

IDEAS FOR NEIGHBOURHOOD PLAN POLICIES

Include some site allocations

Identify sites for new housing and other uses, and include these within the Neighbourhood Plan as site-specific allocations. This could cater for at least the 'minimum' target of 7 dwellings that is proposed through the Local Plan Review. The sites will be selected from the site options shown that are generally supported and unlikely to cause any substantial harm.

Specify dwelling types that will be supported

Make clear the type of housing that would be particularly beneficial to the area, and therefore should be supported, comprises:

- affordable homes – particularly 1-bedroom properties.
- self-build plots
- live-work homes (for economically active running a business from home)

As there is no real need for larger detached properties, proposals for large dwellings should be resisted.

Relax requirements on the re-use of existing buildings

Allow the conversions of existing buildings (including those with holiday or agricultural occupancy restrictions) to general residential use provided the building is:

- part of a village, hamlet or group of buildings
- of permanent and substantial construction and merits retention
- appropriate for conversion
- not likely to give rise to the need for further buildings to accommodate their existing (former) use.

Support changes to allow home-working

Support the use of outbuildings to facilitate home working, where this would not give rise to disturbance to neighbours.

Support new, small-scale artisan / craft type workshops on the main road, but not large industrial estates

Support new, small-scale workshop units (potentially including an element of retail related to local enterprises) adjoining existing villages / hamlets on the B3165, providing the development would be in keeping with local character and would not generate noise / disturbance to neighbouring properties.

Large industrial estates are not considered to be appropriate.

Support diversification of farms, providing the enterprises won't cause obvious harm

Support the diversification of farms where this allows for additional sustained income / employment to farm / farmworkers, provided that the nature of the scheme

- would not be visually intrusive from public rights of way (both in terms of scale / design of new buildings and consideration of light pollution)
- would not generate noise / disturbance to neighbouring properties or to users of recreational trails.
- would not generate significant increase in vehicle movements on single-track roads

Protect existing community facilities

These are identified as:

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| – Bettiscombe (Marshwood Manor) convenience store | – Bottle Inn |
| – Little Giant Wood | – Marshwood CE Primary Academy |
| – Marshwood Garage | – Marshwood Stores and PO |
| – Marshwood and Bettiscombe churches | – New Inn |
| – Shaves Cross Inn | – Stoke Abbott church |
| – Stoke Abbott village hall | |

Protect Important Local Features

Development should respect and enhance local landscape character and wildlife habitats, including the following key characteristics:

- Strong sense of rural tranquillity and character
- Hilltops are open and undeveloped, with the notable exception of dramatic hillforts.
- Small oak and ash coppice woodlands
- Hedgerow oaks are a key feature, creating a speckled appearance to the landscape
- Winding network of watercourses and streamside vegetation
- Sunken, winding rural lanes with deep hedge banks and steep species rich verges
- Variety of vernacular building materials such as thatch and brick, Upper Greensand chert, oolitic limestone (Inferior Oolite), Blue Lias and Upper Greensand stone

Local landscape features will be protected for their landscape and cultural value (see suggested list)

Support Environmental Improvements

Where feasible, opportunities should be taken to

- remove agricultural buildings that are visually intrusive,
- reinstate historic field boundaries and hedgerows
- where feasible
- improve access to the public rights of way network through new connections and improvements to existing routes

Limit Light Pollution

Development should be designed to conserve and enhance the intrinsic quality of the dark night skies. Lighting should meet the highest standards suggested by the Institute of Lighting Professionals.