



PUDDLETOWN NEIGHBOURHOOD PLAN

Regulation 16 Consultation 26 June-7 August 2020

Response Form

The proposed Puddletown Neighbourhood Plan 2019 to 2031 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website:

<https://www.dorsetcouncil.gov.uk/puddletown-neighbourhood-plan>

Please return completed forms to:

Email: planningpolicy@dorsetcouncil.gov.uk

Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: **End of Friday 7th August 2020.** Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	Mr
First Name	Wakely	Chris
Last Name	Cox	Wanstall

Job Title(if relevant)		Director
Organisation (if relevant)		Weatherbury Planning & Design
Address	██████████ ██████████ ██████████ ██████████	██████████████████ ██████████████
Postcode	████████	████████
Tel. No.		██████████████████ ████████
Email Address		██████████████████████████████

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

X	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	
Page	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
X	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

I am the agent for the site at Northbrook Farm which has been allocated as a reserve site under this draft plan

Whilst of course we support its allocation in the draft plan and the majority of the policies contained in it, it is strongly felt that the Northbrook Site should be the preferred options site, with the site at Athelhampton Road as the reserve site.

There are several details and statements made in the draft plan, together with the supporting documents that are inaccurate and it would seem our comments made about them during the pre-submission consultation have not been considered in this draft version, I will summarise these below :-

1. The site area for the proposed development it would appear has been reduced by the Neighbourhood Plan Steering Group with no discussions with the landowners or myself - the paddock area to the east of the site has been removed.

The site was originally submitted to West Dorset District Council for their call for sites in 2016 and is listed in the SHLAA under reference WD/PUDD/007.

The site was again submitted as part of the call for site for the Neighbourhood Plan in 2017 – including the paddock area.

This was then presented at the Three-day Neighbourhood Plan Design Meeting for the parish which took place in September 2017 – this is detailed in the ‘Three-Day Design Forum Final Presentation’ document found in the supporting documents section. Page 86 details the site area submitted in the call for sites, with a concluded concept plan located on page 268.

The whole site is detailed again on a plan in the ‘SEA Screening Report’ March 2018 with an approximate number of units as 20-30, on page 7

The ‘SEA Final Report’ dated Nov 2019 & May 2020 addendum states on page 37 that “the area proposed in the neighbourhood plan has not included the area to the east (as this was not put forward in response to the call for sites and was considered likely to have a greater impact on the setting of the listed farmhouse)”

As demonstrated above this statement is incorrect, the site was put forward as part of the Neighbourhood Plan's 'Call for Sites'. Whilst we would agree the area to the east would have a greater impact on the setting of the listed building than the farm yard, with careful and considered design we do feel a solution could be found to allow some small scale housing in the paddock area (8-12units) away from the listed building, without causing significant harm to the setting of the listed building.

It does concern us greatly as to why the paddock has not also been included and why the consultants would say this was not put forward as it can clearly be demonstrated that it was?

2. The open space proposed to the south was only proposed as part of the development of the yard and the paddock. As well as providing public open space, there is also a proposed footpath and cycle links to the rest of the village. It is also likely through design that some sort of SuDS attenuation pond will be located in that area.

On page 42 in the draft NP it states "The landowner has made it clear that they will arrange for the transfer of the area land between the site and Druce Lane to the community (either the Parish Council or a suitable community trust) as part of the site's development."

From speaking with the landowners on this point, no commitments have been made that the landowners will arrange transfer of ownership to any party yet. All that has been discussed was this land is allocated for Public Open Space to be used for the benefit of the community, as part of the development of the whole site. There are different models of ownership and public space management which need to be considered further by the landowners.

Further, on page 62 it states "The landowner has made clear that the land to the south (the flood risk area) would be made available as an amenity to the village provided at least 10 dwellings are achieved."

Again, to my knowledge no discussions have taken place with the landowners and certainly no commitments have been made by the landowners on the minimum number of dwellings that would be need in order to provide the area to the south as amenity to the village. The only discussions that have taken place was at the Three-day design meeting where the plan for the whole site was presented as detailed in the 'Three-Day Design Forum Final Presentation' document - Page 86.

So again, we are not sure why these statements have been made?

3. The site at the time of the three-day design meeting was under probate so no exact timescales could be given as to when the land would become available for release.

It was confirmed to the Neighbourhood Plan Steering group by Mr Wakely Cox on the evening of Tuesday 3rd December at the 2-day public Exhibition, and in

writing that the site was no longer in probate and was able to come forward immediately.

At the Public Exhibition we had been advised by the Neighbourhood Steering Group that following the public consultation they would have a meeting with ourselves to discuss the site further, but this never happened, and no meeting took place.

Para4.3.12 in the draft NP states *“As there is some uncertainty over the timescale over which this site may become available, the noise mitigation required, and because the allocation on Land at Athelhampton Road should provide sufficient housing to meet the anticipated needs in the plan period, this site has been allocated as a reserve site for the period beyond 2024 (when the Neighbourhood Plan is expected to be reviewed).”*

This statement is incorrect, there is no uncertainty in timescale, and this was confirmed as stated above, during the consultation period, the site is available now, so we are unsure why this draft still makes that statement?

4. Regarding Noise, we have had a Stage 1 ProPG Assessment carried out over the whole site, as put forward under the call for sites, which concludes that development is possible on the site so long as good acoustic design is implemented.

They have recommended a solid screen along the northern boundary, such as a brick wall or a close boarded timber fence – this would be within the site and not on highways land. They have recommended single storey buildings placed closer to the A35 on the higher ground, these buildings will also provide screening effects to the dwellings located further south. They have recommended other measure which would be implemented within the design of the site.

5. Regarding the inclusion of the stable block and threshing barn as ‘locally important buildings’ on page 17.

There seems to be little evidence in the plan for including these as locally important building other than they are old barns located in the area at Northbrook Farm to be developed.

We would question why other buildings with just as much historic and architectural value, have not also been listed as ‘locally important buildings’. There are too many to name all of them, but some examples are Manor Farm Cottages on Waterson Lane or even at Northbrook farm itself, the rows of farm workers cottages, these all date from the same time as the barns?

Further para 4.3.9 states “The Conservation Officer has advised that the remaining elements of the Threshing Barn within the site is of historic interest (this has been added to the list in Table 3, but may, subject to further research, be considered Listed as part of the curtilage of Stafford Park Farm House).”

We are just in the process of submitting a Permitted Development application for agricultural to residential conversion on the Threshing Barn to 2 dwellings and the above statement did concern us. As such we have now had an expert consultant review this and they have concluded, like us, that the Threshing Barn should not be regarded as curtilage listed to Stafford Park Farmhouse. I have attached a copy of their letter for reference that is included in the Prior Notification Application.

6. Regarding affordable housing, para 4.3.11 in the draft Np states that “*The provision of some affordable housing on this site is important given the local housing needs (and at over 0.5ha the site would be considered ‘major’ development), although it is accepted that some flexibility may be needed if this impacts on the scheme’s viability.*”

However policy 13, para f.), goes onto state “*The type and size of dwellings accords with Policy 11, with at least 35% of the homes provided as genuinely affordable dwellings.*”

Policy 13, para f.) does not allow for flexibility, even though the policy text recognises that this may possibly needed, therefore it is recommended that any application should be accompanied by an Affordable Housing Viability Assessment.

As you can see from the above there are some inaccuracies within the draft plan, especially that the consultants have said the paddock area was not included in the Call For Sites, which it clearly was and was discussed by the whole village at the three-day design meeting – where it received tremendous support.

It is our believe that the site as put forward under the call for sites can easily accommodate the 22 units that are proposed at the Athelhampton Road site.

Therefore our reasoning for Northbrook as the preferred site is:-

1. The site contains a large amount of previously developed land (mostly in agricultural use) within the yard. Whilst the paddock is greenfield land it is bound on all sides by roads (Long Lane, Blandford Road & A35) so any development will be contained.

The site at Athelhampton Road is all greenfield land, in open countryside and is not contained.

Previously developed land (even in agricultural use) should always be considered first over open countryside.

2. Right from the start of the Neighbourhood Plan Process all the villagers commented on traffic through the village as a major concern, especially along the High Street. This is evident from para 7.1.1 in the draft NP which state “Traffic and safety on the local roads are a concern for residents of

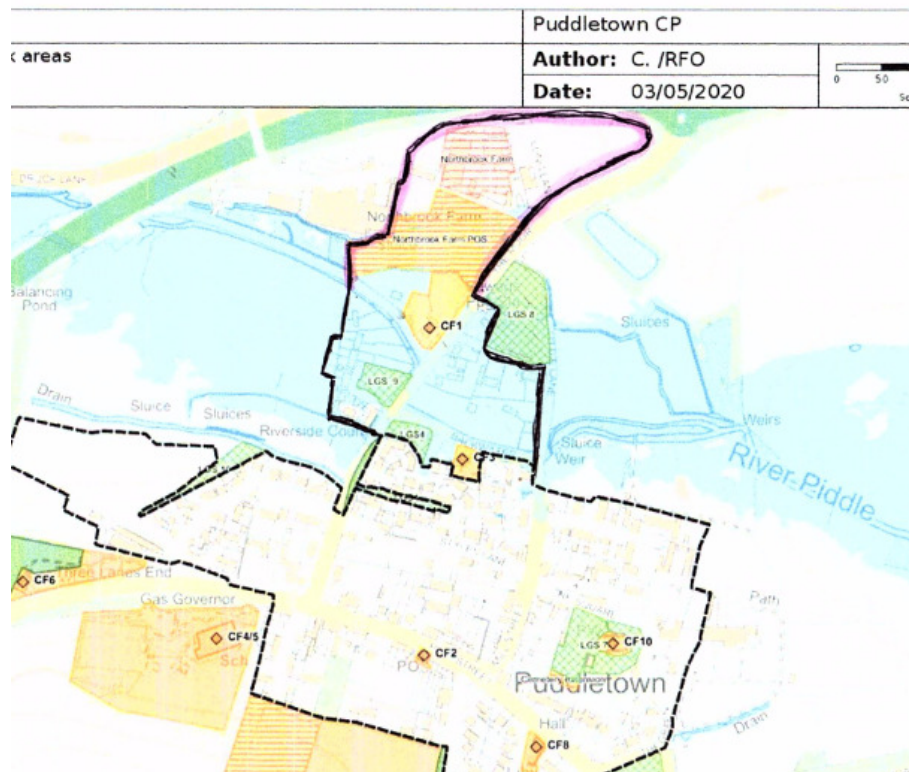
Puddletown. The two main routes through the village – the High Street and, to a lesser extent, Blandford Road”.

The proposed site at Athelhampton Road will only add to the traffic along both the High Street and Blandford Road considerably more than the proposed development at Northbrook would.

Northbrook has access straight onto the A35 or the A354, without going through the centre of the village. Both Schools are within walking distance so it is not considered that they will add any additional extra pressure at school drop off and pick up times.

Further the site at Northbrook is on the bus route and is within 200m of the nearest bus stop.

3. Noise can be mitigated through design
4. Impact on heritage assets can again be mitigated by careful design – Stafford Park Farm House, which is the listed building could actually benefit by some sensitively designed building and landscaping.
5. The site has very low visibility and maintains the open nature of the village which the neighbourhood plan seeks to do. The Defined Development Boundary (ddb) could easily be increased to include the proposed development site as shown in the sketch below. There would be no fear of the land to the south been developed as this would be Public Open Space and located in the Flood Risk Zone:-



6. The Public Open Space would be an additional feature for all the village to enjoy so would itself be a community asset. This would also aid in providing a footpath and cycle link connecting the rest of the development to the village.
7. By having the greenfield site at Athelhampton Road as the 'reserve site', if for any reason the Northbrook Site does not come forward by 2024 or through the planning process the number of units is less than 22, then the reserve site at Athelhampton Road could come forward.

To conclude the site is available now, any noise issue can be mitigated through careful design and with the inclusion of the paddock, as per the 'Call for Site' and the previous Design Consultations the site could easily accommodate the 22 units proposed and potentially a few more if needed.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

This is detailed above in section 4., but to summarise: -

1. The Northbrook Site should be the preferred options site (so should change to policy 12)
2. The Athelhampton Road Site should be the reserve site (so should change to policy 13)
3. Draft Policy 13. F.) should remove reference to “at least 35% affordable housing” to Northbrook and should be replaced with an ‘Affordable Housing Viability Assessment’.
4. The Threshing Barn and Stables should be removed from the list of ‘Locally Important Buildings’ – table 3.
5. Map 7. Should be amended to include the land already within the DDB, that has been removed, and should include Northbrook as the Preferred Options Site – as indicated above. This should include the paddock as put forward in the call for sites. The land at Athelhampton Road should be indicated as the reserve site.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council’s decision to make or refuse to make the neighbourhood plan? Please tick one box only.

X	Yes
	No

Signature: _____ Date: _____07/08/2020_____

If submitting the form electronically, no signature is required.

Mr C Wanstall
Weatherbury Planning & Design



FORUM
Heritage
Services

3 August 2020

Dear Chris,

**NORTHBROOK FARM, PUDDLETOWN:
CONVERSION OF BARN UNDER CLASS Q OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Further to our conversation regarding the status of the former threshing barn at Northbrook Farm, it is my opinion that the barn should not be regarded as 'listed by association' (which I assume means curtilage listed) as suggested by the Dorset Council Conservation Officer in comments provided on the draft Puddletown Neighbourhood Plan where, on p.59 of the Consultation Summary she is quoted as stating:

'The question as to whether these (the barn and stables) are Listed by association is a matter for the decision maker taking into account historic ownership, uses and physical relationship.'

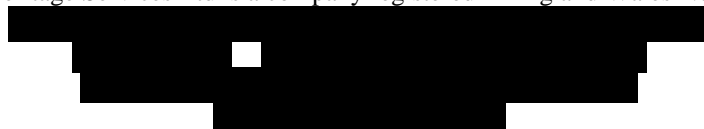
This question has already been answered by the 'decision maker' Dorset Council by giving approval for the conversion of the stable building within Northbrook Farm to residential use under Part Q, first under application WD/D/15/000719 & then under WD/D/19/000227. The relationship between the stable and the listed former farmhouse, Stafford Park Farmhouse, is the same as the relationship between the barn and the farmhouse. This decision stands as a clear precedent and I can see no justification for the Council treating the barn in a different manner.

Whilst the Conservation Officer refers to '*listed by association*' this term does not appear in the Planning (Listed Buildings and Conservation Areas) Act 1990 or the National Planning Policy Framework. It is a term that has been erroneously used before by Conservation staff at Dorset Council. I take it that it is meant to indicate 'curtilage listed' as the Conservation Officer provided reference to the Historic England guidance *Historic Buildings and Curtilage* (Historic England Advice Note 10, 2018). This guidance provides several farmstead examples to assist with the identification of curtilage listed buildings. To be curtilage listed, a building must satisfy a number of tests which have been identified in the courts including:

- Pre-date 1948
- Be in the same ownership as the listed building at the date of listing
- Have an ancillary use (historic and at the date of listing)
- Physical separation.

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The barn at Northbrook Farm pre-dates 1948 and was in the same ownership as the farmhouse at the date of the listing of the house.

However, the Historic England guidance, based on case law, identifies that in terms of use, the key date is the date of designation whereby a building that was in an agricultural use would not be regarded as being in an ancillary use to the domestic function of the farmhouse. There is no indication that the barn served anything other than an agricultural use at the date of listing of the farmhouse or since. Therefore, the barn is not regarded as being ancillary to the farmhouse.

The Historic England guidance also considers the physical separation between the listed building and the barn. At Northbrook Farm the barn and the garden of the former farmhouse are separated by a tall brick wall which defines the residential curtilage of the farmhouse. Therefore, the barn can clearly be seen to be outside the curtilage of the farmhouse.

I assume that these factors led Dorset Council to make the decision that the stables were not curtilage listed when Prior Approval was sought for their conversion. I concur with that decision which also infers that the barn is not curtilage listed.

Yours sincerely,

Bob Edwards
Director, Forum Heritage Services

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