

## Buckland Newton Neighbourhood Plan

### Main Modifications made by the Independent Examiner

1. Six of the main sites for housing in our plan designated as Rural Exception Sites are now to be included instead in an extended Defined Development Boundary.

*Parish Council note: The Independent Examiner has interpreted the relevant Local Plan Policy differently from what was intended, and says that our approach throws doubt on the delivery of affordable housing.*

2. Rather than the specific allocations for the number of affordable and open market housing we made for each site, this has been changed to “up to 50%” affordable housing for all sites larger than 2 houses within the Defined Development Boundary.

*Parish Council note: We are concerned this will result in not getting nearly as many affordable homes for our community. The actual amount for each site will be negotiated at the planning application stage, but West Dorset District Council officers have assured us that the 50% rule should be enforced by development control, although obviously where there is an odd number of houses on a site it may well be slightly less.*

3. Sites K and L at Duntish and Spring Grove, each for one dwelling, have been deleted from our plan as they could not be considered sustainable development
4. Site G at Brockhampton Green has also been deleted as it has already gained planning permission since our plan was submitted.
5. Site F at Duntish remains as a Rural Exception Site but for “up to 100%” affordable housing rather than the 2 affordable and 2 open market homes in our submitted plan.

*Parish Council note: There is still some uncertainty about this change, and it may still allow some open market housing.*

6. Hountwell Pump has been deleted from the list of Local Green Spaces
7. All greenfield sites greater than 0.1 hectare in size should have a Biodiversity Mitigation Plan submitted with any development proposals.
8. Our policy for employment and business premises should be extended to include provision for new premises where there is an appropriate demand, in order to be in conformity with the Local Plan.

The full list of modifications can be seen in the independent Examiner’s Final Report on the [bncommunityplan.co.uk](http://bncommunityplan.co.uk) website.