitable. A landscaping scheme is included as a requirement.   |
| Dorset Council<br>Mr and Mrs R Wydra | 07   | HS8    | <p>DC: The concerns raised by the Conservation Team should be addressed. Given the high grading of St Hippolytus Church, and the correspondingly greater weight to be given to its conservation - such a densification in the immediate vicinity of a Grade II* building which is currently in a quiet and undeveloped setting will clearly have a significant impact on the setting of the building, both visually and in terms of the surrounding context. Though we welcome the designation of the Old Forge as a locally important building (itself therefore needing an understanding of significance and setting), there is simply insufficient information to permit such a considerable and potentially damaging site allocation.</p> <p>General comments: This amount of development would have a serious adverse effect to the character of the church and wider area.</p> | Noted – a further heritage assessment of this site was undertaken which concluded that the “developable area of the site would benefit from being redrawn to protect the view of the church when entering the village from the east along Ryme Road. Any development on the site needs to be of appropriate height and massing and carried out using design and materials sensitive to the village’s historic buildings. While development on the site would have an impact on the main range of the Old Forge it is considered that any effect this would have on the significance of the assets would be compensated by the removal of the building’s modern additions which would better reveal its significance.” and that on this basis the site could be allocated. |

| Respondent/s   | Part | Policy | Details  | Response and Suggested Actions   |
|--|------|--------|--|--|
|  |      |        |  | <i>Amend policy and supporting text to reflect heritage assessment conclusions and reduce capacity to up to 4 dwellings.</i>   |
| Simon and Sarah Cox<br>Pete Newton                   | 07   | HS8    | High standards of design / any development should use natural stone and no concrete tiles throughout due to the historic setting   | See above.   |
| Caroline Hoare<br>Frances Peacey                     | 07   | HS8    | The original building and telephone box must be retained and repaired, as these are part of the character of Ryme Intrinseca.  | Agreed<br><i>List (K6 kiosk) as a locally important building / feature</i>   |
| Dorset Council<br>Bryan Foster<br>Mr and Mrs R Wydra | 07   | HS8    | Appropriate visibility will need to be provided at the proposed vehicular access.<br><br>General comments: There are problems with a very difficult and narrow access onto the very busy Ryme Road from the site. Views for exiting vehicles particularly in the direction of Yetminster are substandard and there is no opportunity for two vehicles to enter / exit the site or to increase the driveway splay without partial demolition of part of the Old Forge or the Churchyard walls | Agreed – this would be possible as the wall is which is part of the modern additions.<br><br><i>Include reference to achieving a suitable visibility splay from the access</i>   |
| Emma Lashbrook                                       | 07   | HS8    | This could add to flooding problems on the road near to property of Weatherby.   | The site is already substantially developed, but the potential to reduce run-off through any changes can be highlighted.<br><br><i>Include reference for the potential to reduce run-off as a positive benefit in the supporting text.</i> |
| Robert Blake   | 07   | HS8    | We would prefer to see this site used for light industrial/commercial units.   | Whilst the site is in employment use (and may continue as such) it is unlikely that this will produce sufficient revenue to allow the building to be maintained.   |

| Respondent/s                   | Part | Policy    | Details  | Response and Suggested Actions   |
|--------------------------------|------|-----------|--|--|
| Dorset Council                 | 07   | HS9       | Support Policy objective and the cross reference within the supporting text to the supporting Design Guidance set out within Appendix D. Some of the Policy criterion could be made more locally specific to Yetminster and Ryme Intrinseca  | Support noted<br><i>Add cross-reference to ensure that applications have had due regard to the Design Guidance in Appendix D and review appendix wording to make more locally specific</i>   |
| Mr and Mrs Bane                | 07   | HS9       | Need decent gardens  | This is covered in the design guidance (Y4).   |
| Charmaine Bruijns<br>Alec Reek | 07   | HS9       | Renewable energy requirement, underground water harvesting etc should be included.   | This is covered through Building Regulations and Policies CC1 to CC4.  |
| Robert Blake                   | 07   | HS9       | The first 2 points are unnecessarily conservative, and would not allow a mix of modern innovative building styles.   | The supporting text makes clear that this does not rule out outstanding or innovative modern designs using new construction materials and techniques which help to raise the standard of design in the area and achieve high levels of sustainability. |
| Graham and Julia Nutt          | 07   | HS9       | Could the plan also include some basic design guidance for small-scale economic enterprises that is specific to our area   | Many of the elements in this policy can be applied to all buildings not just housing.  |
| Natural England                | 07   | SEA / HRA | And also relevant to site allocations.<br>Since we last provided comment on the SEA process for this Neighbourhood Plan (in 2018) and stated that we did not consider that the plan would be likely to have significant effects on protected sites, new evidence has arisen around the impact of phosphates arising from residential development (and other types of development) in the hydrological catchment of the Somerset Levels and Moors Ramsar site.<br><br>The Neighbourhood Plan intends to allocate land for up to 50 dwellings in the catchment. According to our data the plan area sits | A Habitats Risk Assessment has now been undertaken using technical support from AECOM and report and recommendations will be incorporated into the submission version of the NP.   |

| Respondent/s                                 | Part | Policy | Details  | Response and Suggested Actions  |
|--|------|--------|--|---|
|  |      |        | <p>entirely in the catchment of the Ramsar site and is therefore likely to have significant effects on the environment in the absence of any prevention/reduction or mitigation for those impacts.</p> <p>As a consequence, the SEA will need to reconsider the impacts from the proposed allocations on the Ramsar site and the Neighbourhood Plan should also subject to a HRA (and an Appropriate Assessment if there is a likelihood of significant effects, or it is uncertain). You should liaise with Dorset Council, as the Competent Authority, regarding this issue.</p> |   |
| Dorset Council                               | 08   | BS1    | The policy approach appears to apply to both settlements equally – it may be better to apply criterion one to Ryme Intrinseca (only) to better emphasis the settlement hierarchy. The historic environment could be listed as a further criteria consideration.  | <p>The policy refers in the first paragraph as “of a size appropriate to the rural nature of the area and settlement size” and as such does differentiate between the two. This can be clarified in the supporting text, and reference made to heritage.</p> <p><i>Amend text as above.</i></p> |
| Toby Hartwell<br>Karen Martin<br>Paul Sparks | 08   | BS1    | Concerns about further growth of the abattoir / large haulage vehicles   | The highways impacts of any expansion would be considered with regard to the relevant policies in both the Local and Neighbourhood Plans. Policy T1 would help address some of these impacts to ensure that the road network is not severely impacted.  |
| Christopher Trevor<br>Charles Bugler         | 08   | BS1    | Could consider a business area north of Frylake Meadow, to provide jobs on this side of the village  | The site was not put forward by the landowner for employment use, but the policy would allow it to be considered.   |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions  |
|---|------|--------|--|---|
| Graham and Julia Nutt   | 08   | BS1    | Could the plan 'Identify Sites for new Businesses', as it does for Housing   | There were no sites put forward by landowners for employment use, but the policy would allow sites that may come forward to be considered.  |
| Anonymous   | 08   | BS1    | Could the industrial area be extended to allow it to be rationalised, and possibly new units be built for potential new businesses.  | See above – this site is also subject to flooding and may not be suitable   |
| Anonymous   | 08   | BS1    | There is no mention of Bed and Breakfasts in the parish as businesses, such as Hound House in the High Street.   | This is covered under the 5 <sup>th</sup> bullet point but perhaps could be more explicitly mentioned<br><i>Amend reference to accommodation to holiday / visitor accommodation (such as B&amp;Bs)</i>  |
| Simon Cridland<br>Graham and Julia Nutt   | 08   | BS1    | Since this Plan was prepared there have been one or two businesses mentioned in section 8 that have closed   | Noted – whilst the businesses may have closed the premises remains available for employment.<br><i>Amend text to remove references to specific businesses that have now closed (Flying Pigs, Vets and Hairdressers), and reflect the fact that there is inevitably a change of businesses as the economy changes.</i> |
| Dorset Council  | 09   | T1     | Supports policy.   | Support noted.  |
| Anonymous (x3)<br>Daphne Blakey<br>Anthony Grattan-Cooper<br>Miss Susan M Hardy | 09   | T1     | A greater emphasis should be made for the provision of footpaths / safety measures, e.g. in the High Street area from Chapel Lane down to the station and towards Brister End, along the road between Ryme Intrinseca and Yetminster, at the west end of High Street (possible as a one-way system), Elford Bridge | This is largely covered under Policy T1 and Project P7  |

| Respondent/s   | Part | Policy | Details   | Response and Suggested Actions   |
|--|------|--------|---|--|
| Malcolm Maxted<br>Frances Peacey<br>John Strover<br>Georgina Williams  |      |        |   |  |
| Anonymous (x2)<br>Robert Blake<br>Daphne Blakey<br>Dave Donaldson<br>Toby Hartwell<br>Mr and Mrs Robins<br>Mr and Mrs R<br>Wydra | 09   | T1     | Would support 20mph limit / better speed reduction and enforcement measures   | Support noted.   |
| Pete Newton  | 09   | T1     | Would not support speed humps   | Noted – these are suggested in Project P7 but would be subject to funding and further consultation   |
| Mrs G Wilson   | 09   | T1     | Pavement areas through Ryme Intrinseca are not as shown on map - in some areas barely 2ft meaning walking in the road is necessary. | Map 8 does include a Ryme Intrinseca Inset (top right). The audit does not currently differentiate based on the standard of pavement (but simply highlights the presence of a pavement on at least one side of the road), but this could be looked into further under a future review.<br><i>Amend key and supporting text to clarify that this excludes routes that have pavements on just one side, and regardless of width.</i> |

| Respondent/s  | Part | Policy | Details  | Response and Suggested Actions   |
|---|------|--------|--|--|
| Dorset Council  | 09   | T2     | Local Plan Policy COM9 Parking Standards explains “parking provision should be assessed under the methodology set out in the Bournemouth, Poole & Dorset Residential Study (or its replacement)” taking into account factors such as the level of accessibility. In the absence of any local evidence that would support an applicant exceeding these agreed standards, the first paragraph should be amended to read omit ‘exceed’. | Para 9.6 explains the evidence of exceeded car ownership levels compared to those projected by the Dorset guidance (which is based on 2001 Census data). On this basis it is considered that it would be unreasonable to refuse development that exceeds the optimal standards.  |
| Robert Norbury  | 09   | T2     | All houses need a driveway for two cars  | The policy does not prohibit this, but at present there is not sufficient evidence to suggest this is required in all cases.   |
| Emma Lashbrook  | 09   | T2     | Bollards should be added to stop all parking on the verge  | This can be included within the projects (although the means by which verges can be kept free may not necessarily require the use of bollards, depending on the location and character of the street).<br><i>Add in reference to exploring measures to reduce vehicles parking on verges within the projects list.</i> |
| Andy and Pearl Gatehouse<br>G and C Goater<br>Carinna Vickers | 09   | T2     | There is an argument for reducing the number of parking spaces to discourage use. Requirements for car spaces will reduce as community transport and google cars become a reality.   | Noted – however at the current time there is still significant reliance on the private car and any reduction in parking space will place stress on local roads due to on street parking. This may be reviewed through a future plan.   |
| Dorset Council  | 09   | T3     | Supports policy, but suggests that historic character should be a further consideration  | Agreed.<br><i>Amend text to references that the location of any charging infrastructure should have regard to the need to minimise any adverse</i>   |

| Respondent/s   | Part    | Policy | Details   | Response and Suggested Actions   |
|--|---------|--------|---|--|
|  |         |        |   | <i>impacts on the character of the area including heritage assets.</i>               |
| Roger Read   | 09      | T3     | Should be out of view, ie in Station Road, and/or behind the pub or Spar.   | See above.   |
| Paul Hollick (1st Yetminster Scout Group)  | 09      | T3     | Commercial premises should be encouraged to provide their own points  | The policy applied to all buildings and therefore would include commercial premises. |
| Lord and Lady Harwood-Penn   | 09      | T3     | Waste of space and time - electric vehicles are not viable  | The costs are likely to reduce as take-up increases.                                 |
| Dorset Council   | 11      |        | Dorset Council welcomes the Parish Council's intention to annually monitor the Plan following the principles of plan, monitor and manage.   | Support noted.   |
| Dorset Council   | 11      | Maps   | Additional policy labels could usefully be applied to each of the site allocations, and the difference between the Green Spaces designations (Important open gaps, Local Green Spaces and Land of local landscape importance) could be further emphasized through a change to the colour pallet or hatching width | Agreed<br><i>Maps to be reviewed.</i>  |
| Pete Newton<br>Tina Newton<br>Andy Perlejewski (Yetminster Community Sports Club)<br>Sara Pring<br>Paul Sparks | Ax<br>C | P8     | Concerns about the feasibility and impact if the proposals, and lack of consultation with landowners: it would change the character of the High Street and the setting of the pub, the ramps would cause a constant noise nuisance and will present a trip hazard, impinges on private land.                      | Noted – this project would be subject to funding and further consultation            |



| Respondent/s  | Part    | Policy | Details   | Response and Suggested Actions   |
|---|---------|--------|---|--|
| Anonymous<br>Frances Peacey<br>David Ian Torrance<br>Bryan Foster | Ax<br>C | P9     | Generally supported – NB there is an Objective on the provision of public transport but no supporting policy. | This is because the use of buses is not a matter that requires planning permission and therefore falls largely outside the remit of the Neighbourhood Plan. However as there is a related project it is considered reasonable to retain the objective. |

Thanks to the working group for preparing the plan / well-written document were broadly given by a large number of those responding (anet Marion Briggs , Matt Doody (Why DIY), Simon and Sue Eadon , G and C Goater, Toby Hartwell , Paul Hollick (1st Yetminster Scout Group), Ken Horswell , Emma Lashbrook , Robert and Bina Mitchelmore , Pete Newton , Andy Perlejewski (Yetminster Community Sports Club), Alan Pimbley , Barrie Smallcalder , John Strover , Claire Thomson, Mr and Mrs R Wydra)

## 6.0 Approval and Adoption by the Yetminster & Ryme Intrinsic Parish Council

The Amended Plan was submitted to the meeting of the Parish Council on the 14<sup>th</sup> July 2021 and subsequently approved and adopted for formal submission to the Planning Authority.

## 7.0 Conclusion

This Consultation Statement demonstrates that the NP Steering Group (acting on behalf of the Yetminster and Ryme Intrinsic Parish Council) and subsequently the YRIPC NP Working Group have prepared the Yetminster and Ryme Intrinsic Development Plan in accordance with the legal obligations set out in the Neighbourhood Plan Regulations 2012.

As stipulated in Part 5 section 15(2) of the Regulations this Consultation Statement: -

- a. Provides details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b. Explains how they were consulted
- c. Summarises the main issues and concerns raised by the persons consulted and describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Yetminster and Ryme Intrinsic Neighbourhood Plan

Furthermore, the NP Steering Group and the YRIPC NP Working Group are satisfied that this Consultation Statement demonstrates that a genuine and committed effort has been made to engage with those who live, work or have a business interest in the Neighbourhood Area and has provided them with every opportunity to influence the content of the neighbourhood plan throughout its preparation.

## Appendix 1 Contributors and Acknowledgements

### Contributors

#### The Neighbourhood Plan Steering Group

Research, consultation and plan-writing were carried out between April 2016 and June 2020. Throughout this time the group consisted of Parish Councillor David Torrance, residents Antony Brown, John Ferretter, David Gould, John Greenwood, Alec Reek and Douglas Rice.

The lead was taken by David Torrance and subsequently, John Greenwood.

Research and consultation were carried out by Working Groups consisting of Hannah Wilson, David Stedeford, Garth Hentley, Brian Knight, Parish Councillor Geoffrey Goater, Carol Debell, Barrie Allington, Andrew Gatehouse, Carol Debell, Richard Kellar and Garth Hentley.

Financial audit and control were undertaken by Graham Knott and Barrie Smallcalder.

Secretarial help and administrative liaison with the Parish Council was undertaken by Carinna Vickers in her role as Clerk to the Council and minute taking in many cases was undertaken by Julia Knott and Andrew Gatehouse.

#### The Yetminster and Ryme Intrinsic Parish Council Neighbourhood Plan Working Group

Further research, pre-submission consultation and final plan-writing and submission were carried out between February 2020 and January 2021. The group consisted of Parish Councillors David Torrance, Philippa Loudon, Paul Hollick and Sarah Cox, consultant Jo Witherden and resident Ray Drewett.

The lead was taken by Jo Witherden.

Overall financial audit and control was by Jodie Carter, Y&RIPC Clerk and Finance Officer.

### Acknowledgements

The contributions of all those of the above are gratefully acknowledged. It must also be recognised that the work could not have been completed without the professional guidance and assistance provided by Jo Witherden of Dorset Planning Consultant Ltd and technical advice provided by officers from AECOM.

The assistance and support of Nicholas Cardnell and Oliver Rendall from Dorset District Council is also gratefully acknowledged.

The process of producing this plan was financially supported by the Yetminster and Ryme Intrinsic Council, the Campaign for Rural England and by grants totalling £17,000 from Locality. Additionally, the financial support of the Yetminster Community Project and the Jubilee Hall Committee with internal administration costs and the provision of hall and meeting room space was invaluable.

Printing was done by Remus of Sherborne, Parish Magazine Printing of Whitstone, Devon and Axminster Printing of Axminster, Devon.

Anne King has worked tirelessly with the Neighbourhood Plan Website and her contribution to the dissemination of information is recognised.

It is also recognised that a number of the volunteers were consistently available and willing to help with document distribution and collation and at the various events that were organised – Ray Drewett, Ian Allington, Linda Manaton, Mike Bednall, Andy Gatehouse, Penny Gould, Graham and Graham and Michaela Plaice. Barrie Allington provided professional photographs

We also wish to acknowledge the help and support offered by Mrs Julie Simpson, Head Teacher at St. Andrews CE Primary School.

## Appendix 2a. Parish Plan Questionnaire

### Analysis of Responses



### **YETMINSTER & RYME INTRINSECA PARISH PLAN**

Analysis of the surveys prepared by Yetminster & Ryme Intrinsic  
Parish Plan Steering Group  
towards the production of a Parish Plan

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## Parish Plan Survey

### Introduction

Yetminster & Ryme Intrinseca are two adjoining villages in West Dorset on the Somerset border, five to six miles from both Yeovil (in Somerset) and Sherborne (in Dorset). The Parish has a joint population of 1,280 inhabitants of which 1,140 live in and around Yetminster and 140 mainly in and around Ryme Intrinseca with a few others living in the outlying areas of Whitfield and Hamlet. (Figures taken from the 2001 census). The Weymouth – Bristol railway line runs through the parish.

In late 2005 a steering group was formed to take forward the development of a Parish Plan. A questionnaire was drawn up taking into account issues raised at a Parish Awareness Day held in April 2006 and distributed during the summer. Completed questionnaires were then returned to a variety of collection points (Yetminster Post Office, Oak House Stores etc.) Questionnaires were anonymous and in order to ensure independence were inputted and analysed by staff from Dorset Community Action. The following is an analysis of the survey results.

### The survey results

A total of 275 questionnaires were returned, a return rate of 48% (According to the 2001 census there are 511 dwellings in Yetminster and 62 dwellings in Ryme Intrinseca.) This is a very respectable return rate for such a survey. For all but 3 of the respondents this is their main residence and the vast majority (88%) are owner-occupiers with only 19 (6.9%) in Housing Association rented accommodation and 10 (3.6%) in private rented accommodation. This means that owner –occupiers are slightly over-represented (according to the 2001 census 80% of Yetminster households and 72% of Ryme Intrinseca households are owner-occupied) but this is common with this type of survey/questionnaire.

A total of 611 people live in these 275 households and their age breakdown is as follows:

|       | Male | Female |
|-------|------|--------|
| 0-4   | 10   | 6      |
| 5-10  | 12   | 15     |
| 11-15 | 17   | 11     |
| 16-17 | 9    | 5      |
| 18-24 | 18   | 21     |
| 25-44 | 37   | 41     |
| 45-59 | 70   | 77     |
| 60-64 | 31   | 35     |
| 65-74 | 52   | 50     |
| 75-84 | 35   | 34     |
| 85+   | 10   | 15     |

From this it can be seen a total of 196 out of the 611 living in the respondents' households (just over 32%) are aged over 65. This is slightly higher than the percentage from the 2001 census (25.7% for Yetminster and 24.6% for Ryme) but again this is common with this type of survey.

Although the majority of households do not have problems with flooding 51 had a few problems and 7 households (2.5%) had major ones. From the additional comments some of these households clearly live near the vet's Further questions around flooding come up later on in the questionnaire. It appears that almost everybody is affected by flooding of the main roads to a degree. 38% of people are affected occasionally,

42% sometimes and almost 11% all the time. Conversely only 20 people (7.3%) consider themselves to be never affected.

On the other hand, most, people have not been otherwise affected by flooding. If it were not possible to protect all the roads from flooding and only one road could be protected there would be a close choice between Ryme Rd (chosen by 40%) and Thornford Rd (chosen by 37%). All the other suggestions trail a long way behind with Baileybridge Rd. the next most popular choice with however only 9.5% of the vote. There were several additional comments about the flooding issue including the suggestion that Brister End junction with Brierley Hay needed protection and also that the drains needed cleaning out as they were blocked with straw. A few mentioned Bow Bridge as an area particularly affected and several commented that keeping the drains and ditches clear would help the problem. In fact, one wrote, "Keep the drain and ditches clear and accept the occasional flood."

On the questions concerning accommodation it appears that 18 households contain family members in need of alternative accommodation. In 5 cases the whole family needs to move, in 5 cases a daughter and in 9 cases a son. (The discrepancy in numbers presumably arises from a household where both a son and a daughter need alternative accommodation). The reasons why there is a need to move are very varied: in 3 cases a larger home is needed and in 2 cases it is to accommodate the needs of an elderly or disabled person. 5 people ticked the "other " category.

The most frequently cited reason for being unable to move to the type of accommodation needed is lack of housing association homes. 9 people ticked this box. Price was cited by 8, as was lack of suitable stock to buy. 2 people said there was no suitable sheltered accommodation. Respondents were generally looking for either Housing Association rented accommodation (8) or for owner occupation (8) although four also indicated shared ownership as a choice.

The answers to these questions clearly suggest there is a shortage of suitable housing in the parish and might need investigating further by the undertaking of a housing survey if one has not already been done in the recent past.

Next came a series of questions relating to children. It appears that there is a total of 90 children under 16 in these households attending some form of educational provision. Of these 34 are at primary school, 24 at secondary, 2 at a middle school, 5 at nursery school, 3 at playgroup and 2 at some other form of provision, there are no children at a school for children with special needs. Some of these children are unable to take part in after school activities, in 5 cases this is because of lack of transport home and in 3 because of the distance between home and school. In 1 case expense is an issue and in 1 case the child's special needs are not catered for.

Finally, these 275 households have a total of 259 private cars or vans available for journeys to work or education outside.

### **Personal section**

In the personal section 547 people answered the question as to their gender and of these 266 (48%) were male and 281(51%) were female. 549 people answered the question as to their age and the answer breaks down as follows:

|       |            |
|-------|------------|
| 11-15 | 25 (4.6%)  |
| 16-17 | 14 (2.6%)  |
| 18-24 | 30 (5.5%)  |
| 25-44 | 77 (14.0%) |
| 45-59 | 143 (26%). |
| 60-64 | 65 (11.8%) |
| 65-74 | 101 (18%). |

|       |            |
|-------|------------|
| 75-84 | 69 (12.6%) |
| 85+   | 25 (4.6%)  |

Although, as already noted, the age spread of respondents is slightly weighted towards the older end there is nevertheless a good spread of replies across the ages including amongst the 11 –15 age group.

Relatively few people have lived in the parish all their life - only 30 out of the 540 respondents (5.6%). On the other hand, only 10 (just under 2%) have lived here for less than a year. A third have lived here for between 6 and 15 years and over a third (35%) for between 16 and 50 years. So, the picture on the whole is one of a fairly settled but not fossilised community.

From the replies to the question “ How did you come to live in the parish?” most people made a positive choice to move here through love of village or country life: this accounts for 61% of the responses. 20% of people have retired here whilst 19% moved here as they came to work in the area. People could tick more than one box for this question.

Easily the most important aspect of the parish from the choices given is the environment, which was ticked by 42% of respondents. 28% chose the situation and 27% the community.

### **Employment/ business**

Of the 537 people who answered the question concerning their employment status 40% were retired. 31% were employees and nearly 13% were self-employed, mostly not employing anyone else. 9 people classed themselves as unemployed, (1.7%) which is roughly in line with the statistics from the 2001 census. The remainder are in full time education (8.6%), unwaged housewives or husbands (3.5%) or permanently sick or disabled (1.3%)

On the whole there do not appear to be very strong opinions on the question of encouraging small business developments, tourist attractions, workshops and so on in the parish. A small majority are in favour or strongly in favour of small business development (just over 51%) and a slightly higher number (55%) are in favour of more jobs in the parish. Around a fifth of respondents have no strong opinion on any of the options. Reservations are highest on the subject of tourism development/attractions with almost 43% having reservations or definitely not wanting this. One comment was added on this topic: - “Only small businesses are appropriate in & around the parish. RWM is becoming a major industrial plant. The parish plan must address what is thought of large-scale industrial processes in the parish.”

### **Transport & travel**

Unsurprisingly the main means of transport to work or study is the car used by just over 84% of those to whom this question applied. However, 30 people (7.5%) use some form of bus and 6 travel by train. A handful of people cycle (5) or use a moped or motorbike (6) whilst 14 people (3.5%) walk to work or school.

Whilst most people have no difficulty getting out of the parish to other places a third do occasionally and 29 people (5.7%) have transport difficulties often. It might be worth investigating further the nature of these difficulties if the Steering Group wants to take things further than merely noting this.

### **Parking**

90% of the 442 people who answered this question claim to park off the road. It is perhaps a little surprising then that 63% of the respondents to the following question consider street parking to be a safety risk in the parish. Perhaps this is a case of one or two specific trouble spots rather than a generalised problem?

### **Transport services**

As expected, given the high percentage of cars in the parish, public transport is not much used. Only 16 people are regular daily users of the bus and only 5 are regular daily users of the train. However, a much



greater number of people use the train occasionally. Only 7 people in all use the community bus (SCAT service) and of these 2 do so only monthly.

The bus is mainly used for shopping although twenty people use it either regularly or occasionally for getting to work. Eight people use it frequently for medical visits, a small but significant number, given the likely importance of attending medical appointments. On the whole, opinions on the bus service are favourable and appreciative. Only on timetable were opinions more divided, with 44%, of those expressing an opinion, considering it poor – still a minority but quite a large one. 69% were satisfied with the cost but for those with disabilities the bus is not rated favourably for access.

The train on the other hand is used predominantly for social or leisure purposes, with 257 people using it on an occasional basis for this and 19 often. As far as the train service is concerned there is strong approval for the service with over 90% of those with an opinion considering it good or reasonable. Its reliability is also highly rated. Only timetabling and cost gave some concern. Nearly 25% consider the timetable poor and 30% consider the service expensive.

### **Road safety**

This is an issue that clearly exercises the mind of many, as there were many comments on this. The overwhelming majority (89%) believed that there were major danger spots in the parish and 84% of them would support action to improve road safety on Yetminster High St. However, there was not majority support for the other two suggestions, with 48% supporting action for Ryme Intrinseca and 44% for Thornford Rd. Additional comments included: “ Danger spots - High Street leading down to the station where is no footpath. Main road at bottom of Eastlands” and” I would support action for safety on the road from Yetminster to Chetnole”. (The road to Chetnole gets mentioned elsewhere too.) Four people mention the bottom of Brister End where it narrows by Downs Lane and the Oak House Stores as a danger spot and three mention Melbury Rd, particularly the junction with Thornford Rd. Another person mentions the top of Birch Lane at the junction with Melbury Rd. too

Most people consider speeding traffic to be a problem in the parish – in fact 80% do. However, none of the suggested speed control measures meet with majority approval – the most favoured is traffic calming (44% or 222 of the 505 replies) and the next most favoured is the introduction of a speed limit (39%). Several people wrote comments on this issue and five of these suggested that rather than seeking to reduce speed limits or extend them, existing speed limits needed to be *enforced*. Another suggested that an important speed control measure would be 'Horses Slow' signs on Cuckoo Hill . The same person suggested a 20mph speed limit on the High Street. The High Street was a focus of concern for others too with a suggestion that the part leading down to the station where there is no footpath is particularly dangerous. Two people suggest they would like flashing speed limit signs at all road entrances to the village but another respondent remarks that they would support action to improve road safety provided it didn't affect the character of the village so would not like things such as red lights flashing or bright red road markings!

### **Paths and streetlights**

Although only one question was asked on this, to judge by the number of comments on this subject it is of quite some importance to many villagers. There is no majority for any of the suggestions (more footpaths, more streetlights, more pavements, more dropped kerbs etc). The most popular suggestion was for more environmentally sensitive streetlights wanted by 42% and the next most popular was more pavements wanted by 31%, closely followed by more footpaths (30%).

### **School & educational facilities**

Virtually everyone thinks that the village school (St. Andrews C of E Primary) is important to the local community – 85% in fact think it is very important and 12.8% class it as important. A majority of the respondents to the next question consider that the parish needs adult education evening classes (68% of the 363 who answered) whilst 59% think it needs after school clubs and 53% a holiday play scheme. The Extended Schools team at County Hall would probably be very interested in hearing of this finding but the

Adult Education Service or indeed any other provider would probably need far more detailed ideas as to what evening classes were wanted before they could consider providing any kind of service.

## **Housing**

The majority view appears to be that the number of new houses built in the parish in the last ten years is about right (63%) However just over a third think that the houses built have been too expensive. A small number of people (14.6%) think there has been too much new housing but this is nearly matched by the number (10.3%) who think there has been too little. However more people think the parish cannot accommodate any more new housing (45%) as think it can (36%).

As to what kind of accommodation the parish needs, the majority (54%) consider it needs homes for young people. This is the only suggestion that gets majority support – the next closest is small family homes with 38%. 30% of respondents consider the parish needs no further homes. As to what type of home is needed no suggestion gets majority support. Again, just under a third of respondents consider there is no need for any of them. The most popular suggestion is semi-detached houses (36%), closely followed by cottages and terraced houses. (Bear in mind, respondents could tick more than one box in this section.)

Respondents were then asked for their views on whether various forms of ownership or renting were needed in the parish. 44% of respondents thought restricted sale to local people was needed and 31% thought low cost sale was needed. 26% thought housing association/local authority rented accommodation was needed. However, 27% of people thought there was no need for any of the suggestions.

To the question “What type of housing development would be acceptable to the parish?” a small majority (54%) considered the conversion of redundant buildings would be acceptable. 38% thought small groups of less than 10 would be acceptable too. Just under a quarter (23%) did not think any type of housing development would be all right in the parish.

Presumably, these same people would have objections in principle to a development which might help to meet the housing needs of local people, since a similar percentage said yes they would to this question (22%). However, 67%, just over two-thirds had no objection in principle to this idea. One person wrote here:” We need low cost homes for local young people. No holiday homes - we need young people to be able to afford to stay in the village”.

## **Crime and safety**

Just over half of respondents consider police coverage to be poor. 31% consider it reasonable, 3% good and the rest have no opinion. Parishioners are most worried by vandalism (47% are concerned by this) closely followed by theft (45%). However just over a quarter of respondents are not concerned about crime in the parish at all.

The areas where people feel unsafe in the parish tend to be the areas with no lighting if they are out after dark. Thornford Rd is particularly mentioned in this regard. Other areas of concern are around the shop; this appears to be a question of parking. Parked lorries on the Chetnole/Yetminster Rd. are also mentioned as an area where people feel unsafe, although it is unclear from the comments whether this is as pedestrians or as drivers. The lack of pavements in Brister End towards the shop is mentioned too as is the high volume of traffic along the roadside.

## **Environment**

Parishioners appear to have a very high regard for the standard of refuse collection in the villages with 71% regarding it as good and 22% as reasonable. No other service is rated as highly as this. A third of respondents consider roadside care and street cleaning to be poor and nearly as many (31%) think the same of street lighting. Snow clearance is viewed more positively with 38% thinking the service reasonable and 16% good (although it would be interesting to know if this view would be the same if a survey was conducted in the winter.)

Generally, the parish appears satisfied with the state of the roads (considered good or reasonable by 70%), the pavements (nearly 72%) and the verges (just over 63%). Street lighting is viewed less favourably with not quite half finding them reasonable or good and almost a third poor, with the remainder having no opinion.

Of the 460 people answering the question as to whether they would use a variety of recycling facilities a clear majority claim they would use all of them, particularly a plastic bank (83%) a bottle bank (72%) and a skip for garden waste (69%) Only a public bulk rubbish tip does not get majority support with 48% claiming they would use such a facility. As far as litterbins are concerned, opinions are mixed. 43% think their number and location is poor whereas 31% think it reasonable and nearly 6% good. A sizeable number of people (19%) have no opinion.

### **Shop and Services**

Most people claim to use the local shop if not daily then at least weekly (84%) and only 55 admit to never using it. The Post Office is less well used on a daily basis – over a third of respondents use the local shop every day – but nearly 59% use it weekly or more. The pharmacy, unsurprisingly, is less well used again but most people do use it even if only rarely. However, 17.5% never use this service. The mobile library appears to be used on a regular basis by 36 people and on a less frequent basis than monthly by another 36. However, most people (73%) never use this service.

The most popular reason for shopping in the parish is “you like to support local shops”, ticked by 80% of respondents very closely followed by the need for last minute items (79%) Over half (52%) also shop locally because it saves time and just under half (49%) appreciate that it saves on transport costs. 32 (or 6.4%) shop locally because they do not have transport to shop elsewhere.

As far as the Post Office is concerned readers will not be surprised to learn that most people use it for postal services (93%) and that 80% use it for their vehicle tax and paying bills etc. A third of respondents also get information leaflets, 20% get their pensions or allowances there and 21% use it for giro banking /saving certificates etc.

### **Sports and leisure facilities**

It seems that most of the respondents either did not use existing facilities or used them only occasionally. The most used facility is the sports club, by nearly 23% of respondents. The survey suggested the provision of other facilities, an indoor sports centre, or a swimming pool but these found favour with only a third of respondents with almost as many not wanting them.

There were several suggestions for improving the sports club, these included:

- Joining with the tennis club with a single committee
- Becoming far more family oriented
- Hosting village function e.g. Hog Roast, open-air concerts etc.
- Available to youngsters with development of children’s clubs
- More investment and interest
- General tidying and improvement

Parishioners did suggest other facilities they would like provided including Pool (19%), Tennis (24%), Yoga (30%), Badminton (32%) and Keep Fit (46%). There was also a suggestion for a running track around the sports field and the provision of the skate park for youngsters. However, 36% of respondents were against a skateboard park.

Scouts, guides, and youth football were all viewed favourably in the main. The youth club, now closed, was not given favourable reports. Neither view was clarified by any comment. Despite the mainly favourable comments on existing facilities, the general opinion was that children and young people were poorly served for sport and leisure. Generally, those over 60 found felt they were very well provided for with nearly 33% stating leisure facilities were excellent.

## Other issues

On the whole people are satisfied with the amount of information they get about the parish with 50% thinking it reasonable and 27% good. Yetminster and Ryme Intrinseca residents seem most satisfied with their parish council representatives. Over 59% of them consider the parish council to be either fully or quite aware of local feelings and concerns. There is less satisfaction with the District Council (just over 38%) and less still for the County Council (just under 23%). There seems little interest with the idea of twinning with only 19% saying yes to this question.

Parishioners would support small groups of houses in the parish (58%) and also workshops (54%). No other suggestion gets majority support.

The church is mainly viewed as important as a historic building (74%) and as a focal point for the community (66%) closely followed by weddings and funerals (63%) Only 43% see it as important for Sunday worship and even fewer (40%) for baptisms. Most people (59%) think the local religious groups contribute to community life however.

The next question asks what should be done to help protect and enhance the local environment of the parish and this question has resulted in a torrent of comments and suggestions! Many of them reiterate points made elsewhere so a reduction in traffic and in speed of traffic is called for as is for there to be no new development although there are also calls for affordable housing for the young people in the village. One person suggests that all new building should keep the local vernacular style in materials. No expansion of the abattoir is also raised.

There are several suggestions that more re-cycling and less litter would improve the environment, as would fewer bonfires. One person links this to the recycling of garden waste. There are several suggestions as to improving footpaths and some on cleaning up the river, ensuring the green belt remains around the village and so on. A few people would like the creation of a village green. Other suggestions centre on having things for young people to do such as an organised youth club.

The most highly prized element of the countryside around the parish is its tranquillity (84%). 68% value the openness, 60% the sense of local identity and 55% a sense of place. Some people feel it has not changed much in recent years, but others feel there has been more new housing and general development and a decline in farming (although an increase in horses). Some fear it is getting a suburbanite feel and there is some hostility expressed towards incomers – it has been “ruined by newcomers”. The abattoir comes in for much adverse comment as an unwelcome change. Some people feel the area is now less wildlife friendly with too many chemicals sprayed on the fields, too few tall hedges and too much “tidying up”. There are now more cars on the road. Also perhaps there has been a decline in community spirit.

As far as improvements to the environment of the parish are concerned, looking after woodlands is considered to be very important by two-thirds of those replying and an additional 24% think it worth doing. Repairing dry stone walls is also rated highly with over half of respondents considering it very important and 31% worth doing. 47% consider preserving single trees in special places to be very important and the same number think this of keeping hedges short and tidy. In fact, all the suggestions earn majority support as either important or worth doing except for letting hedges grow naturally, which is considered unnecessary by 135 people whereas 85 people rate it as very important.

When asked whether they would be prepared to help with environmental activities, 198 people (74% of those answering this question) say yes to protecting wildlife habitats and 145 (54%) to maintaining footpaths. Even the less popular activities appear to have no shortage of willing helpers as 118 people claim to be prepared to help surveying trees and 85 to help clearing ponds!

There is strong support (75%) for the suggestion that there should be special open spaces in the parish for local people to picnic and children to play. A frequent suggestion is that this should be in the Millennium Wood; other frequently recurring suggestions include the field next to the vets (as being in the centre of the village and suitable for a village green), on the existing sports field, at the Clovermead end of the village and

on the downs if these were developed for public use. A few people also suggest the creation of a riverside walk, and one suggests the Old Forge in Ryme.

There is strong support too for more “dog mess” bins with 77% of those responding in favour of these. The possible sites suggested probably cover every street and lane in the parish! The High St gets frequent mention as does Thornford Rd, the Millennium Wood, the school, the sports field, the area around the shop, the churchyard, or as several people put it “everywhere,” or “the entry and exit point to the footpaths”, “at regular intervals around the parish”.

The next question asks whether the parish suffers from a variety of different kinds of disturbance. The only answer that produces a majority is traffic noise, with two-thirds of respondents thinking the parish suffers from this. Just over a third think it suffers from low-flying aircraft and motorcycle scrambling or noise pollution in general and 28% think it suffers from light pollution.

Most parishioners appear to know the local footpaths (79%) and a slight majority feel they can use them without difficulty (51%) A quarter have no opinion on this question. 39% think they are well signposted and 29% (149 people) claim they would be willing to maintain them. The most common difficulty experienced in using the footpaths etc. is mud and water (57%) followed by bushes and nettles (48%) Lack of signposts is mentioned by 31% and around a fifth claim farm animals, barbed wire and crops across the path to be difficulties they have encountered with only slightly fewer also mentioning high stiles and locked gates. 19% experience no difficulty at all.

The most widely supported measure for local roads, lanes, and paths to make the countryside more attractive is the removal of litter. This is considered very important by 63% of respondents, well above the next most supported measure which is to repair gates, stiles and bridges (41%) followed by signposting paths and bridleways (37%), keeping roadside verges mown and tidy (36%) and stopping vehicle damage to road verges (31%). Closing footpaths and bridleways is not a popular move with 250 people considering this unnecessary as against 10 finding it important and another 10 worth doing. This is easily the most unpopular suggestion.

Maps of the local footpaths is very popular with 80% of those replying favouring this. Leaflets of walks available to buy also has majority favour but by a much smaller margin – 59%. Just under a third would also like to see guided walks of the area.

Most people (80%) would like the results of the survey to be made know by an information sheet through every door. Just over a third (35%) would like a public report and only 21% a public meeting. As to where the money should be found to implement suggestions raised by the questionnaire most people (68%) favour fundraising or sponsorship (59%) Moderate council tax increases are supported by 37% and private contributions by 28%. Three people commented to the effect that if suggestions required money council tax should be used more productively.

Finally, to the question as to how respondents would like to see the parish develop 300 people would like to see it stay as it is and 268 would like to see it as a working community. Since respondents could tick more than one box, it seems reasonable to assume many people see it currently as a working community and would like it to remain so. There is much less support (47 people) for it to develop as a retirement community, still less as a tourist centre (only 36 people) and fewer still (only 11) would like it to develop as a commuter community.

## Appendix 2b Discussion Evenings, September 2016

### Report to Neighbourhood Plan Steering Group:

#### INTRODUCTION:

1. Seven discussion evenings for residents of the Parishes of Ryme and Yetminster were held on 1, 2, 5, 6, 9, 12 and 13 September 2016. The evenings were publicised by leaflets distributed to every house and business, posters around the village and an article in the Wriggle Valley Magazine. Each area has between 70 and 100 households, but attendances varied considerably from 4, 5 and 7 to 17, 23, 25 and 26. The total attendance was 107 plus between 3 and 5 members of the steering committee on each evening. Councillor Mrs Lawrence attended twice. A high proportion of those present took the opportunity to join in discussion and in this respect the evenings overall achieved their objective. Reminders were given that the purpose was to share ideas, not to make decisions.
2. Discussion was facilitated each evening by John Greenwood and brief notes of the points raised were made by Alec Reek on all but one of the evenings when John Ferreter took his place.
3. Much of the discussion on each occasion revolved around the issue of housing, but a variety of other issues were raised and this report aims to identify the main themes, draw together an emerging vision for the next 10-15 years, and list the consequential tasks required before a draft plan can be prepared.

#### HOUSING:

4. Many people found it difficult to put the two major current planning applications / appeals on one side and think in terms of a vision for 10-15 years' time without development on that scale. A few people said they did not wish to see any further housing development and highlighted significant problems, particularly those around road access and public transport. Despite these problems the majority of those who spoke accepted that some new housing is inevitable.
5. Several people went further and saw limited development of the right kind as a good thing, adding to the diversity of the housing stock and helping to bring more life and vitality to the community. There was general support for 'affordable housing' (though there were differences of opinion about what this means in practice and mention was made of housing for rent as well as shared or full ownership). The development of 15 units at Frylake Meadow was quoted several times as an appropriate increment for a village the size of Yetminster. However, some questioned the need for more of this kind of development in view of the length of time it took to fill the houses and the fact that some units at the Meadens are currently empty.
6. Several people argued that the provision of more small units for older people downsizing would release family housing, though it was recognised that much of this would not be 'affordable' by local young people and would simply attract more people into the village from elsewhere. Mention was also made of some kind of warden supervised or care home provision within the village (it was apparent that speakers had in mind accommodation for people who would, in the main, be self-funding).
7. The status of the current DDB was questioned and it was clear that the public have little confidence in the commitment of WDDC to maintaining the boundary in its present form. Some residents of Ryme saw merit in adding a DDB round the village and allowing some individual infill development.
8. Several sites were mentioned for further small-scale housing development:
  - a. Land off Stoneyacres. This is within the conservation area but has the merit that there is an existing highway access and that it has two pedestrian links to High Street. Part of the current Thornford Road appeal site might also be incorporated as a later phase.
  - b. Land at Upbury Farm. This, again, is within the conservation area and special care would be needed about the impact of development on the listed farmhouse and buildings. Like the land off Stoneyacres, this site has the merit of consolidating the village rather than allowing it to drift outwards. (The view was expressed that need for appropriate housing and community facilities should take precedence over conservation in relation to this site and the land off Stoneyacres).
  - c. Land north of Frylake Meadow. This has previously been identified as a potential site by WDDC, but it would extend the ribbon of development along the west side of Thornford Road.
  - d. Land behind Chapel Meadow. This was also identified by WDDC. Problems of access were noted.

- e. Note: each of these sites would require careful analysis and discussion with landowners. These are not the only ones the Steering Group should look at in drawing up a draft plan. In addition to other sites for small groups of dwellings the scope for infill development should be examined.

#### BUSINESS:

- 9. Several people spoke of the importance of the link between future housing provision and existing and potential employment opportunities. It was widely recognised that few of the people working in Yetminster and Ryme live here and that most of those who live here work elsewhere. This is, of course, a common pattern in rural areas today and whilst some residents spoke nostalgically of returning to an earlier way of village life the majority saw value in encouraging development such as small scale light industry, enterprise units and start up offices provided this did not generate too much traffic.
- 10. The following suggestions for sites for new employment development were made:
  - a. New units on unused land near the station or at Folly Farm
  - b. Conversion of redundant farm buildings (again, Folly Farm was mentioned)
- 11. Proposals were made for meetings with representatives of local businesses and with the Chamber of Commerce.

#### COMMUNITY:

- 12. In the context of the future vitality and viability of Yetminster and Ryme mention was frequently made of the importance of the shop, post office and the pub (though there was widespread dissatisfaction with the present management and opening hours). The coffee shop was held up as an example of an imaginative enterprise, but more is needed if the village is not to simply become a dormitory.
- 13. The doctor's surgery and dispensary are greatly valued and their ability to cater for increased population was questioned.
- 14. There was said to be a need for a play area on the west side of Yetminster, although previous attempts to achieve this have come to nothing. A sports hall was also proposed.
- 15. Concern was expressed at the lack of young people at any of the discussion evenings and this was seen as symptomatic of a wider problem of engaging young people in any village activities.

#### ENVIRONMENT:

- 16. The area's network of footpaths is under-used. Paths are sometimes impassable because of flooding, signposts and stiles are not always maintained and visitors to the villages are not always aware of the potential of the surrounding rural area. The problem of access for disabled people was also highlighted. Additional footpaths were proposed to complete the link between Ryme and Yetminster and to provide a riverside walkway.
- 17. A visitor centre was proposed. Although this is probably unrealistic, a replacement information board at the railway station and additional boards elsewhere could help to promote the area.
- 18. Several people regretted the lack of public green spaces in Yetminster and mention was made of the area at Upbury Farm as a possible location for a village green. A countryside recreation / picnic area was also mentioned.

#### INFRASTRUCTURE:

- 19. A range of highway issues was discussed. Car parking is an increasingly problematic issue in High Street and Church Street and a village car park was suggested although others felt that this on its own would not reduce on-street parking. The speed of traffic through both Ryme and Yetminster was raised several times. A 20mph speed limit was proposed together with further traffic calming measures. There was general recognition of the need for a comprehensive approach to roads, pedestrian safety, traffic speeds etc.
- 20. There was also recognition of the fact that bus and train services will only be maintained if they are used and that there is a danger of a spiral in which a reduced use leads to a reduced services and a further reduction in use.
- 21. Surface water and foul drainage issues cropped up several times. Particular mention was made of surface water on Thornford Road and foul water at Brister End.

#### AN EMERGING VISION:

22. Residents have a strong attachment to Yetminster and Ryme. They value the historic environment and the rural setting, recognising that although Yetminster and Ryme are closely connected, each has its own distinctive character.
23. Many residents are aware that unless communities evolve and grow they stagnate and wither. They therefore recognise that some housing and employment development can have a positive and invigorating effect, so long as it is coupled with appropriate community facilities.
24. If there is to be new building it should make a genuinely positive contribution to the built environment in terms of scale, design, materials, layout, and density. The dominance of volume house builders throughout the country has tended to diminish local identity and has made it harder to achieve housing development that meets local need rather than responding to a purely commercial assessment of demand. Efforts should be made to engage other providers such as housing associations and rural housing trusts to promote small scale incremental development.
25. Yetminster no longer has an obvious village centre and a new focus including a village green would assist in providing a sense of identity.
26. New employment development will not alter the fact that most people of working age commute to surrounding towns, but small-scale workshops and start up units would add to the vitality of the area.
27. The rural setting of the villages is as important as the villages themselves.
28. A serious effort is needed to retain and engage younger people.

#### FURTHER WORK AND RESEARCH:

29. Assess the ongoing need for affordable housing. Talk to agencies, providers, and landowners.
30. Obtain information about recent Government initiatives for small scale housing development.
31. Investigate village housing trusts and similar organisations.
32. Identify the number and type of second homes.
33. Meet representatives of local businesses and the Chamber of Trade
34. Discuss the future of the PH and its role in the vitality of Yetminster.
35. Explore ways of encouraging the use of public transport and the scope for better provision including voluntary services.
36. Update information on local healthcare services and identify future plans.
37. Speak to Councillor Mrs Lawrence about her reference to further housing provision in the Sherborne area and the impact of this on the 5-year housing land supply.
38. Investigate the scope for 'enabling development', particularly as it might relate to the future of Upbury Farm.
39. Review the Yetminster DDB and discuss the implications of adding a DDB for Ryme.
40. Discuss the future of the abattoir and the impact of noise, traffic, and roadside rubbish.
41. Explore the viability of a sports hall or other sports provision.
42. Identify rural issues including footpath access and signposting.
43. Set up a meeting with young people (I have taking the liberty of inviting Luke and Craig Barfoot to get other young people together for a discussion).

John Greenwood

19 September 2016



## Appendix 2c. Feed-back from the Objectives consultation

### Analysis / Summary of responses to the “Objective” consultation

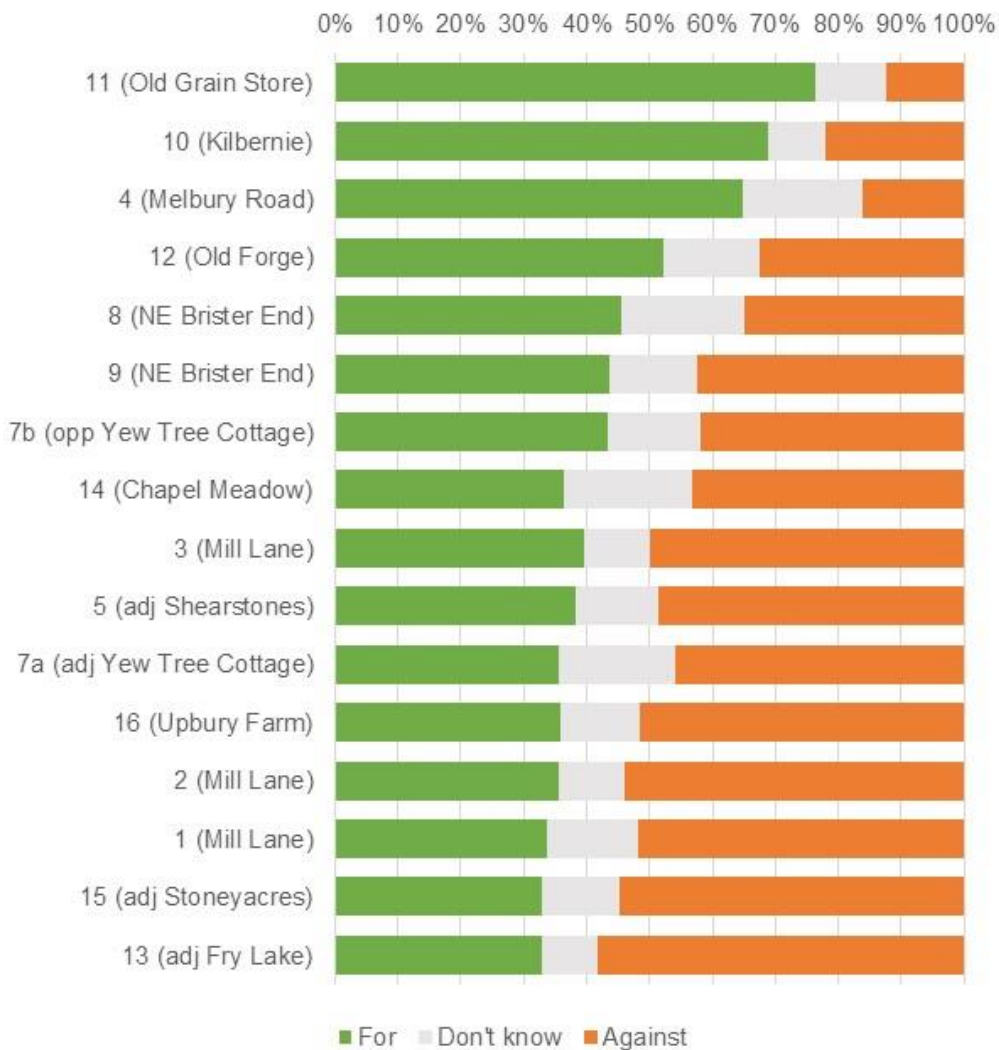
Of the 1005 households who received the “Objectives” questionnaire 352 responded either by returning the paper copy or by using the online survey form. This represented a 35% return which was felt to be very positive.

1. The overwhelming majority of those who responded (98%) agreed with the stated Vision and there were no suggestions as to how this should be altered.
2. The objectives to protect and enhance the conservation area and local landscape, and the identification of specific views and vistas were supported whilst footpaths and green spaces were felt to be important.
3. It was felt that it was important to ensure that new building is consistent with the form and styles of existing buildings, that the historic environment and rural setting of the plan area was respected and that it contributed in terms of scale, design, layout and materials.
4. The idea of ensuring that a % of any new homes built would be used for affordable housing was felt worthwhile and that priority for these should be given to people, living in, or wanting to return to the area. Downsizing was popular.
5. People either strongly agreed, or just agreed, with safeguarding the defined development boundary against unplanned development and in providing clarity for development inside this boundary. Any development should be within the capabilities of the existing local road system and should have sufficient spaces for parking cars.
6. There was strong approval to change speed limits to a safe level (20 mph), that signage, safe routes, and restrictions were put in place to provide protection from unnecessary traffic movement. Of those responding, 91% thought that there should be physical pavements where possible whilst the there was a mixed view regarding illuminating the pedestrian crossing in Thornford Road that served the school. The idea of extending Scraps Way was supported.
7. Overwhelmingly, and not unexpectedly, flooding was felt to be a major issue and alleviation measures were felt necessary with a safe route in and out of the villages being created.
8. Access to public transport was felt important and where these had ceased or were not available then suitable initiatives should be encouraged and developed.
9. There were mixed views on the installation of solar panels on both existing and on new properties but people either strongly disagreed or were not sure about wind farms.
10. It was felt that the problem with the disposal of sewage through the system at Brister End should be reviewed with the statutory undertaker and there was strong agreement that capacity should be an issue to be considered where development was proposed.
11. A clear majority felt that connectivity was vital for business and home workers and providers should be encouraged to ensure adequate future capacity and speed.
12. Again, a majority felt that existing services and facilities should be protected and that clubs and societies within the community should be supported. There was almost 100% support for the suggestion that the young and the elderly should have facilities or an open space to take part in community activities. There was disagreement as to the provision of a replacement village hall although it was overwhelmingly thought that existing community assets should be identified and registered. Existing business should be supported, and new businesses and home working encouraged.

13. There was support for local tourism to be encouraged and people's profiles indicated that the majority of those who responded to the survey were from Yetminster, had lived in the parish for 10 or more years, owned their own home but did not have local connections. The majority of people had 3 or more bedrooms and did not want to move. Interestingly, if people (80%) did move they wanted to go to Ryme Intrinseca.

|            | 11 (Old Grain Store) | 10 (Kilbernie) | 4 (Melbury Road) | 12 (Old Forge) | 8 (NE Brister End) | 9 (NE Brister End) | 7b (opp Yew Tree Cottage) | 14 (Chapel Meadow) | 3 (Mill Lane) | 5 (adj Shearstones) | 7a (adj Yew Tree Cottage) | 16 (Upbury Farm) | 2 (Mill Lane) | 1 (Mill Lane) | 15 (adj Stoneyacres) | 13 (adj Fry Lake) |
|------------|----------------------|----------------|------------------|----------------|--------------------|--------------------|---------------------------|--------------------|---------------|---------------------|---------------------------|------------------|---------------|---------------|----------------------|-------------------|
| For        | 55                   | 53             | 48               | 37             | 35                 | 34                 | 32                        | 27                 | 30            | 29                  | 27                        | 25               | 27            | 26            | 24                   | 26                |
| Don't know | 8                    | 7              | 14               | 11             | 15                 | 11                 | 11                        | 15                 | 8             | 10                  | 14                        | 9                | 8             | 11            | 9                    | 7                 |
| Against    | 9                    | 17             | 12               | 23             | 27                 | 33                 | 31                        | 32                 | 38            | 37                  | 35                        | 36               | 41            | 40            | 40                   | 46                |

### Community consideration of sites



Ray Drewett / David Torrance, November 2017

## Appendix 2d. Call for Sites and Analysis of the Open Day consultation

*Note: in November 2017 a call for sites was made, resulting in the submission of 12 proposals. A separate site screening report has been prepared relating to these sites together with 4 others considered by the housing working group. The following guidance and application form were sent to those who expressed an interest when the call for sites was publicised.*

### Call for Sites

#### 1. INTRODUCTION

The Neighbourhood Plan for the combined parishes of Yetminster and Ryme Intrinseca is being prepared for the period to 2036. Initial work by the Steering Group has identified a need to allocate additional housing and employment land. We now wish to hear from land owners who are interested in putting forward their land for development.

The Steering Group has analysed views expressed at the seven public discussion evenings held in September 2016 and also the opinions of local residents expressed in the recent questionnaire. These are a key consideration and have guided the Steering Group in considering criteria for land allocations.

#### 2. HOUSING

Much of the discussion at the public meetings revolved around the issue of housing. Some residents were unwilling to countenance any further development but the majority agreed that limited additional housing of an appropriate kind could add to the diversity of the housing stock and help to bring further life and vitality to the community.

Within this context, there was particular support for affordable housing<sup>1</sup> for people with local connections. There was also a general recognition that the preponderance of retired people points to the desirability of providing suitable dwellings (including sheltered housing) for those wishing to downsize but to remain part of the local community.

There was strong agreement amongst local residents that any new house building should respect the historic environment, distinctive character and rural setting of the two villages and make a positive contribution to local identity in terms of scale, design, materials, layout and density.

Many residents concluded that these objectives can best be achieved on small sites with the involvement of housing associations, local housing trusts and builders with an appreciation of the local vernacular style and long standing involvement in the locality.

#### 3. REQUIREMENTS FOR HOUSING LAND

Neither the adopted Local Plan nor the Joint Local Plan Review provides an assessment of housing needs for the Neighbourhood Plan area in isolation. However, pro-rata estimates point to a total need for the period to 2036 of 123 dwellings of which 87 have already been approved on land east of Thornford Road known as Folly Farm. This leaves a residual need for sites for a further 36 dwellings by 2036 and the purpose of this call for sites is to identify suitable land.

The requirements set out in section 2 above mean that sites should meet the following criteria:

- New housing should be closely integrated into the existing fabric of the villages in order to maintain a strong and unified community. Consequently self-contained peripheral housing estates should be avoided in favour of consolidating the existing village core.
- The provisions of sites suitable for sheltered housing and for those wishing to downsize should be a priority. Sites should be easily accessible and conveniently located within easy reach of essential facilities.

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<sup>1</sup> This is currently defined in the National Planning Policy Framework as 'social, affordable rented and intermediate housing' (the term 'intermediate' is used to refer to arrangements such as shared ownership. A White Paper in February 2107 proposed some changes but these have not been progressed further.

#### 4. REQUIREMENTS FOR EMPLOYMENT LAND

The Steering Group has made no attempt to quantify the need for employment land because it must be demand led. However, the Group believes that new enterprises should be encouraged and supported. These may include small scale light industry, an enterprise/innovation/support unit, start up offices and the reuse of redundant farm buildings.

Any new employment development should, of course, meet the general environmental and design criteria which will be set out in the final neighbourhood plan and this should be born in mind before putting forward sites for development.

#### 5. WHAT SHOULD I DO NEXT?

If you wish to put forward land or buildings for consideration, please complete the attached form and return it by 30 November 2017 to the Neighbourhood Plan Steering Committee, c/o YRIPC, Wriggle House, Church Street, Yetminster. DT9 6LG.

If you have more than one site please complete a separate form for each site.

**Suggesting a site does not guarantee that it will be included in the plan.**

#### SITE APPLICATION FORM

|   |  |
|---|--|
| <b>YOUR DETAILS</b>                                   |  |
| Name  |  |
| Address   |  |
| Email   |  |
| Are you acting as agent for the owner(s) of the site? |  |

|  |  |
|--|--|
| <b>PROPOSED SITE</b>   |  |
| Address of the proposed site (please also include a map outlining the precise boundaries of the site proposed for development in red and other adjoining land in the same ownership outlined in blue). |  |
| Name of owner if the site is in one ownership.   |  |
| Names of all owners if the site is in multiple ownership.  |  |
| Have all owners agreed to the site being put forward for development?  |  |

|  |  |
|--|--|
| Current use of the site.   |  |
| Please indicate any constraints on development such as covenants or other legal restrictions of which you are aware. |  |
| <b>PROPOSED DEVELOPMENT</b>  |  |
| What use would you like to be considered for this site? (e.g housing, employment, recreation, mixed use).            |  |
| The Neighbourhood Plan extends to 2036. When could this site be made available for development?                      |  |
| Please add any further information you think would be helpful in assessing your proposal.                            |  |

|   |  |
|---|--|
| <b>THE NEXT STAGE</b>   |  |
| Please indicate whether you consent to members of the Neighbourhood Plan steering group having access to your site (a) unaccompanied, (b) accompanied by you or your agent, or (c) whether you consider that the site can be fully seen from public land. |  |
| Please indicate whether you consent to the information you have provided (other than personal details) being made public.   |  |
| This form should be returned by 30 November 2017 to the Neighbourhood Plan Steering Committee, c/o YRIPC, Wriggle House, Church Street, Yetminster. DT9 6LG.  |  |

## Analysis of the Open Day consultation

**Site 1.** Very suitable for housing and in view of the houses lower down Mill Lane it is just infilling  
This is a site with a significant slope. Unless a 'split level' house was made here, i.e. garage beneath and house above, I consider it an unsuitable site

**Site 1a** Does not have an existing access. It was put in without consent.

**Sites 1a,b and c** See Planning Inspector's comment in rejecting appeals.

**Site 2.** It appears a number of judgments are being made in the narratives provided which are distorting the facts. Where is the SHLAA (?) report for Site 2?

This is unsuitable for development in my opinion. It is wet and boggy next to the river. I have seen ponies struggling up to their knees in this field.

**Site 3.** IDEAL as a public open space!

**Site 7a.** The Planners were agreeable to extending the holiday let at the rear to 50m<sup>2</sup> in 2016. The full application was not be pursued at this time. This should be modest, affordable housing. (R J ?, Owner)

**Sites 7a and 7b.** Vehicular access dangerous for both sites.

**Site 7b (1)** Downs Lane is a public road 'maintained' by Dorset Highways. (2) Suitable car parking could be provided behind Yew Tree Cottage. (3) This is intended as a modest retirement home for the owners with two bedrooms. ( R J ? Owner)

**Site 8.** Small development only 1-2 dwellings to match existing.

**Site 10.** Within conservation area, so presumably new building will be more attractive than existing bungalow

**Site 11.** Site OK but the two houses already being built are ugly – they imitate barns but that is not their function now

The new development there is an eyesore so any further development should surely be less intrusive on the landscape and no further trees destroyed

**Site 12.** Retaining its original features – possible development of the forge only for 7 dwellings. There is no need for back land development in any of these proposed sites and should be discouraged. What about the bats? Not good on very serious bend. The site is well within the Ryme 'envelope' and this development would be good provided that the Old Forge building with treated sympathetically

**Site 13.** This can be wet underfoot. In view of the recent Frylake Meadow above and the 89 proposed houses almost opposite. I feel this is sufficient new housing in this area. The Thornford Road can be busy with fast traffic. It would not be safe for children (or indeed adults) to walk along this road to school or the village. This site floods and has wildflowers all over. It is used for dog walking. Deer badgers, snakes, mice, and other wildlife here including bats and others.

**Site 14.** Agree depending on size of development. Existing farm access track east of lower Farmhouse to be upgraded. Why is access strip to field from Chapel Meadow shown on photograph? Concerns about increase in traffic in Chapel Lane. Access to 14 very debateable

**Site 15.** I have long since thought this field is an ideal site for development

**Site 16.** Appraisal – the site is in the heart of the conservation area and not the ‘edge’ and not ‘hidden’. There would be significant heritage impact on the setting of farm, church, and Greystones. Definitely no, especially if site 4 approved, due to narrow busy road access.

### **General**

Will the Health Centre have ability to cope with proposed extra patients? Will St Andrews Primary School have adequate capacity? Will road, pedestrians and cyclists be given adequate safety precautions?

Infill and building at the W end of the High street has been significant over the last 10 years. Parking already is not sufficient as businesses and homes overflow onto the High Street. More infill would exacerbate these problems. More large developments would change nature of village. The problem deciding which option is best is when the plans do not specify how many houses are planned makes commenting difficult. No back-land development. Smaller sites – no to larger developments. (3) Buildings to be in keeping with the village, no to box houses, to be more stylish. I agree doing empty buildings up also not to get rid of trees and hedgerows. To keep as green as possible/countryside

Do not agree with losing this green space if Stoneyacres is to be enclosed. Too much traffic already, difficult to get out of Stoneyacres because you cannot see down the road to Thornford.

The principle of ribbon development as a negative is wrong. High density results in over development of sites that are too small. I approve of a well-designed group development. I do not support speculative single developments as infill or backfills. Traffic in Brister End is fast and dangerous. No pavement.

Access via Frylake? Improve rail services, i.e. two lines, more trains

Ryme Road should have a 40-speed limit all the way from existing 40 to garage at Clossworth A37

*Ray Drewett / Carol Debell August 2017*

## Appendix 2e Neighbourhood Plan Reg 14 Consultation “Information Pack”

Dear Resident

Well, despite the Covid problems our draft of the Neighbourhood Plan is ready and we now need to make sure that we have got it right as it describes the vision for our villages for the ensuing 16 years and will have a lasting impact for decades beyond that.

The next 6 weeks (from Monday September 7<sup>th</sup> to Friday 19<sup>th</sup> October) are an important opportunity for you to read the plan and tell us what you think about it.

### **Your views matter and can make a difference!**

The attached summary outlines the key areas and you can access the plan itself, together with some of the supporting evidence such as housing need, and an environmental assessment of the likely impacts of the plan online at [yrinp.net](http://yrinp.net) and at [yetminsterparishes.gov.uk](http://yetminsterparishes.gov.uk) or use the **QC code below**.

You can also look at hard copies at the Old School Gallery, the White Hart, the Health Centre, the library at the Jubilee Hall and in St Andrew’s Church, Yetminster Methodist Church, and St Hippolytus Church in Ryme. Specific arrangements will be made for residents of Hamlet.

As we don’t all have access to the internet, or if you are unable to get to any of the above for some reason, then please contact Jodie Carter, the Parish Clerk, and we will arrange for a copy of the plan to be sent to you on loan - her details are set out at the end of this letter.

We ask you to please use the online questionnaire as it allows us to easily analyse your responses and you can access this at [surveyMonkey.co.uk/r/YRINP-Reg14](https://surveyMonkey.co.uk/r/YRINP-Reg14) (or use the links on the two websites above). If you do not want to do this, or again do not have internet access, you can use the enclosed questionnaire and return it to one of the dedicated post boxes. These are located in Yetminster (outside the Ark, in the White Hart and inside the entrance to the Old School Gallery) and in Ryme Intrinsic and in Hamlet.

### **EARLIER IS BETTER THAN LATER! - BUT PLEASE MAKE SURE YOUR SUBMISSIONS ARE MADE BY MONDAY 19<sup>th</sup> OCTOBER 2020!**

If you need help with the process or have any questions, please leave your contact details with Jodie, or email us at [yetminsterplan@gmail.com](mailto:yetminsterplan@gmail.com) and a member of the Neighbourhood Plan team will be in touch.

Once we have reviewed and considered your feedback we will decide what changes should be made to the plan with a view to finalising it and submitting it to Dorset Council by the beginning of the New Year. They then arrange for an independent review of the document and you will then be given an opportunity to vote on whether to accept the plan and any amendments suggested by the examiner.

The Neighbourhood Plan Team look forward to hearing your views.

*Jodie Carter*  
*Clerk to the Yetminster & Ryme Intrinsic Parish Council*  
*3 Wellmans Corner, Evershot,*  
*Dorchester, Dorset*  
*DT2 0LE* [REDACTED]





## Appendix 3a Pre-Submission List of Consultees contacted directly

| Description (Schedule 1)     | Organisation   | Contact name                     |
|------------------------------|--|----------------------------------|
| the local planning authority | Dorset Council   | Nick Cardnell                    |
| adjoining councils           | Somerset Council   | Helen Vittery                    |
|                              | South Somerset District Council                            | David Clews                      |
| adjoining parish councils    | Barwick and Stotford CP                                    | Parish Clerk                     |
|                              | Closworth CP   | Parish Clerk                     |
|                              | Clifton Maybank CP   | Parish meeting - no contact made |
|                              | Melbury Osmond CP  | Parish Clerk                     |
|                              | Chetnole and Stockwood Group                               | Parish Clerk                     |
|                              | Leigh CP   | Parish Clerk                     |
|                              | Lillington CP (part of Cam Vale Group)                     | Parish Clerk                     |
|                              | Thornhackett (Thornford and Beer Hackett Grouped together) | Parish Clerk                     |
| Natural England              | Natural England  | Generic consultation address     |
| Environment Agency           | Environment Agency   | Generic consultation address     |
| Historic England             | Historic England   | Generic consultation address     |
| Infrastructure               | Network Rail Infrastructure Limited                        | Asset Protection Wessex          |
|                              | South Western Railway                                      | Andrew Ardley                    |
|                              | Highways England   | Generic consultation address     |
|                              | Dorset & Wiltshire Fire and Rescue Service                 | Craig Baker                      |
|                              | Dorset Police  | Dave Cregg                       |
|                              | Mobile Operators Association                               | Generic consultation address     |
|                              | Scottish and Southern Energy                               | Katie Vanzyl                     |
|                              | Southern Gas Network                                       | Generic consultation address     |
|                              | Wessex Water   | Ruth Hall                        |
| Healthcare services          | NHS Dorset Clinical Commissioning Group                    | Generic consultation address     |
|                              | Dorset County Hospital NHS Foundation Trust                |                                  |
| Voluntary bodies             | Yetminster Health Centre                                   | Dorset Councillor yetminster Rep |
|                              | Dorset Councillor yetminster Rep                           | Mary Penfold                     |
|                              | Campaign to Protect Rural England                          | Fiona Hartley                    |
|                              | Dorset Wildlife Trust                                      | Generic consultation address     |
|                              | National Trust   | Mark Funnell                     |
|                              | Woodland Trust   | Generic consultation address     |
|                              | Forestry Commission  | Generic consultation address     |

## Appendix 3b Pre-Submission Consultation Pack

### Yetminster & Ryme Intrinseca Neighbourhood Plan

#### What is this plan and who wrote it?

Hopefully, you will agree that our parish is a special place. Having a Neighbourhood Plan means that we can all now have a chance to say how we want our villages to develop.

The Plan has been written by a group of volunteer residents, with advice from people with specialist planning experience. It has been shaped by the feedback from the various consultations that took place in 2017 and 2018.

At this time, it is still a draft, which the Parish Council have approved for this consultation. We expect to make changes to it as a result of the feedback we receive from this consultation, and there will no doubt be further changes that may be suggested by the independent Examiner. Local residents in the parish then get the last say (through our own referendum) as to whether the finished plan should be used by Dorset Council.



#### How long will the Plan last?

This Plan looks ahead to 2036. But it can be reviewed before then – it will be down to us to decide when it needs to be revisited.

#### What's in it?

The Vision Statement contained in this Plan says what we hope this plan will help achieve. This was tested in an earlier consultation to see if we had got it 'about right' – but you can still tell us if you think it isn't right.

The Plan is in six main sections – covering those topics that are most important and relevant to our area.

**OUR VISION** is that by 2036 we will be living in a vibrant, supportive community which will value its historic environment and rural setting. Local people's requirements will have been met by providing a variety of housing, business opportunities and community facilities. Changes will have retained the distinctive characteristics of the individual villages and will have made a genuinely positive contribution to our environment in terms of scale, design, materials, layout, and density of development.



#### ENVIRONMENT

Our objectives are to safeguard the historic and natural environment. The Plan identifies the key characteristics of the Conservation Area and locally important historic buildings to be protected. It also identifies a number of local green spaces and important views that should also be protected, including the open gap between Ryme Intrinseca and Yetminster. It also says how important wildlife, the hedgerows, woods and streams are to us, and our access to the countryside via public footpaths and bridleways in the area.

## CLIMATE CHANGE AND WATER MANAGEMENT

Many local residents have been affected by increased flooding, and developers need to understand what impacts their development could have. Our policies also seek to encourage better designs using renewable energy and what other measures could be introduced to reduce our carbon footprint.



## COMMUNITY SERVICES, FACILITIES AND LEISURE

The Coronavirus pandemic has made many of us realise the importance of our local services and facilities, and how dependent they are on our support. Our policies reflect this support and our willingness to work with the various service providers to find ways to help them survive and adapt to future challenges.



## HOUSING

With the Thornford Road development underway, providing 85 new homes in Yetminster, we are certainly playing our part on the national push to 'build build build'. However as our plan looks forward to 2036, we don't consider this will be all the housing we will need, and so we have identified **six sites** where in principle further housing could be built. In Yetminster the sites are **land east of Stonyacres and north of the High Street, land adjoining Bazils in Melbury Road, the site of "Kilbernie" in Chapel Lane and land north of Chapel Meadow**. In Ryme Intrinseca the sites are **land at Downfield and land at the Old Forge**. These sites are described in detail in the plan and there are specific policies putting in place how the site can be developed, and you should look carefully at these. We also have a policy on design, including guidance specific to our area.

## BUSINESS SERVICES, AND THE ECONOMY

Our objectives are to support existing businesses, expand local employment opportunities and maintain the area as a working community. In view of current uncertainty about the needs of business enterprises



during the plan period, no additional sites have been identified, but our policies should support appropriate proposals that might come forward.



## ROAD SAFETY AND TRANSPORT

Last but not least, we hope to make the roads and pavements safer, through a mix of policies and projects on highway safety, parking and public transport.

## Please take this opportunity to comment!

It is important that we get this Plan right, so that we are confident that when it comes to the referendum, enough people say "yes". Please take this opportunity to comment on the proposals, either online (using a simple feedback form) or by completing and 'posting' back the paper copy of the questionnaire. The covering note includes all the details of where and how you can view the draft plan and supporting documents.

**This consultation ends on 19 October** – so please respond as soon as you can.

# Yetminster and Ryme Intrinseca Neighbourhood Plan

Pre-submission consultation: 7 September - 19 October 2020

This form is to help you respond to the pre-submission consultation. You can choose to comment on any or all of the policies, and there is a section at the end for general comments – or use additional sheets if you need to.

## About you - your details

- I am responding for an organisation -
- I live in the parish (Yetminster / Ryme Intrinseca)
- I don't live here, but I do work in the parish
- None of the above - but I have an interest in the plan area

*We are asking for your name and contact details to help us have a clear audit trail of who responded on what issues, and so that we can contact you for further clarification if necessary. We will not publish your email or address. If you are responding as an individual, we need your permission under data protection laws this personal information for the purposes of finalising the Neighbourhood Plan – so if you do not consent please leave your details blank.*

Name:

Email:

Address:

## Your thoughts on the Neighbourhood Plan policies

### Environment policies

- |   |                                |                                   |                                   |
|---|--------------------------------|-----------------------------------|-----------------------------------|
| EN1: Building Conservation              | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN2: Local Landscape Character          | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN3: Local Biodiversity                 | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN4: Local Green Spaces                 | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN5: Land of Local Landscape Importance | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN6: Views                              | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN7: Important Open Gap                 | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| EN8: Footpaths and Bridleways           | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |

If you disagree, please say what change you want and why:

### Climate Change and Water Management policies

- |  |                                |                                   |                                   |
|--|--------------------------------|-----------------------------------|-----------------------------------|
| CC1: Minimising Carbon Footprint         | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| CC2: Individual & Community Scale Energy | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| CC3: Renewable Energy & Waste Reduction  | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| CC4: Energy Generation to Offset Carbon  | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |
| CC5: Drainage                            | <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> Not sure |

If you disagree, please say what change you want and why:

**Community Services, Facilities and Leisure policies**

- CS1: Existing Services and Facilities       Agree       Disagree       Not sure  
CS2: New Services and Facilities       Agree       Disagree       Not sure

If you disagree, please say what change you want and why:

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**Housing policies**

- H1: Housing Land       Agree       Disagree       Not sure  
H2: Housing Types       Agree       Disagree       Not sure  
H3: Land east of Stonyacres       Agree       Disagree       Not sure  
H4: Land fronting Melbury Road       Agree       Disagree       Not sure  
H5: 'Kilbernie', Chapel Lane       Agree       Disagree       Not sure  
H6: Land north of Chapel Meadow       Agree       Disagree       Not sure  
H7: Land at Downfield       Agree       Disagree       Not sure  
H8: Land at the Old Forge       Agree       Disagree       Not sure  
H9: Design       Agree       Disagree       Not sure

If you disagree, please say what change you want and why:

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**Business Services and the Economy and Traffic, Road Safety and Transport policies**

- BS1: Sustainable Growth of Businesses       Agree       Disagree       Not sure  
T1: Highway Safety       Agree       Disagree       Not sure  
T2: Vehicle Parking       Agree       Disagree       Not sure  
T3: Electric Vehicle Charging Points       Agree       Disagree       Not sure

If you disagree, please say what change you want and why:

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**Your thoughts on the Neighbourhood Plan projects**

Do you have any comments on the projects, and are there any that you particularly agree or disagree with?

**And finally...**

Please tick one of the following

- I would support the plan at the referendum as drafted  
 I would support the plan as drafted, but would like some minor changes  
 I would not support the plan as drafted, it needs major changes

Use the space below to add any other comments (or use a separate piece of paper):

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Please make sure you return this form by **19th October 2020**.