

Dear Planning Policy,

Please find attached an email from Dorset Council regarding access to the Rod Hill Lane potential development site. I would be grateful if this could be included as an attachment to the objection of Feniton Park Ltd to the Submitted Puddletown Neighbourhood Plan.

I should be grateful if you would acknowledge receipt.

Thank you

yours sincerely

Paul Willis MRTPI

Head of Planning

Feniton Park Ltd.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tel: [REDACTED]

Mob: [REDACTED]

Email: [REDACTED]

Web: www.fenitonpark.co.uk

Begin forwarded message:

From: Steve K Savage [REDACTED]
Date: 18 December 2019 at 12:05:13 GMT
To: Paul - Feniton Park [REDACTED]
Subject: Puddletown Neighbourhood Plan - potential development site

Dear Mr Willis,

Thank you for your recent enquiry regarding a potential development site for up to 120 houses, adjacent to Athelhampton Road, Puddletown.

It is my understanding that you previously met with Ian Madgwick, a Senior Engineer in my Team, on 17 August 2017 and that Mr Madgwick indicated that vehicular and pedestrian access could safely be gained from Rodhill Lane (a private road). I can inform you that Ian will be leaving Dorset Council on 24 December 2019 and is currently on annual leave until that date.

As requested, I have carried out a desktop analysis of the site and can confirm that the Highway Authority can accept your development site being served off the private road (Rodhill Lane), just to the west of the surgery. This road is a designated bridleway which appears to have adequate visibility at its junction with Athelhampton Road (the C34). The existing carriageway that runs south to your site scales at 5m, which is the minimum

that we'd accept for a two-way traffic flow. Your development would need to ensure that the service margin to the west of the road is maintained and that a 2m wide footway link be provided to the main road. I'm prepared to accept a single access route to the site with no need for an alternative emergency access provision.

If you have any further enquiries, please don't hesitate to contact me.

Yours sincerely



Steve Savage

**Transport Development Manager
Infrastructure Service**

[Redacted]

[Redacted]

dorsetcouncil.gov.uk



To receive the latest news from Dorset Council by email, visit dorsetcouncil.gov.uk/e-newsletter

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

This email and any files transmitted with it are confidential and intended solely for the use of the intended recipient. This message may contain confidential information. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Feniton Park Ltd.

WARNING: Although Feniton Park Ltd. has taken reasonable precautions to ensure no viruses are present in this email, we cannot accept responsibility for any loss or damage arising from the use of this email or attachments. Feniton Park Ltd. is a limited company registered in England and Wales. Registered Number: 07532111. Registered Office: The Mews, Queen Street, Colyton, DEVON. EX24 6JU