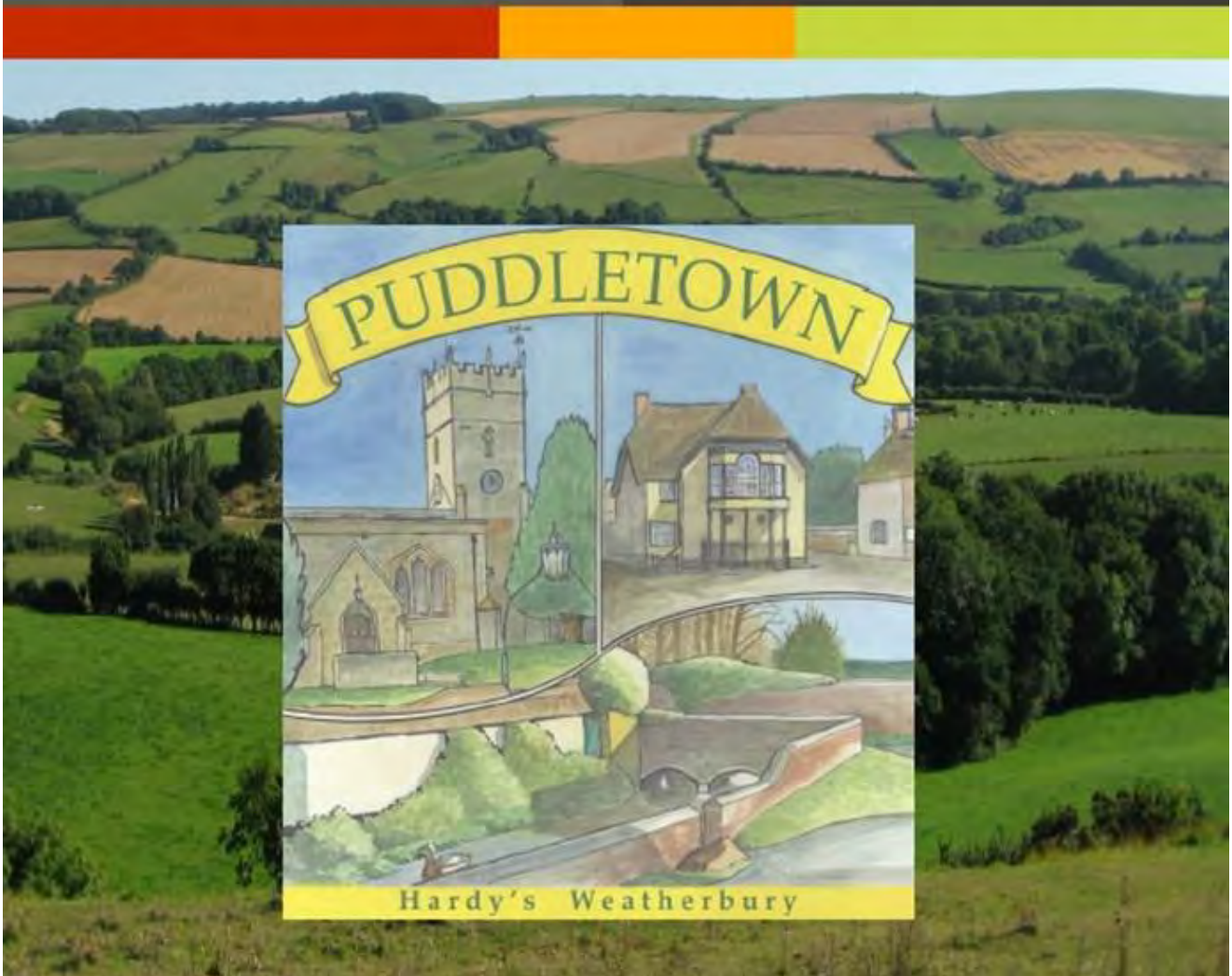


Puddletown Neighbourhood Plan Consultation Statement

Consultation Report 2014 - 2020



Produced by:
Puddletown Neighbourhood Plan Steering Group,
on behalf of Puddletown Area Parish Council

May 2020

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Introduction

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Puddletown Neighbourhood Plan (PNP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

Starting out / Steering Group set-up: January 2014 onwards

Like quite a few other Neighbourhood Plans, the Puddletown Neighbourhood Plan has taken a number of years to produce.

The decision to prepare a Neighbourhood Plan was taken by the Parish Council in late 2013, and the parish of Puddletown was formally designated as the Neighbourhood Plan Area by West Dorset District Council (now part of Dorset Council) in January 2014.

The main focus in the first year was on raising awareness of the project (for example through a leaflet drop and event held at the Pavilion in April 2014) to see if there was enough support to take a Neighbourhood Plan forward¹. However by October 2014 it was clear that there was no-one willing to lead the Steering Group, and as such the Parish Council agreed to put the plan on hold².

In June 2015 the decision was taken to look again at a Neighbourhood Plan. A steering group was formed under the Chairmanship of Councillor Janet Ranger-Dennis. A stall was set up at the Street Fayre that summer to help drum up interest in the Neighbourhood Plan, and by that September some 50 people put themselves forward to help. By January 2016 there was a Steering Group of 8 people and a focus group of about 20 people³. So after 2 years of little progress, finally things began to happen.

A "Bacon Rolls & Have Your Say!" morning was held at the Middle School on Saturday 18 June 2016 to continue to raise awareness and involvement from the local community, followed by a stall at the Coffee Morning in the Village Hall on 15 October 2016.

A Facebook Page for the Neighbourhood Plan was established in late 2016, and has grown to having some 120 followers.

A change of Chairman happened at the start of 2017, with Paul Langdon agreeing to take on the role⁴. Feria Urbanism consultants were contracted to support the Neighbourhood Plan at this time. Further mini consultations were run in April and May 2017 (the latter with the Mums and Tots group) to check the issues the plan should cover.

A dedicated webpage (www.puddletownndp.org) was also set up (this ran from mid 2017 to mid 2019), with minutes of the Steering Group meetings published on that site (and when it closed, these were transferred to the Parish Council website which had a dedicated section for the Neighbourhood Plan

http://www.puddletownareaparishcouncil.co.uk/Puddletown_Neighbourhood_Plan_24839.aspx).

In late 2018 there was a brief hiatus, due to the decision of the Puddletown Area Parish Council to support the Wyatt Homes planning application at Three Lanes Puddletown. Whilst this was a potential site, its support prior to the Neighbourhood Plan was felt to undermine the importance of the plan-making, and the Steering Group therefore resigned⁵. However given all the effort that had gone into the plan so far, and the fact that the Parish Council became more supportive of the Neighbourhood Plan following the local elections of May 2019, the Group was re-constituted in June 2019, and appointed Dorset Planning Consultant Limited to work alongside Feria Urbanism consultants in order to make good progress.

In August 2019 Paul Langdon stepped down as Chairman, and was replaced by Peter Churchill.



¹ As minuted in the Parish Council meeting notes 13.178

² As minuted in the Parish Council meeting notes 14.96

³ As minuted in the Parish Council meeting notes 15.24, 15.74, 15.110 and 15.135

⁴ As minuted in the Parish Council meeting notes 16.082

⁵ As minuted in the Parish Council meeting notes for November 2018

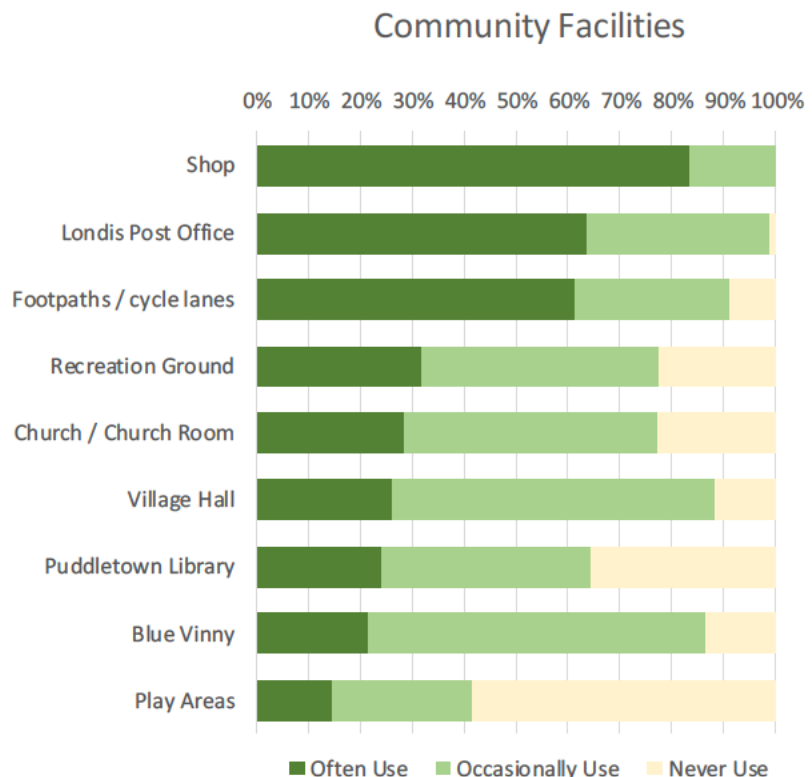
Household Questionnaire: March 2016

A household questionnaire was prepared by the Steering Group and distributed with the March copy of the Parish Magazine (which goes to all households in the parish).

Interim results of the questionnaire were reported to the Parish Council, with the final report being produced in March 2017. The full report can be found online [<http://www.puddletownareaparishcouncil.co.uk/UserFiles/Files/PNP%20Survey%20March%202017%20Final%20Report1.pdf>]. Some 165 responses were received, representing 14% of the total population. The survey data, both quantitative and qualitative, was regarded as providing a useful indicator of the views of the wider community.

The main findings included:

- More than 50% of respondents stated that they were happy with the level of growth since 2001 and this level of growth should continue, with some wanted more growth and others less. There was little support for large scale developments, but also there were comments that there should be no more infill development and evidence of considerable opposition to relatively small scale developments on central village sites during the previous 12 months.
- There was clear demand / support for small social / affordable housing.
- There was also over 50% support for small business development in the future, but about 40% were not in favour, questioning the likely demand (with no take-up of the small office units at Riverside Court, and space at Duck Farm in Bockhampton).
- General for small scale/domestic energy schemes (particularly solar), but little support for larger scale schemes.
- The community facilities most often used by local residents were the shop, Post Office, footpaths and bridleways, with the village hall and pub also used by at least 80% of respondents. All of the community facilities were used by at least 50% of the respondents, with the exception of the play areas (however there were also a low response rate to the survey from young people).
- Responses to questions regarding traffic and parking varied, which probably reflected the location of respondents' homes. There was some support for implementing a 20mph zone in the village (about a third of respondents would support this). Respondents also wished that the footpaths and bridleways be linked together in a more systematic way.
- The church and other historic buildings, the Square, the Green, the Coombe and other places were mentioned in the question asking what contributes to the character and identity of the Parish.



Community Design Workshop: March 2017

All Puddletown residents were invited to 'A Community Design Workshop' which was held at Puddletown First School on 29 March 2017 (between 7.30 – 9.30pm). The Planning Consultants Fera Urbanism facilitated the workshop. The general invitation went out via the Facebook Page and also posters and flyers (delivered to every household).

There were approximately 60 attendees at the event. The full report from the event can be found online [http://www.puddletownareaparishcouncil.co.uk/_UserFiles/Files/Neighbourhood%20Plan/Community%20Design%20Event.pdf].

The event helped generate discussion about what was important to the community, the key qualities of the area (The top 10 being 1. Amenities; 2. Safe; 3. Community; 4. Friendly; 5. Inclusive; 6. Activities; 7. Attractive; 8. Clean; 9. Harmonious; and 10 Green). Conversely the top 10 challenges were seen as: 1. Traffic; 2. First Time Buyer Housing Growth; 3. Transport Services; 4. Architectural Quality; 5. Shops; 6.



Countryside Protection & Access; 7. Super-Fast Broadband; 8. Non-School Youth Opportunities; 9. Leadership & Volunteering; 10. Opportunities For Seniors & The Retired.

It also tested initial views about areas for possible growth (common themes were the field behind Greenacres and the land behind the surgery / either side of Milom Lane). In addition to housing, some stated the need for a new community hall and employment units. Suggestions of where housing could be located were often accompanied by caveats regarding the need for additional infrastructure (such as access links) to make such developments acceptable or workable.

Key routes (such as to the school, to the shop, for dog walkers and recreation) were also discussed and marked on the plans. People's walk to the shop, schools and doctors' surgery were frequently drawn, mainly along High Street. Footpaths and village walks were highlighted along Backwater, Styles Lane and The Coombe. Participants also took the opportunity to comment on the experience of using these routes, with many stating a need for a reduction in vehicle speed from 30mph to 20mph, beginning at the gateways to the village. Similarly, some mentioned the need for a pedestrian crossing on High Street, to allow movement currently hindered by traffic.

Participants write down their thoughts and aspirations for the future of Puddletown.

"In 15 Year's Time, Puddletown Will Be...

...larger, hopefully with more facilities"

...a flourishing, diverse community accessible to all and continuing its own distinct character. We will value its position in the Dorset countryside"

...as nice a place as it is now"

...even more eclectic!"

...a thriving, growing community with a balanced demographic population able to sustain a cultural village life"

Three Day Design Forum: September 2017

The Design Forum was held over a three day period from 25 to 27 September. This was preceded by a call for sites which was sent out in July 2017. The general invitation to the forum event went out via the Facebook Page, the new website and also posters and flyers (delivered to every household).

As a result of responses to the call for sites and local service providers, on the first morning presentations / written statements were made from all of the following:

- The Church
- The Library
- Puddletown Society
- Puddletown Surgery
- First School
- Middle School
- Hardy's School
- Dorset County Council Highways & Children's Services - possible Middle School expansion
- Wyatt Homes (developer)
- Planning Sphere Limited (developer)
- Feniton Park (developer)
- Weatherbury Planning & Design (developer)

Across the three days over 80 people attended. A full report from the event can be found online

[\[http://www.puddletownareaparishcouncil.co.uk/UserFiles/Files/Neighbourhood%20Plan/Slideshow%20from%20the%20Design%20Forum.pdf\]](http://www.puddletownareaparishcouncil.co.uk/UserFiles/Files/Neighbourhood%20Plan/Slideshow%20from%20the%20Design%20Forum.pdf), and the objective, principles and vision from the event were presented to an Extraordinary meeting of the Parish Council on 21 November⁶, which some 40 people attended.

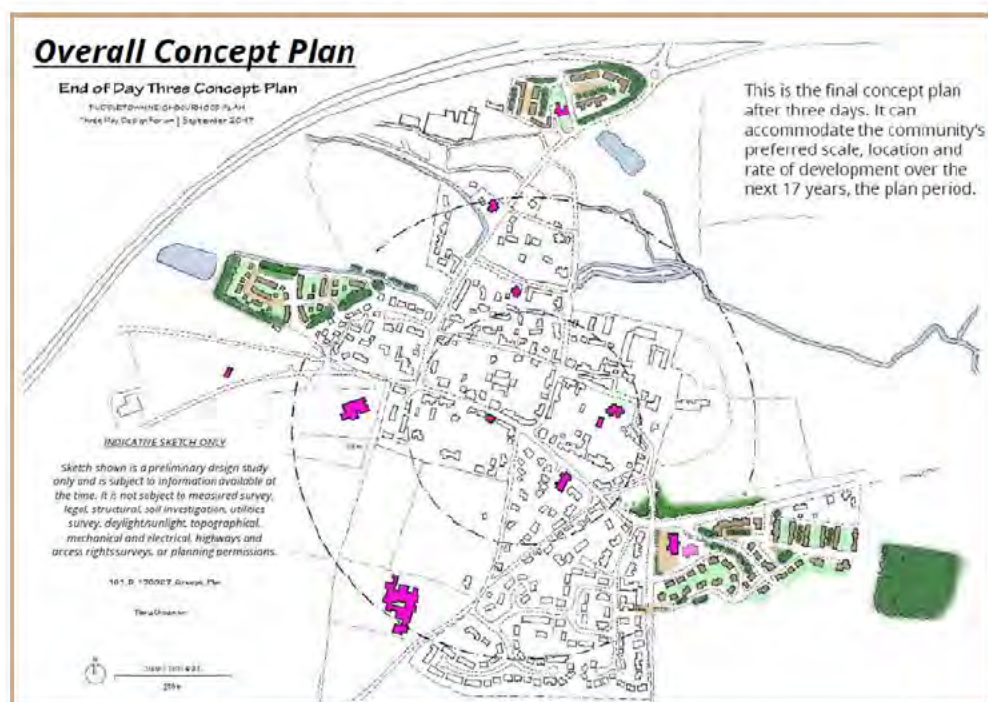
The output from the event included an overall concept plan for the future growth of the village, as well as a range of draft policy ideas for further research.

If all of the sites considered were included in the plan, it was estimated that this could deliver in the region of 115 – 145 new dwellings.

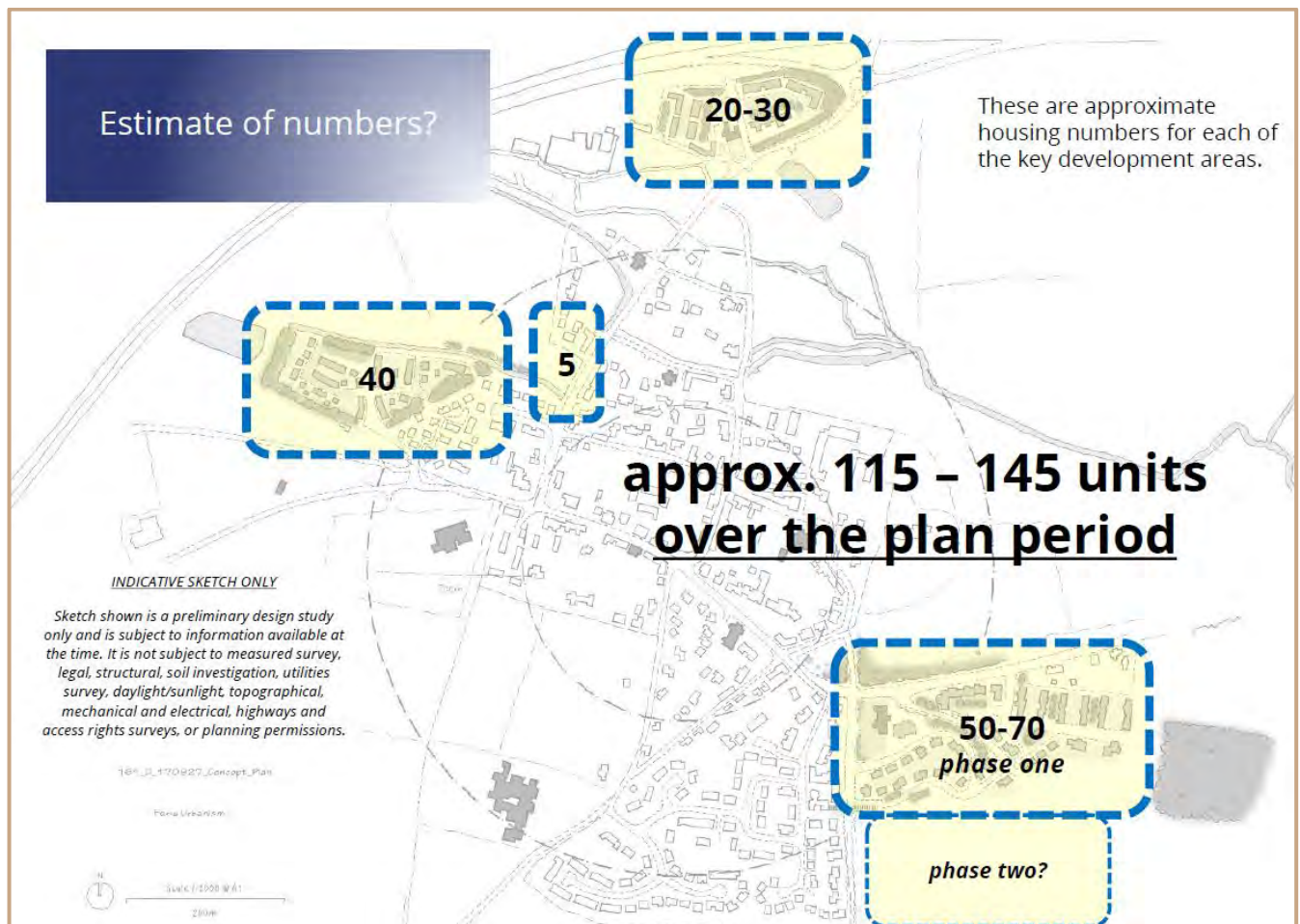
More research was needed, particular in terms of housing need, site assessments and the strategic environmental assessment.



The poster features a small image of Puddletown at the top left. The main text reads: 'Neighbourhood Plan INVITATION to Three Day Design Forum 25-27 September Puddletown Village Hall'. Below this, it says 'You are invited to attend for all three days or drop in when you can.' The poster lists the schedule: Monday morning (9.30am) and Wednesday evening (7.30pm) are key parts of the forum; Morning sessions on Monday (9.30-11.30) and Tuesday/Wednesday (9.30-11.30) involve presentations and progress reviews; Afternoon sessions on Monday and Tuesday are working groups and site visits; Evening sessions on Monday and Tuesday (6pm-9pm) are for review and comment; Wednesday (7.30pm) is the final presentation. It concludes with 'This event is our last engagement before publishing the plan.' and 'More information can be found on our website and facebook pages:' followed by a redacted area.



⁶ As minuted <http://www.puddletownareaparishcouncil.co.uk/UserFiles/Files/Minutes/61649-Extraordinary-Meeting-PAPC-Nov-21-2017.pdf>



There was a mini-consultation on the vision and objectives in October / November that year following the forum report publication. A summary of the comments from this consultation is listed below:

- | | | |
|-----------------------|--|---|
| Business | – new businesses are welcome | – new business tried before, and failed |
| Environment | – strengthen the eco / renewable elements | |
| Housing | – 120 new houses is acceptable | – only want 1 major development at a time |
| | – no urban sprawl | – no phasing of development - can't do it |
| | – need to keep the village feel | – need new housing as soon as possible |
| | – affordable housing is needed - 50% correct | – 50% affordable housing is too high |
| Infrastructure | – new housing will put pressure on services | – need more social outlets |
| | – orchard | – café needed |
| | – allotments | – café not needed |
| | – bakery | |
| Tourism | – better signage needed | – more leaflets / info boards / advertising |
| Transport | – new car park needed | – new car park not needed |
| | – want speed calming | – want improved traffic management |
| | – decrease traffic noise from A35 | – want improved parking |
| | – decrease traffic noise from A35 | – decrease traffic noise from A35 |
| | – Butt Close is very congested | – ban car parking in lower part of Combe Rd |
| | – need improved access to schools | – better bus services for people without cars |
| | – better public footpaths to the schools | – pavement from Rec Car Park to 1st School |
| | – better sign post for the Rec Car Park | |

Service Provider Liaison: 2019

A meeting was held in January 2019, hosted by an ex-member of the Neighbourhood Plan Steering Group (as at this time the Group was in abeyance). The main purpose of the meeting was to discuss two issues: how monies raised from housing developments can be best used to support the Puddletown community; and whether direct approaches should be made to developers about their support.

All Puddletown community groups and organisations, as well as statutory representatives, were invited (by letter) to attend the meeting. 22 people attended the meeting, hosted in the Sports Pavilion. This included representatives from Puddletown Area Parish Council (PAPC), the County Councillor, and the District Councillor, the schools, surgery, the church and all known community organisations.

The meeting helped identify a number of community based projects that required support, with the agreement to hold further meetings. The initial list informed the contents of the pre-submission draft of the Neighbourhood Plan, and was as follows:

- **Middle School Swimming Pool:** The swimming pool at the Middle School has just undergone a significant refurbishment. The school would very much like to expand its use by covering the pool. This would increase the usage by the children, and could also allow Puddletown parishioners the opportunity to use the pool during non-school time (assuming life guards could be found). The estimated cost is £50k.
- **Village Hall Kitchen:** The Village Hall hosts a monthly lunch club that serves upwards of 60 persons. The state of the Village Hall's kitchen does not allow the food for the lunch to be prepared at the Village Hall; it has to be prepared in peoples' houses. A new fit for purpose kitchen is required. It is estimated that this would cost between £10-20k.
- **New Community Space at the Sports Pavilion:** In addition to the Village Hall it was agreed that a new community space was needed, which could include (amongst other things) a Community Café. An extension to the Sports Pavilion was considered to be the best option for this. This location would allow the creation of a new community centre, including the various sports clubs and facilities, with the play park, the First School and a car park nearby.
- **Green Spaces:** With the continued infilling of houses in the village it was felt that it was important to maintain current green spaces, and to add to those with allotments and a community orchard.
- **Recreational Grounds:** The Butt Close recreational area is in desperate need of refurbishment, with new equipment needed dedicated to younger children, picnic benches to be added and a fence to close off dogs. Space is also needed that can be dedicated to dog walkers.
- **Maps and Information Boards:** It was felt that Puddletown does not make enough of its history. As a start it was suggested that a number of walks could be devised, and published on information boards around the Village. Buildings / places of interest could be marked on those walks, with information boards also provided.
- **The Green:** It was recognised that The Green is privately owned, however it was felt that this remains a vastly under utilised parish resource. Efforts should be made to bring The Green under community control, and make it more of a community facility.
- **Carpet Tiles for the Village Hall:** The current carpet tiles in the Village Hall need to be replaced.

A further check was made with local service providers in August 2019, to ensure that the Neighbourhood Plan Group had identified all specific needs that should be considered within the plan, and any issues for those services (positive or negative) that could arise from the potential population growth. The following service providers were contacted and sent short surveys to complete:

- The Village Shop and Post Office (to the owner)
- Puddletown First School (to the headmaster)
- St Mary's Middle School (to the headmaster)
- PRIDE (for the Rec and Sports Pavilion) (to the Chair and Secretary)
- Puddletown Surgery (to the Surgery Manager)
- Village Hall (to the Chair of the VH Committee)
- CLIP (to the secretary - Chris Worpole)
- St Mary's Parish Church and cemetery (to the vicar)

- Blue Vinny (to the manager)
- Rodhill Room (to Magna Housing)

Responses were received from the Village Shop, First School, Surgery, PRIDE, the Blue Vinny pub, St Mary's Church and Community Library. A response was also received from Magna but did not cover the usage of the Rodhill Room. The key findings were:

Most of the facilities 'customers' came from within the parish (average estimated around 75%), with very few (less than 5%) estimated to come from more than 5 miles away. Similarly staff were generally local (although the school did not respond to this question). None of the service providers had experience significant problems recruiting staff due to a lack of affordable housing, although the pub noted it could be difficult to recruit kitchen staff.

At the current time none of the services considered that they were over-capacity (ie having to turn customers away), with the first school, pub, surgery and library being broadly at capacity, the recreation ground, shop and church under capacity. Most could see a benefit from an increase in the local population benefiting their service, with the exception of the surgery where a decline in services could result from worsening doctor:patient ratios. The first school noted that any impact was difficult to predict and would depend on numbers, a slight increase could help retain the school at capacity (there were 144 pupils on the role against a 150 pupil capacity, with spaces in the lower age years), and they currently do draw numbers from outside their catchment area (with about 10% travelling more than 5 miles to the school). However a significant influx of pupils could be problematic.

With the exception of the cemetery extension, there were no plans to extend or relocate services in the next 15 years. PRIDE noted that more public spaces however would be beneficial to reduce conflicts between different users (sg sports players and dog walkers) on their grounds.

Dorset Council were also contacted to provide an up-to-date statement with regard to their proposals for the Middle School, and provided the following statement:

Statement re: Feasibility Study at St Mary's Middle School Puddletown

A feasibility study relating to the expansion of St Mary's Middle School, Puddletown to 5FE has been completed. The preferred location for the new accommodation is to the rear of the current school

Neighbourhood Plan Advice Note Dorset Planning Consultant Ltd © 2017

PUDDLETOWN NEIGHBOURHOOD PLAN FACT-FINDING INTERVIEWS – AUGUST – SEPTEMBER 2019

This survey is directed at the main service providers operating in the Parish of Puddletown to understand the needs of local services.

Name: _____

Organisation: _____

Length of experience in local area: _____

Survey date: _____

Q: Can you confirm the main services your organisation provides, and where these are based?

Q: Approximately how many people use your services (weekly average)

Q: Where do most of your "customers" come from? (approximate estimates)

| | |
|-------|--|
| _____ | % from Puddletown parish |
| _____ | % from outside of Puddletown parish but within 5 miles |
| _____ | % from more than 5 miles away |

Q: can you tell us whether the levels of use of your facilities at the current time mean that they are -

under capacity (there is considerable under use)

broadly at capacity

over capacity (you are turning away customers)

Please give more detail here if you can:

Q: would an increase in the local population be likely to benefit your service?

yes – it would improve services for existing customers

slightly – it would help retain service levels

no – we would not be able to cater for the growth and the additional population could cause a decline in standards

Q: are you looking to extend or relocate your services in the next 15 years?

Yes – regardless of population change

Possibly if required through population increase

No - unlikely to change

No - likely to close

If yes / possibly, please tell us whether this would be:

Within the existing site

Requiring a larger site in the local area

Re-locating outside the area

If you would need to extend your site or find another site locally, please tell us the type and size of site that would be needed.

Q: Where do most of your staff live? (approximate estimates)

| | |
|-------|---|
| _____ | Number of employees living in Puddletown parish |
| _____ | Number of employees living outside but within 5 miles of Puddletown |
| _____ | Number of employees living more than 5 miles away |

Q: Do you have difficulty recruiting staff due to the lack of available affordable housing in the local area?

Yes

Only sometimes

Rarely / never

AND FINALLY...

Q: Is there any other potentially useful information you can tell us about your experiences in general that may be useful for us to consider in preparing our neighbourhood plan?

and would consist of four new classrooms plus associated amenities, and it would be subject to a formal planning application at the appropriate time before any work commenced on the project.

It is accepted that should this project progress in the future to meet increase pupil numbers consideration would need to be given to the provision of a new access road specifically linked to the school, to remove the need for coaches and taxis to continue to use New Street and Coombe Road. In the consideration of any new access it would be intended to run as close to the current village boundary as possible so as not to encroach into the open countryside on that side of the village.

The timescale for the implementation of any increased capacity at the school is unknown at this stage as it will be dependent on increases in pupil numbers, which is largely led by housing developments along with demographic changes.

For the feasibility study to progress beyond the current point justification of need and appropriate finances would need to be identified and agreed by the Council.

It should be noted that this wider expansion of the school is separate to the planned provision of a Complex Communication Need (CCN) base at the school which has recently received planning consent and is due to commence on site soon.

Paul Scothern

Premises Commissioning Manager, Assets and Property, Dorset Council October 2019

A further meeting with local service providers (and open to all residents) was organised by the Parish Council and held in November 2019. Flyers were delivered to all houses, posters displayed and the invitation posted on the Facebook page. 55 people attended the meeting in the Village Hall. This provided further details on the earlier projects, together with some additional suggestions. The combined report from this consultation (as relevant to the Neighbourhood Plan) is shown below, and it is expected that this list will continue to be reviewed and updated in the future.

| Project Title | Details | Estimated Cost |
|-------------------------------------|--|-------------------|
| <i>Middle School Swimming Pool</i> | The swimming pool at the Middle School has just undergone a significant refurbishment. The Head Master would very much like to expand its use by covering the pool. This would increase the usage by the children, and could also allow Puddletown parishioners the opportunity to use the pool during non-school time (assuming life guards could be found). | £50,000 |
| <i>Village Hall</i> | The Puddletown Village Hall hosts a monthly lunch club that serves upwards of 60 persons. The state of the Village Hall's kitchen does not allow the food for the lunch to be prepared at the Village Hall; it has to be prepared in peoples' houses. A new fit for purpose kitchen is required. The current carpet tiles in the Puddletown Village Hall need to be replaced. More storage space is needed for materials | £10,000 - £20,000 |
| <i>Sports Pavilion</i> | The kitchen area in the Sports Pavillion needs refurbishment | £9,000 |
| <i>Butt Close recreational area</i> | The Butt Close recreational area is in desperate need of refurbishment, with new equipment needed dedicated to younger children, picnic benches to be added and a fence to close off dogs. Space is also needed that can be dedicated to dog walkers. | n/k |
| <i>Puddletown Recreation Ground</i> | The upgrade to the cricket pitch at the Puddletown recreation park requires that the artificial pitch be dug up and a new pitch laid | £14,000 |
| | In order to upgrade the cricket pitch it is necessary to change the route of the footpath / bridleway to the north of the recreation park. The planning permission needed to achieve this needs to be funded. | £3,000 |
| | The Puddletown Recreation Ground has planned to have a Skate Park, which requires funding support | |
| <i>New Community Spaces (1)</i> | In addition to the Village Hall it was agreed that a new community space was needed, which could include (amongst other things) a | n/k |

Puddletown Neighbourhood Plan Consultation Summary

| Project Title | Details | Estimated Cost |
|--|--|----------------|
| | Community Café. An extension to the Sports Pavilion was considered to be the best option for this. If the Puddletown Neighbourhood Plan is approved there will be a new Community Space that could accommodate a building on the site off Athelhampton Road. | |
| <i>New Community Spaces (2)</i> | Dog walking spaces are needed. If the Puddletown Neighbourhood Plan is approved there will be a new Community Open Space south of Northbrook Farm. | n/k |
| <i>The Green</i> | It was recognised that The Green is privately owned, however it was felt that this remains a vastly under utilised parish resource. Efforts should be made to bring The Green under community control, and make it more of a community facility. | n/k |
| <i>Green spaces (general)</i> | Ongoing maintenance and improvements to green spaces, e.g. by wildlife-friendly plants, more public seating... | n/k |
| <i>Puddletown Forest</i> | Liaison with the Forestry Commission and local police to ensure good, clear access to and public safety in the environs of Forest (including potential project that would meet the Dorset Heathlands Planning Framework requirements). | n/k |
| <i>Road traffic: A35</i> | Investigate the potential to plant trees to dampen the noise of the concrete sections of the bypass. | n/k |
| <i>Traffic management and calming</i> | Car parking in Puddletown is needed to avoid High Street congestions. Measures should also be taken to reduce parking close to the junctions at Butt Close / The Green / The Surgery | n/k |
| | Liaison with the Highways Authority re physical traffic calming infrastructure and clearer signage to encourage slower speeds at the entrances into Puddletown and safer walking routes around the village (as detailed in the Neighbourhood Plan). | n/k |
| <i>Public transport</i> | Liaison with the Highways Authority and local bus providers to identify initiatives that improve public transport provision. | n/k |
| <i>Public footpaths and bridleways</i> | Ongoing maintenance and improvements to footpaths / cycleways / bridleways. Those north of the Middle School have been damaged and need fixing. | n/k |
| | New footpath / cycle ways / bridleway to link Puddletown and Athelhampton - this will complete the Martyrs' Way | n/k |
| | New footpaths / cycle ways / bridleway around the north of Puddletown to link existing footpaths | n/k |
| | New footpath / cycle way / bridleway to complete the circular route for the southern half of the village | n/k |
| <i>Local services</i> | Monitor if support is needed to protect the village pub | n/k |
| <i>Puddletown cemetery</i> | St Mary's Puddletown cemetery needs to be extended southwards into the walled off, concrete area | n/k |

Local Business Survey: September 2019

Having reviewed the evidence of business needs, there appear to be no clear evidence of need to allocate further employment space within the parish. The decision was there taken to contact local businesses to ensure that relying on the Local Plan employment policies (which were reasonably encouraging towards small scale businesses) would be an appropriate way forward.

A more direct approach was made to local businesses, although it proved difficult to schedule meetings to go through the survey forms. As such, the responses were limited, with completed forms received from the Antique Map and Book Shop and W.A. Pinder (Blacksmiths, ironmongers) at Duck Farm. William Holland (who make metal bath tubs) and the Stonemasons - both of Duck Farm - were in the process of moving location. William Holland to Charlton Down (for more space), and the Stonemason to Nettleborough (for personal reasons). A number of other businesses (Duck Farm Deli and D.W. Ford at Islington Farm) were unable to complete the survey at that time. It was noted that there was no longer a workshop at Islington Farm. Given the limited response rate a meaningful analysis of the survey data was not possible.

Local Green Space consultation: October 2019

Having identified the Local Green Spaces that appeared to qualify for Local Green Space designation, checks were made with the landowners to see if they had any comments to make, prior to finalising the draft plan for consultation.

The owners of the following sites were contacted by email / letter, which included a map identifying area proposed and reason for designation, and a brief explanation of Local Green Space designation and stating that “We would welcome any comments you may have on this proposal at this stage. We will take into account your response in the decision whether to include your site in the Neighbourhood Plan. The independent Examiner for the Neighbourhood Plan will also consider whether the designation is appropriate before the Plan is finalised.”

- The Green (Elaine Wilson, Trustee for the Brymer / Ilsington Estate land)
- Catmead (Catmead Management Company Limited)
- The Coombe (woodland area - Puddletown Area Parish Council, path - Salisbury Diocese, Whitehill garden land - Lorna Chinniah, Dorchester)
- St Mary's churchyard (Rev. Sarah Hillman, St Mary's Church)
- Riverside land (Colin Bowden, Higher Uploders Farm)
- The Moor (Paul Miracca, Southern Property Development)
- Article 106 land adjoining Greenacres (Nicholas Needham)
- Butt Close play area and Brymer Road green spaces (Magna Housing)

The Parish Council were not specifically consulted on their sites (i.e. the recreation ground) given their role in preparing and submitting the plan.

Responses were received from the majority of those contacted, with the exception of Magna Housing (who were contacted in March 2020) and Nicholas Needham. Salisbury Diocese did not respond either but a receipt of the email was received. Objections were raised by the Trustees for the Brymer / Ilsington Estate land in the relation to The Green, by Catmead Management Company Limited in relation to land in their ownership, by Southern Property Development in relation to land at The Moor, and by an agent representing Lorna Chinniah in respect of the part of the Coombe in her ownership. These objections are summarised below, together with how these were considered as follows:

| LGS | Summary of objections raised | Summary of considerations |
|------------------|---|--|
| The Green | While the Trust has no plans to develop the site, they do have a responsibility to maximise the value of the assets in the Trust and are therefore bound to oppose any restrictions being placed which would affect the value of any of these assets. However, should there be an opportunity in the future for a quid pro quo of mutual benefit, this could be reconsidered. | The reasons for including the Green as an LGS are not challenged. It would not be appropriate to base its designation on the offer of development elsewhere. Decision: retain |
| Catmead | The areas shown are part CMCL and part highway land. It is pleasant because of the maintenance of local residents which is done at no cost to the village. The CMCL land is not public land, acts as a flood plain barrier (and therefore is not likely to be built on) and was not considered to be of sufficient value to be designated LLLI when previously considered by an Inspector. It is not significantly different from other areas around the village. | The historic planning committee report on the Catmead development was reviewed – this suggested that whilst the whole Catmead site was not eligible for LLLI status, the open nature of the northern part of the site was considered important. Whilst it is clear from the planning history that these areas were intended to be public land, whose openness and views through would enhance the character of this part of the Conservation Area, it appears that public access was not |

| | | |
|--|---|---|
| | | <p>specifically conditioned. However, the public footpaths crossing those areas was the subject of a S106 agreement, and the private ownership of these spaces can be made clear on the maps.</p> <p>Decision: retain and make clear private and public LGS</p> |
| <p>The Coombe - Whitehill garden land</p> | <p>The area adjoining Coombe House is used as an extension to that garden and is private land. The suggested designation focuses only on the avenue of trees and their contribution to the local character of the community, and there is no apparent reason for the inclusion of the garden.</p> | <p>Whilst the undeveloped nature of the garden area helps reinforce the rural setting of the wooded part of the Coombe, it is of limited value in its own right.</p> <p>Decision: amend LGS to remove the area of private garden land adjoining Coombe House</p> |
| <p>The Moor</p> | <p>There are ample other locations that achieve the objective of LGS without including The Moor, which could be better utilised, as an example by providing additional parking to the residents of the development.</p> | <p>It is clear from the planning history of this site that it forms an important setting to the Listed Buildings and should be retained as private open space.</p> <p>Decision: retain</p> |

The responses were discussed at the Neighbourhood Plan Steering Group meeting on 28 October 2019. As minuted, it was agreed that the area at the Coombe/Whitehill should be altered so as not to include the part of the garden of the property on the corner as this is private land owned by one single owner and is in that respect, no different from any other private garden in the village. It was agreed that all other LGS (to which landowner objections had been raised) should be included in the plan, but to specifically and clearly differentiate between areas which are private and not accessible to the public and those which are open to the public after a landowner raised concerns that LGS designation may cause people to incorrectly assume that these are all public spaces.

Pre-Submission Consultation: November 2019

The pre-submission consultation on the draft Neighbourhood Plan and Strategic Environmental Assessment commenced on 25 November 2019 and ran through to 10 January 2020 (this provided in excess of the legally required 6 week period).

The following statutory consultees were contacted via email at the start of the consultation (25 November) with a follow-up email reminder just before the close of the consultation (on 6 January).

| Local Councils Consultees | Responded | Other Statutory Consultees | Responded |
|--|-----------|--|-----------|
| – Dorset Council | ✓ | – Environment Agency | |
| – Charminster PC | | – Natural England | ✓ |
| – Cheselbourne PC | ack | – Historic England | ✓ (late) |
| – Dewlish PC | ack | – Dorset AONB | |
| – Piddleshinton PC | | – Wessex Water | ✓ |
| – Stinsford PC | | – Scottish and Southern Energy | |
| – Knightsford Group PC: Tincton, West Knighton, West Stafford and Woodsford Parish Councils | | – Southern Gas Network | ✓ |
| | | – NHS Dorset CCG | ack |
| | | – Dorset County Hospital NHS FT | |
| | | – National Trust | |
| | | – Forestry Commission | ack |
| | | – Highways England (consulted late) | ✓ (late) |

Printed versions of the draft plan and supporting documents were made available to residents for comment (at the Londis shop and the surgery, or available to borrow from the Community Library in Puddletown), as well as online on the dedicated Neighbourhood Plan page of the Parish Council website (and signposted from the Puddletown Community and Neighbourhood Plan Facebook pages). Printed versions were also made available at the Rodhill Meeting Room, to make sure that the people with less mobility who live around the meeting room were able to participate. A leaflet drop to all households in the parish was carried out prior to 21 November. Posters (based on the leaflet) were also put up around the village.

A 2-day public exhibition was also held at the Church Room on Tuesday 3rd and Wednesday 4th December 12 noon – 2 pm and 5 pm – 7.30 pm, advertised through the same channels. Feedback forms and ‘postcards’ were available at the events and at the locations where hard copies were kept (the Londis, Puddletown Surgery, Rodhill Meeting Room and the Community Library), in addition to online survey links.

79 responses were returned in the pre-submission consultation, of which 71 used either the survey forms or postcards. There were also late responses received from Historic England, the Highways Agency and the Environment Agency which have been taken into account. The majority of responses were from local residents. In terms of organisations, in addition to the statutory consultees, Catmead Management Company Ltd responded, as well as the Puddletown Society (45). Written responses were received from the agents / landowners of six of the sites considered in the plan (Assetsphere representing the owners of the site referred to as Chapel Ground, Chapman Lily Planning Limited representing Cawdor Construction Developments Ltd who have an interest in the land at Pastures Field and Judges Meadow, Feniton



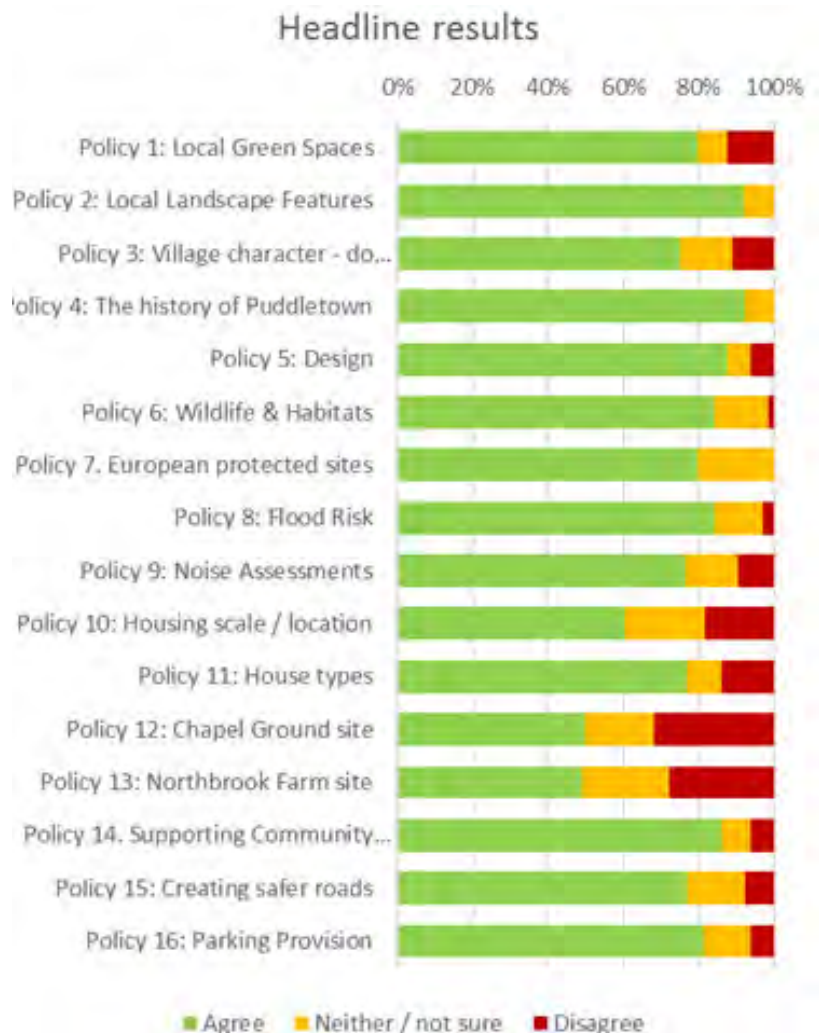
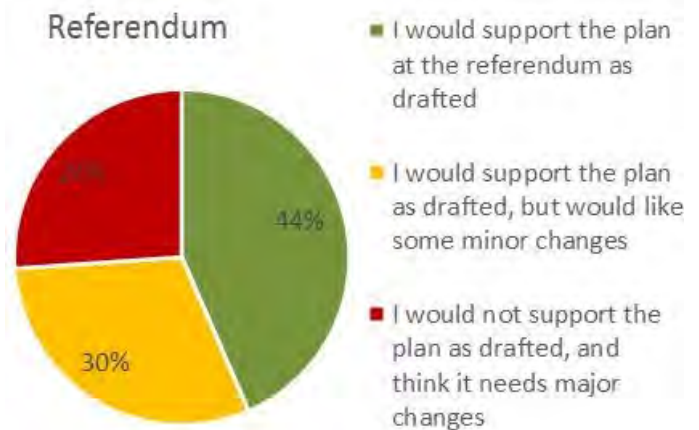
Park Limited who have an interest in the land at Rod Hill, and Wyatt Homes who own the site that has planning permission for 41 homes off Three Lanes Way). Whilst Chapman Lily Planning Limited claim that Cawdor Construction “promoted two sites through the neighbourhood plan call for sites process” the Neighbourhood Plan Group have no record of receiving such correspondence as a result of the call for sites letter in July 2017 (the AECOM report is incorrect in this respect), but their sites were suggested by a representative of the Trust at the Design Forum event later that year.

From analysing the completed survey forms, and the postcard responses, the following are the “top line” results for the draft plan, from local residents.

72 people responded using the survey forms or postcards (counting the responses from couples as four individual responses, and the response by the Catmead Management Company Ltd separately). 15 of the responses were anonymous, but from reviewing the data there is no obvious reason to conclude that these were not genuine responses from people with an interest in the parish, and not duplicates.

In terms of the overall results (shown on the referendum graph), 44% of the respondents indicated that they wholly supported the plan and a further 30% also supported the plan but would like to see some minor changes. About a quarter (26%) indicated that, if the plan proceeded unchanged, they would vote against it. The results are not statistically different if people who either didn’t say where they lived or did not live within Puddletown parish are excluded from the analysis.

The headline results graph shows the headline results broken down by policy. On average (taking the average level of support per policy) there was 77% agreement with the policies. The two site allocations (Policy 12: Chapel Ground site and Policy 13: Northbrook Farm site) were the least supported, although both of these had about 50% of respondents who supported the policy (the remaining respondents were either uncertain or against the allocation). The next least popular policy (which is to some extent linked to the site allocations) was that on housing numbers and location (Policy 10), which was supported by 61% of those responding. In contrast, Policy 2: Local Landscape Features and Policy 4: The history of Puddletown had the strongest support, with over 90% in agreement and no objections.



Respondents were given the opportunity to comment on each policy area, and whilst this was particularly encouraged for those that disagreed with the policy (in order to understand why and what changes they were seeking), people also commented who supported or were not sure. These comments are summarised in the section below, but are not replicated verbatim, and some minor comments that have only been raised by one or two individuals have not been shown here, unless suggesting a specific change to the plan.

The main changes made as a result of this consultation are considered to be:

- Locally Important Buildings: The Threshing Barn and Stables Block at Northbrook Farm have been added to the list in Table 3
- Reference to water efficiency has been included under design considerations (Policy 5)
- Reference is made for the need to consult with the Environment Agency in respect of ground source heat systems (to avoid risk of groundwater pollution)
- Reference is made for the need to consult with Highways England Agency in respect of works that may require maintenance access to highway land relating to the Strategic Road Network
- Policy 12: Chapel Ground has been refined, primarily in relation to feedback from the Conservation Officer at Dorset Council, with a minor adjustment to the site area to reflect the site's topography, the exclusion of the open space requirement within the development, and clearer capacity and design guidance appropriate to its context. The site has been renamed (to Land off Athelhampton Road).
- Policy 13: Northbrook Farm has been refined, primarily in relation to feedback from the Conservation Officer at Dorset Council, with a minor adjustment to the site area to include the strip of land adjoining the track immediately north of the site, the importance of retaining the Threshing Barn, clearer capacity and design guidance appropriate to its context. Reference is also made to liaison with Highways England due to the site's proximity to their operational land.
- In respect of the potential Middle School site expansion, further information is provided on the current thoughts on a new access road as expressed by Dorset Council.
- Clarification in the section on transport and traffic that the proposed routes in Map 8 / Table 8 as shown on are indicative and subject to negotiation with landowners, and additional information on the county parking standards as currently adopted.

The following summarises the key points raised and suggested way forward. Local resident responses have been given a number (rather than specifically named) for the purpose of this report.

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---------------|---|--|--|
| General | Complemented the plan and the team involved in pulling it all together | 4, 21(2), 27, 30, 39, 42, 43, 56, 58, 61 | Support noted. |
| General | It would be really useful to have a list of the authors and those who have contributed to the plan. | 41 | Agreed that it would be appropriate to include a brief summary of the main contributors to the plan. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---------------|---|------------------|--|
| | | | <i>Action: add text to clarify that the plan was prepared by the Neighbourhood Plan Group, and thanks also go to all the contributors who helped in the earlier stages, including Paul Langdon who led the Steering Group for a long time, and Richard Eastham (Feria Urbanism) who provided consultancy support.</i> |
| General | Natural England have no objection to the proposed Neighbourhood plan and no comments on the SEA. | Natural England | Support noted. |
| General | In general terms we are satisfied that the plans proposed policies are unlikely to lead to development which would generate a level of vehicle trips that would result in an unacceptable adverse impact on the trunk road. | Highways England | Support noted. |
| General | SGN have no comments or suggested changes - the information included will not impact on our current Strategic Plan. | SGN | Support noted. |
| General | Formatting: suggest that the policies are placed within coloured boxes so that they are clearly identifiable within the Plan | Dorset Council | The policies are currently in a different font colour with banner shaded heading. <i>Action: revise formatting to improve the distinction with normal text.</i> |
| General | Some parts of supporting text read as policy criteria. These should be placed within the policy and not within the supporting text | Dorset Council | Noted. Having reviewed the policies there are no areas where significant changes are needed. |
| General | All policies need to be written to provide the decision taker with clear tests that enable a decision to be made. A process requirement (e.g. the need for a biodiversity appraisal) or action (e.g. to identify a local list of heritage assets) should not be included in policy. | Dorset Council | Noted. However this is not a clear-cut or legal requirement and there are plenty of examples where this is not the case in other adopted plans. Where such actions are 'projects' they have been labelled as such. Where specific information is required for the proper assessment of a planning applications it is considered appropriate to highlight this as part of the policy, albeit accepting that it will not be the sole point on which a decision would be made if no obvious harm from its omission were likely. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---------------------|--|----------------|--|
| General | Some refinement is needed to the maps. Map 7: Community assets will need to be labelled with a reference and linked to a policy. Community site allocations should also be referenced and linked to a policy. Map 7 should also identify the significant sites with consent that haven't yet been built (primarily Lanes End) as it may expire prior to it being built. <i>Recommendation: review and update all maps as appropriate - Dorset Council is happy to help</i> | Dorset Council | Noted – however the Lanes End site has not been shown as it is not proposed as an allocation. <i>Action: refine community assets map, and work with Dorset Council as necessary to make further improvements for clarity.</i> |
| Foreword | “we can resist large-scale infilling” is used in relation to the provision of housing. It would be preferable if this statement is reworded to say, for example, “we want to resist large-scale infilling” as the neighbourhood plan cannot prevent infilling that doesn't cause harm. Resisting inappropriate infilling is however something that will be more achievable through the application of your design guidance. | Dorset Council | Agreed. <i>Action: amend sentence to read: “Because these sites will provide enough housing, we do not need to have inappropriate infilling that would reduce the open, rural character of the village.”</i> |
| Foreword | Reference is made to the latest available information on flood risk. It should be noted that Dorset Council will maintain records of flood risk from all sources and use this data (along with appropriate allowances for climate change) when making planning decisions. | Dorset Council | Agreed. <i>Action: amend sentence to read “We ask developers to use the latest information on flood risk to ensure that development does not take place in the flood areas or worsen flooding off-site...”</i> |
| 1.1.5 | The last part of paragraph 1.1.5 is a little simplistic. A neighbourhood plan is the community's way of influencing planning decisions with planning permission being granted in accordance with the neighbourhood plan (and the local plan) unless material considerations indicate otherwise. Just because a planning application does not fully meet the requirements set out in the neighbourhood plan, it does not mean that there will be automatic refusal of consent. <i>Suggestion: reword the paragraph to reflect the way planning decisions will be made.</i> | Dorset Council | Noted – although it is intended to keep this introductory section as simplistic as possible. <i>Action: amend final sentence of 1.1.5 to read “This will mean that, when landowners apply for planning permission for new buildings, or to make changes to existing buildings and land, their plans are more likely to get approved if they meet the requirements set out in this Neighbourhood Plan (and more likely to be refused if they do not).”</i> |
| 1.2.1 and Section 3 | Within the objectives (and specifically the second objective about the environment) it may be worth adding reference to | Dorset Council | Agreed - whilst the objectives do cover the climate change issues, this can be more clearly expressed in the second objective. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|----------------------------------|---|--|---|
| | climate change mitigation as there is a section on renewable energy and sustainable buildings. <i>Suggestion: make reference to climate change within the second of the plan's objectives.</i> | | <i>Action: amend second objective to include: ... providing adequate flood defences, reducing and mitigating possible impacts from climate change, and avoiding harmful levels of noise from the A35.</i> |
| 2.2 Policy 1. Local Green Spaces | The list refers to land adjoining Greenacres covered by a historic s106 agreement (ref 1/E/2000/0329). The original intention of the s106 agreement was to provide a buffer between the houses at Greenacres and industrial development to the west, which was never implemented. The reference in Table 1 to this land being rich in wildlife should also be removed as ecological surveys have confirmed that it is currently of low ecological value. It remains the intention of Wyatt Homes to secure the integrity and management of a landscape buffer between Greenacres and the new development in accordance with the planning consent of 2nd April 2019 and associated legal agreements. This will include the preparation of hard and soft landscaping schemes and a landscape management plan as required by the conditions that accompany the planning consent. Policy 1 and its associated text and plans should be updated to acknowledge this. | Wyatt Homes | Plan requested, and provided by Wyatt Homes. This is broadly in line with what is shown but can be amended for accuracy. Ecology statement checked – this identified the presence of a number of bat species (generally associated with hedgerows and tree interfaces along the development site boundaries) together with a low population of reptiles (slow worm, grass snake and common lizard) as well as potential for nesting birds, badgers and dormice (although not present at the time of survey). <i>Action: amend plan to show LGS as identified by Wyatt Homes, and update final sentence of description to read: "It provides habitat for bats, nesting birds and other wildlife, and acts as a natural setting for the houses of Greenacres."</i> |
| 2.2 Policy 1. Local Green Spaces | More spaces could have this designation, such as the land on the other side of the river from Dorchester, and that field marked sluice weir. | 6 | The spaces included were identified from the early consultations and evidence reviewed by the Neighbourhood Plan Group. No alternatives have been suggested as part of this consultation. |
| 2.2 Policy 1. Local Green Spaces | Do not agree with LGS4 in front to 8 - 10 Catmead. The land in a flood plain barrier and we need to be able to manage it in ways that would ensure the protection of the properties and this may not be possible if classified as LGS. There are already restrictions in place that prevent development on this land. Other very similar green spaces have not been included (such as the green space to the south of the Dorchester Road in front of the C of E First School and to the south of the Athelhampton Road along the hedge row to the | Catmead Management Co Ltd, 21(2), 23, 24, 32, 34 | The designation of the land as LGS would not prevent flood prevention measures and ongoing maintenance, provided such measures did not impact on the general openness and setting of the river and public footpaths that connect through the area. Whilst it has not been possible to track down the previous Local Plan Inspector's reports, the committee report regarding the Catmead development is available online, and in this the planning officer notes the findings of the Public Inquiry Inspector. It is clear from this report that said Inspector did not dismiss the area |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---|---|-----------------|--|
| | Chapel Ground site) and thus discriminatory. It is currently maintained at the sole expense of the residents of Catmead who may discontinue this in response. The area has been previously dismissed as a green space of no importance in Local Plans. | | as unimportant – he was considering a much wider area (i.e. including the now developed Catmead estate) and indicated that any development proposals should include a sense of openness – which he considered was more appropriate to the lower, northern part of the site (ie the area now proposed to be part of the LGS). The area is not considered to be of the same quality or make the same contribution as the alternatives suggested. There is no compulsion through LGS for a space to be maintained in a particular fashion, and should the residents of Catmead discontinue its maintenance, it is considered that the space, whilst less meticulously managed, would still contribute to the character of the area. |
| 2.2 Policy 1. Local Green Spaces | Are all areas of green space really needed? No specific deletions suggested. | 14, 19, 26 | A justification has been included for each of the LGS proposed (see Table 1). |
| 2.2 Policy 1. Local Green Spaces and Policy 2. Local Landscape Features | Support the proposals for securing areas of green space and enhancing them. | Natural England | Support noted. |
| 2.2 Policy 2. Local Landscape Features | Within the first sentence, the wording “respect and enhance” is used. The strict application of this policy as currently worded would result in a refusal of planning permission if the key characteristics are not enhanced. A more appropriate form of wording would be “respect and where possible enhance”. | Dorset Council | Agreed – accept recommended wording change <i>Action: amend the wording to “respect and where possible enhance...”.</i> |
| 2.2 Policy 2. Local Landscape Features | Is there any way that policies could be introduced to achieve / encourage significant tree planting (possibly as S106 agreement on any development) as a way to reduce pollution in our atmosphere and increase biodiversity? E.g. extensive tree planting between the A35 and the village | 16, 31, 61 | The potential for enhancement (which would include tree planting) is part of the policy, and specifically reference under Policy 12 in relation to the Chapel Ground site. Achieving a significant level of tree planting through development would need to be justified (ie in terms of off-setting harm). Screening the |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---|---|-----------------------------------|--|
| | would: attenuate noise, enhance water retention and capture carbon, as part of the zero carbon strategy. | | Northbrook Farm site is considered in more detail later in this report. |
| 2.4.2 | Refers to the “Local Plan’s presumption in favour of infilling”. Although the local plan does not use this phrase, within the defined development boundaries of settlements, the principle of infilling is generally acceptable unless material considerations indicate otherwise. | Dorset Council | Noted – agree suggest wording change suggested by Dorset Council <i>Action: amend first bullet of 2.4.2 to read “...because of the adopted Local Plan’s in principle acceptance of infilling within defined development boundary”.</i> |
| 2.4 Policy 3. Village character | The first bullet of the policy seeks to resist infill development within the defined development boundary. The blanket approach to resisting infilling is not appropriate and should be qualified to allow infilling where the harm is not detrimental to the character of the area. It may also be worthwhile not restricting this approach to areas within the defined development boundary as there may be other areas where the policy intentions may equally apply. <i>Recommendation: amend Policy 3 first bullet point to permit infill development that would not be detrimental to the rural character of the area and remove reference to areas within the defined development boundary.</i> | Dorset Council | The policy does not apply a blanket approach, as the resistance to infill is only applied to development which would result in the loss of a large area of garden / paddock or other undeveloped space within the defined development boundary. The supporting text (first bullet under 2.4.2) makes clear that the re-purposing and/or extensions of existing buildings (for example, to provide annexed accommodation for family members or carers) would not have the same level of impact and may be supported. The suggested amendment suggested by Dorset Council could be misinterpreted as encouraging infilling within the smaller and less sustainable settlements. However it is considered that the policy test could be made clearer in this context, taking on board the contribution the spaces make to the character of the village. |
| 2.4 Policy 3. Village character (also related to Policy 10) | Could be merged with Policy 5 - too much talk of restrictions on development within a defined development boundary. Infill development can be beneficial especially on areas of land which are poorly maintained and have no visual aesthetic. | 7, 10, 11, 13, 18, 26, 32, 34, 61 | <i>Action: amend first bullet point pf Policy 3 to read: “limiting infill development to the re-purposing and/or extensions of existing buildings within the defined development boundary, avoiding the loss of large areas of garden / paddock or other undeveloped spaces that make a positive contribution to the local character;”</i> |
| 2.4.2 | There is reference to earlier consultations and the desire of local residents to see incremental infilling resulting in the loss of large areas of garden and undeveloped land within the village stopped. If this is a direct quote, it should be identified as such. If this is however an aim of the Neighbourhood Plan, it should be reworded as it is not possible to stop infilling unless there is a clear harm that would result. | Dorset Council | This is set out on pg 12 of the Puddletown Neighbourhood Plan Report from the 2016 survey. It is not considered necessary to reference this in detail within the plan given that it is accompanied by the consultation statement and supporting evidence. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|----------------------|---|--------------------|--|
| 2.5.5 | Reference is made to important local buildings which are subsequently listed in Table 3 of the Neighbourhood Plan. It would be useful to cross-reference Table 3 within this first sentence. <i>Suggestion: reference Table 3 within the first sentence of paragraph 2.5.5.</i> | Dorset Council | Agreed. <i>Action: amend first sentence of paragraph 2.5.5 to read "There are also a number of Locally Important Buildings identified through the Conservation Area Appraisal in 2007, which are included in Table 3."</i> |
| 2.6 Policy 5. Design | The principles of design highlighted as being important to the neighbourhood area should be reflected in all developments at all scales including extensions as well as new buildings. The design principles are specific to the Puddletown area and reference should be made to the local area in the policy. It is suggested that the second paragraph of Policy 5 should be amended to make it more specific to the Puddletown area and to apply to all scales of development. | Dorset Council | Noted – agree wording change suggested by Dorset Council. <i>Action: amend the second paragraph of Policy 5 to "The design of developments at all scales should reflect the principles of good design as set out in Table 5, and avoid replicating those features that are cited as inappropriate for the Puddletown area."</i> |
| 2.6 Policy 5. Design | We support that the document is looking to promote efficient buildings, we would highlight that it should also include water efficiency. | Environment Agency | Noted – as with energy efficiency the main requirements for water are set through Building Regulations. However higher standards would similarly be supported. <i>Action: add in reference to water efficiency in the supporting text under 2.6.6 and Policy 5.</i> |
| 2.6 Policy 5. Design | There should be a fuller and more urgent addressing of the need to reduce the heat losses of new and existing houses. It is already possible to meet 'Passiv-Haus' standards at very modest cost in the UK today. At least require that all new / altered buildings present a rough budget for better thermal performance, preferably expressed as a percentage of the amount that the new proposal will cost. NB Solar panels are only effective on predominantly south facing roofs and may be inappropriate on Listed Buildings and in the conservation area. Ground sourced heat pumps are only feasible on low density sites. Air sourced heat pumps are feasible on most sites, but can generate relatively high levels of noise. | 31 | Given the direction of change in Building Regulations, which should hopefully come into force before the Neighbourhood Plan, the current policy wording (that strongly supports buildings that are designed to achieve zero-carbon) is considered reasonable. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---------------------------|---|----------------|--|
| 2.6 Policy 5. Design | There should be a lot more on renewable energy, maybe each new house should be 100% run off grid? Is there nowhere in the plan area for a solar farm? We do have a relatively local example of a single small (500 kW) wind turbine in an AONB at Rogers Farm near Bere Regis, which appears to fit into the landscape well. Such a turbine might be expected to supply enough electric power for 250 homes built / converted to 'Passiv-Haus' standard (a possibly large portion of Puddletown). | 16, 31 | Given the direction of change in Building Regulations, which should hopefully come into force before the Neighbourhood Plan, the current policy wording (that strongly supports buildings that are designed to achieve zero-carbon) is considered reasonable. |
| 2.6 Policy 5. Design | The policy does not address the inherent, and increasingly significant, conflicts between climate change resilience and conservational design requirements. Which should prevail? | 32, 34 | The final paragraph of Policy 5 does address this conflict, and makes clear that achieving zero-carbon may be used to justify taking a different approach to the traditional vernacular. However the Neighbourhood Plan does not (and cannot) overrule the legal requirements set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 which is intended to ensure that decision makers give considerable importance and weight to the desirability of preserving the setting of listed buildings. |
| 2.6 Policy 5. Design | Need to ensure that good architecture is employed for progression and not just a pastiche of the past. There has to be a place for other examples than just re-employing copies of the past all the time. | 29 | Agreed - make clear that innovative designs that are in line with the character of the village and that push the environmental agenda would be appropriate. <i>Action: include additional supporting text to clarify that innovative designs can still reflect the character of the village, but also go further than traditional designs in helping to tackle climate change.</i> |
| 2.6.3 | Refers to "groundwater source heat pumps". Should this read "ground source heat pumps"? | Dorset Council | Agreed. <i>Action: amend text in 2.6.3 to "ground source heat pumps"</i> |
| 2.6.3 and Policy 5 Design | The majority of the village falls within Source Protection Zone 1, with northern fringes of the village falling within Source Protection Zone 2. The main activity described which has new implications for the SPZ is the promotion of GSH. Refer | Wessex Water | Noted. |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---|--|-------------------------------------|--|
| | to the current EA Guidance on how this should be considered. | | <i>Action: include reference to the need to contact the Environment Agency at an early stage to discuss the intended location, proposed design, and operation of GSH systems due to the potential risks within the groundwater source protection zone which covers the most of the area (other than in the southernmost section of the parish).</i> |
| 3.2 Policy 6. Wildlife and Natural Habitats | The requirements for a Biodiversity Mitigation Plan (BMP) are set out in the Dorset Council Validation Checklist (adopted 01-Apr-2019). This checklist gives a summary of the BMP from page 17 and this approach should be followed rather than creating additional validation requirements specific to Puddletown unless there is a clear exception to be made which can be robustly evidenced. <i>Recommendation: Remove the requirement for a Biodiversity Mitigation and Enhancement Plan to be submitted alongside planning applications.</i> | Dorset Council | The Dorset Council Validation Checklist is not policy, and must be reviewed at least every 2 years to remain valid. The previous lists held by Dorset Council's predecessors were often not reviewed in a timely manner. As such it cannot be certain that the current list will not lapse. Furthermore, the policy is supported by Natural England and similar policies and requirements adopted in other Neighbourhood Plans in the Dorset area. |
| 3.2 Policy 6. Wildlife and Natural Habitats | Support the proposals to maintain existing and potential ecological corridors and the use of the Dorset Biodiversity Protocol and Appraisal system. Natural England welcomes the inclusion and reference to this preferential system within the Neighbourhood Plan policies. Environment Agency welcome that the plan is looking to ensure watercourse have suitable buffers as these are essential in regards to wildlife movements. | Natural England, Environment Agency | Support noted. |
| 3.2 Policy 6. Wildlife and Natural Habitats | Smaller / 'infill' sites should also be nitrogen neutral (or nitrogen negative) via an S106 contribution if necessary. | 31 | This is covered in Policy 7. |
| 3.2 Policy 6. Wildlife and Natural Habitats | But should go further than what proposed - wildlife areas / corridors, enhancements along the River Piddle not just in the village but whole parish area. I would like to see more done - for instance, to re-establish the water vole community which was lost, and efforts to protect the trout or see their | 6, 7, 10, 16 | The policy is in line with national planning policy in terms of looking to provide for a net gain in biodiversity. The details of how this is done and what habitats could be enhanced will depend on the planning application and land within the applicant's control. The Dorset BMEP guidance is clear that enhancements over and above mitigation and compensation |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| | return. And mention of the kingfisher often seen on the river - to be protected if possible. More tree planting | | requirements will need to be included to demonstrate a measurable net gain for nature conservation in all cases. The presence of trout and water voles are mentioned in 3.2.5 as associated with chalk streams. However the importance of wildlife and tree planting can be further iterated. <i>Action: strengthen reference in the supporting text to respecting local wildlife, and encouraging tree planting.</i> |
| 3.2.9 | Refers to the requirement for mitigation of impacts on Poole Harbour SAC with the statement “This can normally be done via financial contribution secured through a S106 legal agreement.” For small scale developments mitigation is secured through CIL funds however for larger schemes, mitigation should be provided on site or secured by the developer as part of the development proposal. This sentence should therefore be deleted. | Dorset Council | Noted – the guidance refers to both CIL and S106 agreements (the latter being more application for strategic housing sites schemes that are zero rated for CIL (such as tourism accommodation or tourist attractions). <i>Action: amend final sentence to read “This can normally be done through Dorset Council’s use of Community Infrastructure Levy payments, but may require a financial contribution secured through a S106 legal agreement if there is no CIL payable (such as tourism accommodation or tourist attractions).”</i> |
| 3.3 Policy 7. European and internationally protected sites | Support that the policy and text refers to the Council’s position for nutrient neutrality. | Environment Agency | Support noted. |
| 3.3.4 | Makes reference to drainage solutions that were designed in a manner which also enhanced these waterbodies’ ecology. The term ecological status is widely used in this respect. | Dorset Council | Noted. <i>Action: amend text to “ecological status”.</i> |
| 3.3 Policy 8. Flood Risk | The text within the policy sets out the requirement for and content of a drainage plan to support developments. This wording would be better moved to the supporting text and amended to clearly set out what should be included within any drainage plan. <i>Recommendation: move requirements and specification for a drainage strategy to accompany developments to the supporting text and amend Policy 8 to read “New development or intensification of existing uses should avoid flood risk from all sources and must incorporate</i> | Dorset Council | For the reasons given earlier, the inclusion of a reference to a drainage plan within the policy is considered appropriate. For example, a similar policy (requiring all development proposals likely to give rise to increased surface water run-off to be supported by a site-specific Surface and Foul Water Drainage Strategy that sets out details of how surface water and foul water drainage will be managed (and detailing what this should demonstrate)) was agreed very recently in the Milborne St |

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| | <i>a viable and deliverable drainage system to manage surface water run-off. The future maintenance, upgrade or replacement of flood infrastructure must not be adversely affected by development. The design of any measures included in the drainage plan should take into account the desirability of improving the ecological quality of the River Piddle and Devils Brook.</i> | | Andrew Neighbourhood Plan. The policy is also supported by the Environment Agency. However reference to Devils Brook is not needed as this relates to the Cheselbourne / Dewlish tributary and is not within the Neighbourhood Plan area. <i>Action: remove reference to Devils Brook in para 3.3.4 and Policy 8.</i> |
| 3.3 Policy 8. Flood Risk | We support the inclusion of a local flood risk policy. The EA only comment on applications for works within publish flood map for planning. Therefore, the local authority would need to provide any technical support to consultations outside of this remit. | Environment Agency | Support noted. <i>Amend final sentence of 3.3.1 to read "The Environment Agency updated their flood risk map for the Piddle Valley in 2019. Dorset Council also keeps records of flood risk from all sources and this too should be checked (and appropriate allowances made for climate change)."</i> |
| 3.3 Policy 8. Flood Risk | But should go further than what proposed – e.g. more tree planting along the river could help reduce flooding | 7, 10, 16 | The policy does state that "any drainage plan, where required, should assess, and where feasible and appropriate, incorporate, opportunities to reduce the causes and impacts of flooding below current levels." However it is not possible to impose additional planning requirements on a development is if is already acceptable in planning terms. |
| 3.3 Policy 8. Flood Risk | During the recent very wet weather there have been occasions when water has gushed down Willoughby Close. Could an additional drain be put in our road? | 27 | Flooding incidents should be reported to Dorset Council https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/flooding/report-flooding.aspx . As a Lead Local Flood Authority, Dorset Council is responsible for managing flood risk from ordinary watercourses (not main rivers), surface water and groundwater and ensure local flood incidents are investigated by the appropriate risk management authorities and regulate work on ordinary watercourses/culverts. |
| 3.4 Policy 9: Noise Assessments | We support the requirement for new housing and noise sensitive development proposals to be accompanied by a satisfactory assessment of noise impacts and appropriate mitigation measures if necessary. We would draw your attention to the requirements of DfT Circular 02/2013, Annex | Highways England | Support noted. Reference to avoiding encroaching onto highway land to be included in the supporting text. |

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| | A, paragraph A1, which states that noise fences, screening and other structures must be erected within the developers land, and far enough within the developers land to enable maintenance to take place without encroachment onto highway land. | | <i>Action: add into supporting text that Highways England have advised that any structures must not be placed on, or require maintenance access to highway land relating to the Strategic Road Network.</i> |
| 3.4 Policy 9: Noise Assessments | The policy should recognise that the guidelines set out in WHO Environmental Noise Guidelines for the European Region need to be considered alongside other relevant guidance. ProPG provides recognised advice and an appropriate assessment process for new residential development that takes account of all of the relevant guidance. Suggest the second paragraph of Policy 9 is removed and replaced by a reference included to ProPG as the appropriate assessment process for new residential development. | Wyatt Homes | The latest version of the ProPG: Planning & Noise https://www.ioa.org.uk/publications/propg is dated May 2017 and has yet to be updated in relation to the more recent WHO guidelines (which were published in 2018). |
| 3.4 Policy 9: Noise Assessments | The surface was concrete for longevity. The traffic 20 years ago was far less than today and the noise levels have increased considerably, often to uncomfortable levels in the centre of the village. Is there more that can be done? | 32, 34, 51, 59, 63 | Concerns noted. The Government organisation responsible for the A35 is Highways England, who have noted Project 4 in response to the consultation on this plan. |
| 4.1 Policy 10. The scale and location of new housing | The amount of housing should be lower / no more housing should be built. Too many houses will change it from a village to a small town | 5, 6, 60 | Requests for higher and lower housing growth are noted. Overall, the plan appears to have struck an appropriate balance as the majority of respondents are in agreement with this policy. Whilst the AECOM Housing Needs Assessment provides an overview of housing need at the time of writing (May 2018) the Local Planning Authority have since confirmed (August 2019) that this does not equate to the approach that they would take in setting an indicative figure, and further information on the basis for the proposed target is included in the supporting text of the Neighbourhood Plan. |
| 4.1 Policy 10. The scale and location of new housing | Is this enough housing? AECOM report suggested 10dpa and the 5-year housing land supply figures for the district has shown that every year since April 2016 not enough deliverable sites have been allocated. The figures have been contrived and the draft plan has not been positively prepared. | Chapman Lily Planning, 11, 13, 15, 19, 26 | |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| 4.1 Policy 10. The scale and location of new housing | No one wants 5 - 10 years of building – an average figure could be used to prevent getting all building work done in one go. | 47, 48 | The policy includes reference to the housing need as an annual figure “averaged” over the plan period. This would not prevent a site in excess of 7 dwellings being built in a year. The only phasing proposed is the later release of the reserve site at Northbrook Farm. |
| 4.1 Policy 10. The scale and location of new housing | <p>The Rod Hill site is a better alternative than the allocated sites. It abuts the existing development boundary and is closer to the village centre and existing facilities than the alternative sites. The site can be easily and safely accessed from Athelhampton Road via Rod Hill Lane as confirmed by a desktop analysis by Dorset Council. A separate pedestrian cycle link to St Mary's Middle School can be provided through the Rod Hill Lane site. On site planting on the lower (southern) part of the site could be used to further reduce any visual impact. The site could also provide appropriate community facilities / allotments / public open space as suggested by the community. It has not been fairly scored on this basis in the SEA. In summary the Rod Hill Lane site should be allocated for 22 dwellings and community facilities in the Puddletown Neighbourhood plan because:</p> <ul style="list-style-type: none"> – It abuts the existing development boundary – The northern part of the site on which development would take place has localised landscape impacts that can be mitigated – It is the most sustainable site in transport terms being closest to the village centre and services and facilities thereby reducing reliance on the private car – It would utilise an existing access which has the approval of Dorset Council in its role as Highway Authority as being suitable and safe. – It can provide a safe pedestrian / cycle route across the site linking to the middle school and wider village | Feniton Park Limited | <p>All sites were subject to a SEA which looked at the various impacts of the alternative options. The proposal to use Rod Hill Lane (as opposed to Milom Lane) as the main point of access is noted, but would have the same concerns as noted in Table 15 (ie adverse impact on the lane’s character and less likely to reduce vehicle speeds on the approach into the village from the east). The other main concern was in regard to the higher degree (and difficulty mitigating) the landscape impact given the landform in comparison to the preferred site. Measuring the amount of available land beneath the 65m contour, for example, shows much less land at this lower level off Rod Hill Lane compared to Chapel Ground. The inclusion of a safe pedestrian / cycle route across the site linking to the middle school and wider village would be reflected in a higher score against the transport objective, and with respect to community facilities, similarly on population. An addendum to the SEA reflecting these points can be made.</p> <p>However, even with these changes, the difference between the sites is not considered to be significantly different from the preferred options as to suggest that it should be preferred on sustainability grounds.</p> <p><i>Action: amend SEA to reflect the landowner feedback on the access / cycle link and community facilities.</i></p> |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| | <p>– It would provide community facilities, allotments and public open space in consultation with community</p> | | |
| <p>4.1 Policy 10. The scale and location of new housing</p> | <p>The Rod Hill site would be fine for a small development that didn't go too high up the ridge line.</p> | <p>1</p> | |
| <p>4.1 Policy 10. The scale and location of new housing</p> | <p>The Pastures Field site is a better alternative than the allocated sites. It has been underscored in relation to landscape, material assets, transport and human health. There are limited views into and out of the site from existing properties due to screening provided by hedgerows and neighbouring buildings, and development in this location would sit well within the existing settlement pattern of the village. In terms of material assets, the impact should be scored as neutral as development would lead to the minor loss of some grade 3 agricultural land (as would part of Northbrook Farm and all of Chapel Ground). There are no identified minerals deposits that would be sterilised as a result of development here and development would not utilise PDL. For transport, the site is so well related to the main facilities and services of the village that future residents would not need to rely on private cars. Access into the site is possible and is already wide enough for vehicles. Consented development to the rear of Camelot House (LPA ref. WD/D/17/001429) and Three Lanes (LPA ref. WD/D/18/001124) offer additional opportunities for access. In terms of human health, the site is located approximately 170m from the A35 at the closest point and noise would dissipate significantly over this distance. A scheme could easily be designed that mitigates any identified noise issue. Land immediately to the north of the site could be used as complementary open space.</p> | <p>Chapman Lily Planning</p> | <p>As explained in the SEA all greenfield sites would inevitably impact on the local landscape character and would require the loss of some hedgerows to gain access. The site would be clearly visible from the adjoining public rights of way where it currently forms a rural setting to the playing fields to the south and water meadows to the north, and therefore a slight negative impact is considered appropriate (rather than the suggested positive score). Pasture Field is potentially Grade 3a, and as such a slight negative impact is considered appropriate – none of the greenfield sites are safeguarded for minerals extraction and all have scored similarly (being of not dissimilar size and either Grade 2 or 3a which fall within the best and most versatile classification). Whilst the site is reasonably well located in respect of local facilities (5 facilities within 400m, although 2 are in excess of 800m) the SEA has also considered that the site is likely to require a vehicular access across (or along) the public right of way network, which is the basis for reducing the score. However it may be appropriate to reflect this as overall being neutral for the purpose of the SEA (the reliance on landowners to provide safe access however remains a significant concern in terms of its deliverability and viability). The adverse impact in terms of noise reflects the available information regarding noise levels. The potential for mitigation is taken into account which has reduced this to a minor adverse impact. It is not clear from the response what land is being referenced as able to be used as complementary open space as land immediately to the north is consented for development or part of the balancing ponds</p> |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| | | | <p>associated with the A35, and no landownership information has been supplied. Having taken the above into account, the scoring does not justify the respondent's contention that their site is a better alternative.</p> <p><i>Action: Amend SEA transport score to neutral impact.</i></p> |
| <p>4.1 Policy 10. The scale and location of new housing</p> | <p>The Judges Meadow site is a better alternative than the allocated sites. The site should score either neutrally or positively in respect of all the sustainability criteria in the SEA, based on the following:</p> <p>Biodiversity ✓ There is no identified biodiversity interest on the site and the development would be required to demonstrate a net biodiversity gain.</p> <p>Landscape ✓ As noted in the Site Assessment Report, 'the site has a relatively flat topography and sits well within the landscape'.</p> <p>Heritage - The site is adjacent to the conservation area, but it is not identified as contributing towards the setting of this heritage asset. It is entirely feasible that a scheme could be designed that conserves the asset, in line with the requirements of chapter 16 of the NPPF.</p> <p>Material assets - Development would lead to the minor loss of some grade 3a agricultural land (as would part of Northbrook Farm and all of Chapel Ground). There are no identified minerals deposits that would be sterilised as a result of development here.</p> <p>Climate change ✓✓ The site is extremely well placed to benefit from and support local facilities and services, which are easily accessible on foot or by bike. A design and layout could be achieved that incorporates energy efficiency and renewable energy-generating measures. The site is not at risk of flooding and a drainage scheme would manage any surface water runoff, as well as potentially provide an</p> | <p>Chapman Lily Planning</p> | <p>Judges Meadow has not been included in the SEA as a reasonable alternative. The reason for this was that, as with The Coombe and Kite Hill, the earlier independent site assessment report undertaken by AECOM had concluded that the site was not appropriate for taking forward through the Neighbourhood Plan. It is accepted that this isn't made clear in the SEA.</p> <p>However had the site been assessed (based on the outline provided by the respondent), the following assessment and scores would have been included:</p> <p>Biodiversity – whilst the site is not include or adjoin a designated wildlife area, the site has not been intensively farmed and is on the edge of the watermeadows (and there is a surviving watercourse / drain as well as mature trees along the southern and northern boundaries) which suggest this site may have greater biodiversity interest than the alternative options. It is also considered likely that most of the hedgerow along the road boundary would need to be removed in order to provide the necessary visibility splays. As such, it is considered quite possible, in the absence of further information, that some degree of adverse impact would be likely and difficult to mitigate entirely.</p> <p>Landscape - as explained in the SEA all greenfield sites would inevitably impact on the local landscape character and would require the loss of some hedgerows to gain access. The site would be clearly visible from the public highway where it currently forms a rural setting and visual link to the water meadows, and therefore a slight negative impact is considered appropriate.</p> |

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| | <p>opportunity for additional green infrastructure. Land to the north of the developable area of the site could be used as complementary open space and therefore additional green infrastructure gain.</p> <p>Transport ✓✓ The site is so well related to the main facilities and services of the village that future residents would not need to rely on private cars. Home/remote working would also be entirely feasible. There is an existing gated access onto The Moor, whose visibility could easily be enhanced by managing the boundary hedge.</p> <p>Population ✓ The site relates well to existing built form at Thompson Close to the south and Riverside Court to the north. A scheme could be designed that safeguards the amenity of these neighbouring properties, as well as ensuring that the amenity of future residents would be protected. The site is large enough to ensure a range of dwelling types, sizes and tenures would be provided to meet identified needs.</p> <p>Human health ✓ The site is more than 200m from the A35 at the closest point and noise would dissipate significantly over this distance. A scheme could easily be designed that mitigates any identified noise issue. Land immediately to the north of the site could be used as complementary open space.</p> | | <p>The site adjoins the Conservation Area and is part of the post medieval water meadows (as referenced in the Dorset Historic Environment Record). Whilst the watermeadows are undesignated, and care could be taken with the design to retain and manage the remaining drainage ditches in an appropriate manner, it is considered that the development of this site would still have a slight adverse impact overall as this section of the historic watermeadows would be lost.</p> <p>The site is potentially Grade 3a, and as such a slight negative impact is considered appropriate – none of the greenfield sites are safeguarded for minerals extraction and all have scored similarly (being of not dissimilar size and either Grade 2 or 3a which fall within the best and most versatile classification).</p> <p>Whilst the site is reasonably well located in respect of local facilities (5 facilities within 400m, although 2 are in excess of 800m), a significant part of the site (estimated to be about 50% of the land area) is at risk of flooding (both surface water and fluvial flood risk) according to the latest EA maps. This will severely limit the developable area of the site (it is noted that it is suggested that the northern area could be used for open space) and it is also uncertain whether adequate drainage can be secured using conventional methods given the low-lying nature of the site (under 10m AOD) and localised problems with groundwater flood risk as illustrated in the plan. As such overall the site is considered to score neutrally (given the positive impacts would be balanced against adverse impacts) against this criteria.</p> <p>In terms of transport, there are no pavements currently on the western side of the road where the site would access the highway, but it would appear feasible to extend the pavement that exists around the entrance of Thompson Close to the site entrance, and there may also be the potential to provide a pedestrian / cycle connection through to the Three Lanes End</p> |

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| | | | <p>site. On the basis of these links being secured a positive impact is considered likely against this criteria.</p> <p>Excluding the area subject to flood risk the developable area appears to be in the region of 0.4ha, and therefore may fall under 10 dwellings (and therefore not require the provision of affordable housing). As such whilst scoring positively, the impact isn't considered to be a significant benefit. Care would also need to be taken in the design to safeguard the privacy of the bungalows on Thompson Close from adverse overlooking.</p> <p>There would be a potential adverse impact in terms of noise having regard to the available information on noise levels. The potential for mitigation is taken into account reduces this to a minor adverse impact.</p> <p><i>Action: Amend SEA to explain that the site had not been identified as a reasonable alternative based upon the earlier independent site assessment report undertaken by AECOM. However based on the response made on behalf of Cawdor Construction, the site has been scored (and insert scores and explanation based on the above).</i></p> |
| <p>4.1 Policy 10. The scale and location of new housing</p> | <p>Should there be more consultation with the parish prior to deciding on the number of houses and site options?</p> | <p>12, 16</p> | <p>Consideration was given as to whether an options stage consultation should be run, and whilst this would have provided more guidance in regard to the community's choice of sites for inclusion in the plan, it would also have delayed the plan's progress by about 3 months (the time needed to organise, run and analyse such a consultation). Given the time and volunteer effort already expended, the decision was taken to instead use the evidence already collected to prepare the draft plan and press ahead, knowing that if there were substantial community concerns raised that the plan could be amended prior to submission.</p> |
| <p>4.1 Policy 10. The scale and</p> | <p>There should be policies for development outside the development boundaries such as conversions of redundant buildings, expansion of business and enterprise,</p> | <p>11, 13, 26</p> | <p>Having reviewed the policies in the Local Plan, these do support (for example) the conversion of rural buildings, and the expansion of rural businesses including farm diversification and tourism.</p> |

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| location of new housing | diversification of agricultural and other land-based rural business & sustainable rural tourism. There are other smaller settlements such as Druce, Lower & Higher Waterston and Ilsington that this would benefit. Some of this is covered in the local plan but not all. | | There are also permitted development rights supporting barn conversions. No specific changes were identified as necessary through the consultations. |
| 4.1.4 | Summarises how the planned level of housing growth for Puddletown has been arrived at. Although the MHCLG figure has been used, it is not apportioned to parishes and nor would it necessarily be appropriate to do so on a pro-rata basis. | Dorset Council | Agreed that the sentence should indicate that the figure is a proportionate one <i>Action: amend sentence to read "...reflect a pro-rata level of growth taken from the calculation of housing need for West Dorset suggested by the Ministry for Housing, Communities and Local Government (MHCLG) (which is based on household projections and affordability factors), a ..."</i> |
| 4.1.7 (also 4.3 Policy 12 and Policy 13) | When making reference to housing targets within the plan or in relation to development sites, there is a strong preference that the word "around" is used rather than "up to" as this enables some flexibility to make appropriate use of the land and for alternative design approaches that may suggest a different site capacity thereby delivering a better development overall. <i>Recommendation: amend all reference to housing targets to say "around" rather than "up to"</i> | Dorset Council | Policy 10 wording refers to "about 7 dwellings per annum (averaged)" which is similar to 'around'. However in relation to the sites, the wording has been discussed with the Conservation Officer and a range is considered to be more appropriate. <i>Action: follow Conservation Officer agreed approach regarding level of development feasible in respect of the site allocations.</i> |
| 4.2 Policy 11. House types | This policy needs to be reworded to make sure it is clear what will be expected from developers on both major and minor sites. The policy needs to clearly set out separately the tenure and size of dwellings that should be delivered to ensure that a developer can understand what is required of them. The requirements would be better moved to supporting text as a table with clear reference in the policy. There is also a need to ensure consistency with Policy 12 and other site allocation policies. <i>Recommendation: Rework the policy and supporting text to make the requirements clear.</i> | Dorset Council | Noted <i>Action: amend the policy to make the requirements clearer and amend supporting text accordingly.</i> |

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| 4.2 Policy 11: House types | A more co-operative, rather than dictatorial, development policy should be encouraged. This could be left to the Local Planning Authority. | 29, 32, 34 | See above – the Local Planning Authority’s preference is for greater clarity in terms of policy content. |
| 4.2 Policy 11. House types and also site allocation policies 12 and 13 | The use of the term genuinely affordable can cause problems as it requires developers to deliver a level of subsidy beyond that normally expected. This can adversely affect the viability of a scheme so there is a need to ensure that your supporting evidence is robust and specific to Puddletown. <i>Suggestion: use the term “genuinely affordable for Puddletown”.</i> | Dorset Council | The Housing Needs Assessment provides a significant amount of supporting evidence on the need for the houses to be genuinely affordable to Puddletown residents. In terms of viability , the evidence that underpinned the adopted Local Plan and CIL charging schedules https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/west-dorset-and-weymouth-and-portland-community-infrastructure-levy/how-we-prepared-the-cil-charging-schedules.aspx looked at |
| 4.2 Policy 11: House types | The minimum percentage of affordable homes could be higher than 30% - perhaps 40% or even 50%. Would like to see a lot more affordable housing for sale (more than 5%). More affordable housing, especially 2 - 3 bedroom for families. | 1, 6, 71 | both the Crossways and Dorchester housing market areas, the latter have much higher residual land values. At that time the Crossways area was seen as potentially struggling to meet the CIL requirements of £100psm and 35% affordable housing provision, but this no longer appears to be the case given (1) the significant amount of developer interest in the areas with speculative planning applications and (2) a more recent viability assessment of the Moreton area (through the Purbeck Local Plan examination https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/examination-documents-submitted-during-hearings/sd117-eip-stage-viability-update-dsp19610-final-report-v5-with-appendices.pdf) that suggests a 40% affordable housing contribution is now viable here. Based on this evidence it would appear that 35% affordable housing is achievable, but it would not be reasonable to opt for a higher rate, and reference to viability should be included given possible economic changes over the plan period. <i>Action: amend term to “genuinely affordable for the Puddletown Neighbourhood Plan area” and include reference to viability in the supporting text and policy.</i> |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| 4.2 Policy 11. House types | The affordable housing requirements set out in Policy 11 appear to be at odds with the relevant Local Plan policies regarding tenure mix and the NPPF policy for least 10% of the homes to be available for affordable home ownership. | Wyatt Homes | The NPPF (para 64) is expressed as 'should' and therefore a departure may be justified if back up by evidence. The Housing Needs Assessment makes very clear "Given the scale of need, and the fact that the housing register only records a relatively small percentage (20%) of households in need of low cost ownership properties, it is recommended that the vast majority of Affordable Homes be provided for social rent, i.e. approximately 80%." As such, 'at least 5%' is considered a reasonable and justified deviation from the NPPF. |
| 4.2 Policy 11: House types | More smaller properties 1-2 bedroom houses as well as 1-3 bedroom flats | 16 | The policy is based on the recommendations of the Housing Needs Assessment which considered a range of evidence on local need, demographic trends, house prices and the range of properties in the existing housing stock. A greater predominance of 1 and 2 bedroom properties need not change the character of the area – for example, farm buildings and larger 'gentry' properties can be subdivided into apartments, and provides a possible template for new-build of this type as described in Table 5. There is a mix of garden size in Puddletown so it would not be appropriate to set a larger garden size as a standard for all new homes. Policy 3 aims to ensure that further infill does not diminish the remaining large areas of garden / paddock within the village, as these contribute to its character. |
| 4.2 Policy 11: House types | The proposed predominance of 1 and 2 bedroom properties would inevitably change this character. We should be encouraging young families to move into Puddletown - properties with 3 or more bedrooms could allow a family to start without having to move house, and for one or both owners to work from home (which is increasingly common). | 21(2) | |
| 4.2 Policy 11: House types | Large gardens should be specified as a minimum and the space between houses also (to fit in with local character and improve the environment). | 6 | |
| 4.2.3 | Although it is appropriate to include a local connection test within the neighbourhood plan, the wording as included in the Regulation 14 draft of the Puddletown Neighbourhood plan is not appropriate. A local connection typically relates to a work connection, a family link or to someone who has lived or worked in the parish for at least the last three years. Currently the test as worded would exclude a wide range of people including key workers. It may be more appropriate therefore to: include a rule where people who have lived in the village for five of the last ten years would qualify, include | Dorset Council | The definition of local connection is provided in the boxed text under para 4.2.3 and does include those who has lived or worked in those parishes for at least three years, but does not currently include those who have secured a job offer, or people with a close family connection. The current Dorset Council allocation policy (as set out in https://homechoice.dorsetforyou.gov.uk/DorsetHomeChoice/uploads/DorsetCommonPolicyv3.6.1.pdf) was considered (this can be summarised as accepting people who have been continuously resident in the area for the last 2 years; have a close family connection (ie frequent contact, commitment |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
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| | <p>a family connection to the test, and include something to enable those who work or have secured a job in the village to qualify.</p> | | <p>or dependency to a parent, sibling or non-dependent child) to someone who currently is living in the area and has lived here for at least 5 years; or who have been working in the area (ie permanent work that has lasted at least 6 months and is for at least 16 hours per week) or have been offered a job on these terms and could not reasonably commute from their existing home. It is noted that the council's policy is scheduled for review in April 2020 and therefore may be subject to change.</p> <p>Having considered the Council policy and its relevancy to the Puddletown area, the addition of people with job offers is not considered to be particularly relevant (given the limited employment opportunities and potential for this route to be exploited), and whilst family connections may be relevant this is not considered to be as important to those with a more direct connection. On this basis, the connection test included in the current draft is considered to be more straightforward and appropriate to local circumstances.</p> |
| <p>4.3 - additional</p> | <p>As the site at Three Lanes End has been granted consent but not yet developed, it should be referenced within the plan as such. A policy should be included to allocate this site for development with supporting text setting out the position / quantum of development that has consent. <i>Recommendation: Include a policy for the consented residential site at Lanes End</i></p> | <p>Dorset Council</p> | <p>Reference is included to this site in Table 6 (Housing Land Supply) along with several other sites that similarly have planning consent – most notably land to the south side of the High Street (currently under construction by the same company that have acquired The Lanes End) and Camelot House (which is also outside the Local Plan defined development boundary). Whilst it may be possible that the site's development could stall and need to be reconsidered, the site is owned by a local development company, full planning permission granted, and an application made to discharge conditions was registered in July 2019 (including the proposed construction management plan). In the unlikely scenario that a new planning permission is forthcoming, it is considered that the generic policies included in the Neighbourhood Plan and Local Plan would provide sufficient guidance, and on this basis a site specific allocation for this or the</p> |

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| | | | <p>other sites in Table 6 is not considered necessary, and would be more likely to cause confusion amongst local residents.</p> |
| <p>4.3 Policy 12: Chapel Ground</p> | <p>Criteria b) of Policy 12 makes reference to “an area of at least 0.2ha” being made available for community uses with criteria g) and h) making similar requirements. It is unclear whether these are in addition to that required under b) or whether they are part of the overall requirement for community uses.</p> | <p>Dorset Council</p> | <p>Noted – the area referred to in criteria (b) is shown separately on the policies map whereas (g) is within the housing site area and (h) may either be within the site or (more likely) on alternatives with the applicant’s control. This is expressed in the criteria but can be reviewed to ensure it is sufficiently clear.</p> <p><i>Action: review policy wording to clarify the areas to which they apply and amend accordingly.</i></p> |
| <p>4.3 Policy 12: Chapel Ground</p> | <p>Suggest that written confirmation of the suitability of the site from a heritage perspective is provided by Dorset Council’s Historic Environment Team, given that the heritage evidence available is not sufficiently robust to allow for the conclusions identified to be drawn.</p> | <p>Historic England</p> | <p>Noted.</p> <p><i>Action: Dorset Council’s Historic Environment Team was contacted and undertook a review of the heritage issues. The review and agreed changes are appended at the end of this note. The main changes to the policy resulting from this review are as follows:</i></p> <p><i>Site area adapted to better reflect the 64 / 65m contour as the limit to the extent of development, and site capacity adjusted to ‘about 18 – 22 dwellings’</i></p> <p><i>Inclusion of the requirement that any building within this area would need to respect the potential inter-relationship with the Grade II* Ilsington Manor to the north, and the surgery building to the west</i></p> <p><i>Inclusion of reference to providing a new landscaped edge to the eastern boundary to soften the visual impact of the development in views approaching the Conservation Area from the east</i></p> <p><i>Additional design criteria re:</i></p> <ul style="list-style-type: none"> <i>– providing a positive frontage onto Athelhampton Road,</i> <i>– respecting the setting of Old Chapel, 1 -3 Athelhampton Road as locally important buildings, with development in the immediate vicinity being of a more ancillary, reduced scale</i> <i>– respecting the potential inter-relationship with the Grade II* Ilsington Manor and potential sight-lines from the manor</i> |

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| | | | <p><i>house</i></p> <ul style="list-style-type: none"> – <i>mixed design and natural, organic layout and form appropriate to the rural setting and nearby undesignated heritage assets, avoiding multiple detached dwellings, executive styling and uniform placement and orientation of buildings and streets.</i> – <i>buildings are kept below the 64m contour, or if to the rear of the existing development along Athelhampton Road, are of a scale and size that is ancillary to those dwellings.</i> – <i>the layout and spacing allows for views from within the village to Little Knoll Copse and the ridgeline to the south.</i> <p><i>Omission of requirement for public open space within the housing area.</i></p> |
| 4.3 Policy 12: Chapel Ground | Would ask that the site name is amended to Land at Athelhampton Road, if this is possible. | Assetsphere | <p>Noted</p> <p><i>Action: amend name to refer to Land at Athelhampton Road.</i></p> |
| 4.3 Policy 12: Chapel Ground and para 4.1.7 | Having regard to the upfront cost of infrastructure provision, and economies of scale to maximise the delivery of affordable housing, it is recommended that a larger site is allocated for approximately 45 dwellings, to allow for the possible future growth when the plan is reviewed in 2024. This may be considered a more sound basis for longer term planning. This will also maximise the prospect of attracting a high quality developer. | Assetsphere | <p>The group has discussed site viability with the landowner and agent and received reassurance that, although preferring a larger allocation, the development as proposed should be deliverable, but a lesser amount (around 12 dwellings) would not. Regard has been given to viability, and the response from the landowner (advised by Assetsphere who are experience RICS surveyors in the local area) is considered proportionate.</p> <p>The decision on the location for development in the longer term (ie 2031 to the end of the period covered by the Dorset Local Plan) will depend on the housing need (which will set the quantum of development) and consideration of available site options to deliver this. As such, it would be premature to allocate a larger site at this stage, particularly as there is already a reserve site identified and given the heritage concerns raised about development on the higher ground.</p> |
| 4.3 Policy 12: Chapel Ground | Why not use the whole field and widen Tincton Road? | 3 | |
| 4.3 Policy 12: Chapel Ground | The site has not been subject to viability testing in line with the requirements of national planning policy. Alternative sites would have lower associated costs and are therefore more likely to be deliverable. | Chapman Lily Planning | |
| 4.3 Policy 12: Chapel Ground | There are no reasonable alternatives tested against the proposed allocated site at Chapel Ground. | Chapman Lily Planning | The objector appears to have misunderstood the SEA document, as both Rod Hill Lane and Pastures Fields were considered as |

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| | | | alternative site options (hence their labels as 12/13 alt (ie Policy 12 and Policy 13 alternatives)) |
| 4.3 Policy 12: Chapel Ground and para 4.1.7 | We suggest the community element is not specified now but that allowance for space generally is incorporated into the masterplan to achieve the best overall design. Suggestion of min 0.2 ha of community space is possible but it should not be too prescriptive in respect of location as it could compromise the design. Provision of possible allotments is possible and extending planting along skyline is possible. | Assetsphere | Agreed. The area identified has been selected as most suited due to its relationship to the rest of the village and the potential for the space to be occupied by a landmark building (which would be particularly relevant for a community use). However some flexibility could be provided by making the location explicit in wording rather than shown on the map as the southern / eastern boundaries could be changed. <i>Action: amend map to show a single (mixed use) allocation (the community use area could be shown but as indicative only), and amend the wording of (b) to read "An area within the site of at least 0.2ha, located at the junction of Athelhampton Road and Milom Lane, is made available for..."</i> |
| 4.3 Policy 12: Chapel Ground and para 4.1.7 | The creation of a E-W connection through Chapel Ground may be possible, but if no further connection to east can be agreed with other landowners then it may be unnecessary. | Assetsphere | Land immediately to the east of the site is within the same ownership, and therefore a connection linking back to the road would be possible as a minimum. However it is important that its design does allow for future connections that could be negotiated in the long term, and it should therefore be designed on this basis. |
| 4.3 Policy 12: Chapel Ground | It would be good to use this development in conjunction with better links to Tolpuddle, including safe cycle path. | 35 | Noted – however land to the east is outside of the Neighbourhood Plan area so any proposals cannot be shown as a policy. |
| 4.3 Policy 12: Chapel Ground | The site could usefully be extended Eastwards and used to fund a diversion of Millom Lane to a new offset roundabout at the east entrance of the village, which would provide an extended traffic calming device for traffic entering the village. | 31 | |
| 4.3 Policy 12: Chapel Ground | Surface water and groundwater are an issue here. Any mitigation requirements could increase the site development | 6, 17, 32, 34, Feniton Park Limited | The agent has provided information on the localised flood risk (in the form of a draft Flood Risk assessment and separate drainage note) that have provided sufficient reassurance that these issues were not likely to give rise to abnormal costs in terms of site |

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| | costs and therefore reduce the level of affordable housing that can be offered. | | viability and could reasonably be expected to be addressed at planning application stage. Policy criteria (d) has been included accordingly. |
| 4.3 Policy 12: Chapel Ground | This is poorly related to the rest of the village and extends the village too much (and would be uphill as viewed from the Athelhampton Road), in an unnatural way, and would be further from facilities. | 6, 17, 32, 34, 51, 61, Chapman Lily Planning, Feniton Park Limited | An appraisal of the options (as undertaken in the AECOM site assessment report) highlights: <ul style="list-style-type: none"> – Chapel Ground: 4 facilities within 400m, 3 in excess of 800m – Rod Hill: 4 facilities within 400m, 3 in excess of 800m – Pastures Field: 5 facilities within 400m, 2 in excess of 800m – Northbrook: 2 facilities within 400m, 3 in excess of 800m On this basis Pastures Field performs better. There is little significant difference between this site and the Rod Hill Lane site. The Chapel Ground site is being contained within the lower part of the site and the 64/65m contour. |
| 4.3 Policy 12: Chapel Ground | A new high standard access will be required into the site from Athelhampton Road which will further serve to reinforce the linear urbanisation of the eastern approach to the village. In addition the high cost of such a junction reduces the level of affordable housing that can be offered as part of the development. | Feniton Park Limited | The policy refers to the junction being designed to help slow traffic entering the village. The design of the junction is a matter of detail that will be considered at planning application stage, but there is no reason to believe it would be an abnormal cost or overly engineered. |
| 4.3 Policy 12: Chapel Ground | The site is located in close proximity to Little Knoll Copse, which is an area of Deciduous Woodland Biodiversity Action Plan Priority Habitat, and is also an ancient woodland. Disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access (AECOM 2018 Para 4.4). | Chapman Lily Planning, Feniton Park Limited | There is a significant buffer area between the site allocation and the woodland, and the policy includes the requirement for a BMEP which will enable matters such as any additional buffer and lighting etc into account. There is no public right of access to the woodland which is in private ownership and the policy does not suggest that access should be provided. |
| 4.3 Policy 12: Chapel Ground | The development will adversely affect the setting and context of three architecturally important buildings on the Athelhampton Road frontage and the amenity of the residents. | Feniton Park Limited | Old Chapel, 1 -3 Athelhampton Road are clearly identifiable as the congregational chapel on the 1888 OS map, and whilst not currently designated they are identified as locally important through this plan. The plan notes that the old chapel retains much of its former character through the decorative arched windows and soffits. The impact of development to the rear has |

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| | | | been discussed with the Conservation Officer who has advised that some development would be acceptable subject to appropriate design / layout. |
| 4.3 Policy 12: Chapel Ground | The development will adversely affect the setting of, and views from, the Conservation Area | Chapman Lily Planning | The impact on this heritage asset has been considered through the SEA, which notes that whilst the site adjoins the Conservation Area the land they occupy is not identified in the Conservation Appraisal as being of any particular significance to the setting. Nor is it noted as part of an important view. Whilst this is a sensitive gateway location the site could be sensitively developed to avoid any significant harm. |
| 4.3 Policy 12: Chapel Ground | The area has no boundary to restrict further expansion in the future. | 6, 9, 10, 15 | The policy map shows the limit of development that would be acceptable under this site allocation policy. Any further expansion would be a matter for consideration in a future review of the neighbourhood plan and assessed against all reasonable alternatives at that time. |
| 4.3 Policy 12: Chapel Ground | This development would add extra through traffic along the High Street which is already congested. | 8, 10, 11, 13, 15, 16, 17, 21(2), 26, 51 | It is inevitable that development will lead to an increase in traffic, however the main issue relating to High Street traffic concerns is in relation to the two schools (for which alternative access arrangements are being considered that could help alleviate this). The site is in walking distance of both schools (under 800m) and bus stops that would allow occupants to use public transport to get to jobs in Dorchester. |
| 4.3 Policy 12: Chapel Ground | The community venue could be a new village hall and the existing village hall turned into a shop - the current shop then be housing. | 29 | Whilst this may be an option, as stated in 4.3.4 the exact nature of any new community facility would be agreed through further consultation. |
| 4.3 Policy 12: Chapel Ground | Northbrook site is better as a brownfield site, and should be developed in preference with this as a reserve site. | 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 26 | This point is answered under the responses to Policy 13 below (ref the suggestion that the Northbrook site should be the preferred option and not a reserve site). |
| 4.3 Policy 12: Chapel Ground | The paddock area north of the recreation ground and south of Three Lanes End seems more appropriate. | 61 | This site (known as Pastures Field) was considered as a reasonable alternative site and assessed as such through the SEA process. However, as explained in the SEA (Table 15), whilst this site |

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| | | | <p>performed reasonably well against the various environmental criteria (although not better than the allocated sites), its more limited size reduced the degree of community benefits likely, and it would be more difficult to access (with access likely to cross existing public rights of way) and would also be impacted by higher levels of noise pollution due to its proximity to the bypass (although these are not likely to be at a significant level). Whilst the landscape impact individually is not significant, there would also be a greater cumulative impact with the existing extant consent for 41 dwellings on the adjoining land.</p> |
| <p>4.3 Policy 13: Northbrook Farm (also 4.1.7 and Policy 10)</p> | <p>The suggestion of a 'reserve site' causes concern and a choice needs to be made. It is difficult to enforce a site as a 'reserve site' as once it is identified as being suitable for housing development in a plan, a planning application that meets all of the requirements of the site / policy is likely to be approved. The site should either be allocated in this plan as a development site with a suggestion that it should be developed after the other sites (i.e. an indication of phasing), or the site should be removed from this iteration of the plan and allocated in a subsequent version. Given that this site is intended to provide some small scale employment units, it would seem sensible for this site to be allocated in the current plan to enable employment opportunities in the village. <i>Recommendation: remove reference to the Northbrook Farm site being a 'reserve site'.</i></p> | <p>Dorset Council</p> | <p>The NPPG (para ref ID: 41-009-20190509) makes clear that "Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan." The policy makes clear the circumstances under which the site may be released early, and it is hoped that the LPA would adhere to this as it would be part of the development plan. There is no reference to employment units (which was suggested through the earlier consultations but the landowner has made clear that they would not release the site for that purpose).</p> |
| <p>4.3 Policy 13: Northbrook Farm</p> | <p>We would draw your attention to the requirements of DfT Circular 02/2013, Annex A, paragraph A1, which states that noise fences, screening and other structures must be erected within the developers land, and far enough within the developers land to enable maintenance to take place without encroachment onto highway land. This reserve housing site may also present issues regarding visual screening and drainage as well as noise due to its proximity to the trunk</p> | <p>Highways England</p> | <p>Reference to avoiding encroaching onto highway land is proposed to be referenced in the supporting text to Policy 9 but can be repeated here. Para 49 encourages consultation with the Highways England on sites which have the potential for direct or indirect physical impact on the strategic road network, and para 50 makes clear that any run-off should not connect into the highway drainage system. These two points can also be incorporated into this section of the plan.</p> |

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| | road. In this case the Circular's requirements under paragraphs 49 and 50 would also require consideration in any future development proposal. | | <i>Action: amend supporting text to clarify that the noise levels should be adequately mitigated without the need for encroachment onto to highway land relating to the Strategic Road Network, and that Highways England should be consulted on the application so that they can consider any implications in respect of their land, including suggested site drainage arrangements (as any run-off should not connect into their highway drainage system). Amend criteria (b) of the policy to reference consultation with Highways England, and amend (c) to read "A drainage plan is secured to manage groundwater and surface water disposal from the site without discharge to the A35 highway drainage system, and in..."</i> |
| 4.3 Policy 13: Northbrook Farm | Suggest that written confirmation of the suitability of the site from a heritage perspective is provided by Dorset Council's Historic Environment Team, given that the heritage evidence available is not sufficiently robust to allow for the conclusions identified to be drawn. | Historic England | Noted. <i>Action: Dorset Council's Historic Environment Team was contacted and undertook a review of the heritage issues. The review and agreed changes are appended at the end of this note. The main changes to the policy resulting from this review are as follows:</i> |
| 4.3 Policy 13: Northbrook Farm | The development will adversely affect the setting of the Grade II listed farmhouse, walls and piers at the entrance of the site. | Chapman Lily Planning | <ul style="list-style-type: none"> <i>– Site capacity estimate adjusted to about 8 - 10 dwellings, but the need for some affordable housing (subject to viability) emphasised.</i> <i>– Stables and Threshing barn added to list of locally important buildings (Table 3)</i> <i>– Heritage-led approach advocated for the site's layout and detailed design, that is subsidiary to, and respects the setting of, Stafford Park Farm (a Grade II Listed Building), the historic Stable block (to the south) and Threshing barn</i> |
| 4.3 Policy 13: Northbrook Farm | This site should be the preferred option and not a reserve site. | 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 26 | As explained in 4.3.9, there is some uncertainty over the timescale over which this site may become available, and the noise levels and mitigation that may be required, which is why the site has not been included as a definite site allocation but instead identified as a reserve site. This will allow its release to be scheduled through the review of this Plan which provides more time to seek clarity on these issues. However it has been included |

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| | | | to indicate that subject to these points, as a brownfield site it is considered a suitable site to deliver further growth to meet local needs. |
| 4.3 Policy 13: Northbrook Farm | There is sufficient open space - allotments could be accommodated | 26 | The area of land to the south (as shown on the Policies Map) that is to be provided as public open space is part of the flood plain and is therefore not suitable for allotments. |
| 4.3 Policy 13: Northbrook Farm | Concerned for increased impact on flooding / groundwater levels | 59, Chapman Lily Planning | The housing site is not within a known flood risk area (fluvial or surface water), and measures would be secured through the FRA process to ensure that the development does not increase flood risk off-site. |
| 4.3 Policy 13: Northbrook Farm | Concerned re proximity to road (noise and pollution) | 1, 21(2), 31, 47, 48, 59, 71, Assetsphere, Chapman Lily Planning, Feniton Park Limited | The proximity to the road has been noted, and mitigation for the noise is specifically referenced in the policy criteria. However the available evidence does not suggest that noise levels will be significantly different from the Three Lanes End site (which was granted consent in April 2019) and there are already residential properties in that area (such as No.s 5 and 6 Northbrook). The LPA did not require a noise assessment in considering the prior approval for a change of use in 2019, with the officer report stating in terms of its location "The proposed dwelling is unlikely to be significantly affected by activities which would be considered undesirable or harmful." and that "It is considered that the noise impact of the development would be acceptable." |
| 4.3 Policy 13: Northbrook Farm | Too far from the village, with other (rejected) alternatives better located. Possibly more appropriate for employment use. | Chapman Lily Planning, Feniton Park Limited, 1, 61 | Whilst employment units were suggested through the earlier consultations, the landowner has made clear that they would not release the site for that purpose. It is accepted that the site is not as well located in relation to the facilities as some of the alternatives, but is within 400m of 2 facilities and only 3 are in excess of 800m. This factor has been balanced with all of the other sustainability objectives. |
| 4.3 Policy 13: Northbrook Farm | The site has not been subject to viability testing in line with the requirements of national planning policy. Alternative | Chapman Lily Planning | Regard has been given to viability and deliverability, which is why the site is identified as a reserve option (over and above the identified housing need). At the timing of drafting the plan the |

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| | sites would have lower associated costs and are therefore more likely to be deliverable. | | land was subject to probate, but the executor confirmed that they supported the site's allocation for 10 – 12 dwellings including the transfer of land for community amenity use. |
| 4.3.7 | The site is not brownfield under the NPPF definition, and should not be assessed as such. | Chapman Lily Planning | Whilst it is the case that it does not meet the NPPF definition of brownfield due to the exclusion of land that is or was last occupied by agricultural or forestry buildings, there is clear support for the re-use of redundant farm buildings for housing. <i>Action: amend wording in 4.3.7 and appendix 6 to refer to underused farm buildings</i> |
| 4.3.6 | The suggestion that it would be appropriate for developers to consider infrastructure capacity to facilitate further growth is unlikely to secure any benefits as a developer will be reluctant to spend on expensive infrastructure that is not needed. Alternatively if there is additional capacity built into a scheme, a developer may also wish to build on these areas ahead of any review of the neighbourhood plan. | Dorset Council | Noted – it is evident that the landowner is considering how the development of this site might enable the further development of adjoining land in his control, and this paragraph is superfluous. <i>Action: delete paragraph 4.3.6</i> |
| 5.1.1 | Suggestion: for clarity of presentation, it seems as though the text in Table 7 should not be in a box. | Dorset Council | Noted. However Table 7 is specifically referred to by Policy 14 and therefore is more readily retained as a table and the formatting changed to appear as such. <i>Action: review formatting of Table 7.</i> |
| 5.2 Policy 14. Supporting Community Facilities | The text associated with the land reservations part of this policy are too detailed for the policy. Some of these descriptions and requirements would be better in supporting text where the detail can be elaborated on with a simple list within the policy cross-referenced to the policies map. | Dorset Council | The level of detail included in the policy is considered necessary (where it relates to mitigation, but it may be possible to provide some simplification). <i>Action: review policy wording to simplify the site reservations (a – d) and provided clearer references on the maps.</i> |
| 5.2 Policy 14. Supporting Community Facilities | Suggest that written confirmation of the suitability of the sites (the reservation of land for expansion of the cemetery and the Middle School) from a heritage perspective is provided by Dorset Council's Historic Environment Team, given that the heritage evidence available is not sufficiently robust to allow for the conclusions identified to be drawn. | Historic England | Noted. <i>Action: Dorset Council's Historic Environment Team was contacted. No concerns were raised in respect of either of these two proposals.</i> |

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| 5.2 Policy 14. Supporting Facilities | In general terms we are supportive of those policies which seek to maintain and enhance local facilities as these will contribute to reducing private car trips. | Highways England | Support noted. |
| 5.2 Policy 14. Supporting Facilities | Policy 14 should be amended to recognise that CIL is in place in this area as the mechanism to secure developer contributions for off-site community facilities. | Wyatt Homes | Noted – the potential overlap can be appropriately covered by a minor wording change. <i>Action: amend penultimate paragraph to read “...sought where reasonable and necessary (and not likely to be delivered through the Community Infrastructure Levy) for improvements...”</i> |
| 5.2 Policy 14. Supporting Facilities | We need a stronger statement to ensure we get a new access road in the Middle School extension goes ahead. E.g. a road coming off the old A35 at the entrance of the village which takes all traffic to both schools. Such a road would reduce congestion, and even more needed as the middle school is enlarged. | 3, 40, 63 | Whilst it is not considered reasonable to identify an alternative route within the policy, Dorset Council have indicated that they are giving consideration to the provision of a new access road specifically linked to the school, to remove the need for coaches and taxis to continue to use New Street and Coombe Road as part of any future expansion. In the consideration of any new access it would be intended to run as close to the current village boundary as possible so as not to encroach unnecessarily into the open countryside. <i>Action: include the above information within para 5.2.3.</i> |
| 5.2 Policy 14. Supporting Facilities | Consider need for a new village hall with modern facilities. | 20 | Whilst this may be an option for the Chapel Ground site, as stated in 4.3.4 the exact nature of any new community facility in that location would be agreed through further consultation. |
| 6.1.5 | Does not fully reflect the Local Plan policy on large scale tourist accommodation which should be focused within town centres. | Dorset Council | Noted <i>Action: amend first sentence of 6.1.5 to read “There are similar criteria for small-scale built tourist accommodation...”</i> |
| 7.1 Policy 15. Creating safer routes | The last paragraph of this policy looks to manage construction traffic associated with large scale developments. A planning condition is normally attached to large developments to manage construction traffic. The proposed approach is therefore not necessary. <i>Recommendation: Delete the last sentence of Policy 15.</i> | Dorset Council | Whilst a condition may ‘normally’ be attached to such developments, this is currently a matter of discretion as it is not a Local Plan policy. The inclusion of this point in policy will ensure that it is followed, and also that the Parish Council is consulted (which is not always the case). However the wording can be amended to reflect that this would only be necessary where this would give rise to significant construction traffic through the village. |

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| | | | <i>Action: amend wording to read "For major developments likely to generate a significant amount of construction traffic travelling through the village, a construction traffic..."</i> |
| 5.2 Policy 14. Supporting Community Facilities | In general terms we are supportive of those policies which seek to improve sustainable transport links as these will contribute to reducing private car trips. | Highways England | Support noted. |
| 7.1 Policy 15. Creating safer routes | Have landowners been contacted and confirmed acceptance of new pedestrian routes detailed on map? Rep 29: The inclusion of the north-eastern link: from the junction of Mill Street and the Backwater, and heading east, then south east to exit onto the Athelhampton Road, crosses our land and we are surprised of this inclusion without any dialogue of the likelihood with the landowners. This is not something that we could support and therefore respectfully request that this be removed from further iterations of the NP. | 26, 29 | Direct contact with landowners has not been made although the draft plan has been widely publicised with a leaflet delivered to every household. Whilst the objection to the inclusion of the north-eastern link is noted, together with potential issues regarding livestock, it is feasible that with further discussion and negotiation with existing or future landowners (as landownerships may well change in the lifetime of the plan), such objections could be overcome, for example through the detailed alignment of the route or funding made available for suitable fencing and gates. |
| 7.1 Policy 15. Creating safer routes | Proposing footpaths over water meadows grazed by cattle may not be wise! The field on the proposed north western link is often full of young bullocks. | 8, 64 | <i>Action: clarify in the supporting text (and map key) that the proposed routes are indicative and subject to negotiation with landowners.</i> |
| 7.1 Policy 15. Creating safer routes | Coombe Road is a single width lane with passing places. The speed limit should be 15mph. Buses (and cabs) from the school go much too fast. | 3 | The narrow nature of Coombe Road and various access / egress points and parked cars provide a degree of traffic calming, and it is thought unlikely that traffic speeds would merit a signed reduction in the speed limit. Making the circulation route permanent would require Traffic Order and would need the agreement of Dorset Council. This was previously considered (some time ago) and the Neighbourhood Plan Group understand that such a proposal was not well supported by local residents (partly due to convenience, but also because the junction near the school is not conducive to a right-turn). |
| 7.1 Policy 15. Creating safer routes | The New Street / Coombe Road understanding about one way works well for those who know of it but could this become a permanent solution? | 30, 55 | |

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| 7.1 Policy 15. Creating safer routes | 20mph through whole village | 55 | At the current time there is no evidence to suggest that this would be feasible or widely supported by local residents. Furthermore, many of the roads (including much of the High Street) have a degree of on-road parking that naturally slows the traffic, and the traffic management measures proposed in the plan that focus on the less cluttered stretched at the village entrance points are considered to be the most appropriate focus for change. |
| 7.1 Policy 15. Creating safer routes | Traffic calming mechanisms like false gates at entrance to village. | 55 | Traffic calming including entrance / gateway features are included in the Table 8. |
| 7.1 Policy 15. Creating safer routes | 30mph speed limit on the road from Dorchester / Troytown roundabout should be moved back to the weigh station, and path and cycle track included on the school side to play park car park (and move zebra crossing to that location). | 55, Verbal suggestions | Extending the 30mph further along the Dorchester Road towards the Troytown roundabout is included in Table 8. The proposals to relocate the zebra crossing is a good point but would be better as being an additional crossing at the traffic lights (for pedestrians crossing from the Blandford Road to the pavement leading to the First School). <i>Action: amend text to include additional pedestrian crossing at the traffic light controlled junction with Blandford Road.</i> |
| 7.1 Policy 15. Creating safer routes | Some form of traffic calming &/or parking restrictions are needed in The Moor and Blandford Road, as the Blandford Road has become very busy in the last 10 years as it carries all the traffic coming from the East and North (and much traffic coming from Dorchester) as the route in from the A35 is easier than the first turn off available due to the torturous curves on that road. All the buses and private cars going to both schools use this road to get to their destinations, and the amount of farm traffic has increased greatly. | 64 | Table 8 includes proposals for The Moor, in the form of clearer signage at the entrance of the village highlighting the start of the 30mph zone to encourage slower speeds, a second SID facing north at The Moor before the Backwater junction, as well as measures to reduce parking immediately north of the Backwater junctions. |
| 7.1 Policy 15. Creating safer routes | There should be more routes / more in the plan about active travel e.g. | 2, 6, 35, 45, 57, 65, 66 | Some of these are already covered in the plan, for example the bridleway from Southover to Athelhampton to Puddletown and Tolpuddle (Martyrs Trail) would be enabled in part through the provisions included in Policy 12 (c). Whilst additional routes (for |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|---|--|--------------|--|
| | <ul style="list-style-type: none"> – extending the current bridleway from Southover to Athelhampton to Puddletown and Tolpuddle – creating a better connection from Puddletown to Puddletown woods, – linking up with Two Doves (Troytown) to create another circular route / options, – reinstating the path along the bank on the right hand side of the Coombe (with an appropriate metal railing), – including footpath / river walk along the river from Puddletown Backwater to Athelhampton House. Tourists could walk from Athelhampton in the summer to visit the church etc without having to drive, – creating more riverside walks, – providing a designated cycle route throughout parish linking from the A35 to the west and on into Dorchester, – upgrading bridle paths to alleviate horses being ridden along the High Street and surrounding roads for safety reason – safer footpath/cycle path and public transport links from Tolpuddle to Puddletown – perhaps along the old A35 route, – dropped kerbs, improved surfaces, resting places, gates (not stiles). | | <p>example linking to Puddletown Forest) may be desirable, these would not be prevented by the plan and can be considered further through a future review.</p> <p>The path along the bank on the right hand side of the Coombe is still in existence but needs to be better maintained. It is understood this may belong to the Diocese.</p> <p><i>Action: clarify in the supporting text that additional routes and improvements may be explored through a future review of the Plan.</i></p> |
| <p>7.1 Policy 15. Creating safer routes</p> | <p>The proposed north western link will require a new bridge over The Piddle to connect Druce Lane with Three Lanes Way. A bridge exists further up Druce Lane and this could be used to take a footpath up to the edge of the dual carriage way and along the perimeter of the field to connect with Three Lanes Way.</p> | <p>64</p> | <p>The route is aspiration and the detailed alignment would be considered further following discussions with the landowner/s.</p> |
| <p>7.1 Policy 15. Creating safer routes</p> | <p>Welcome though the southern route is, is it tenable for a new footpath to run across a large arable field? There is a</p> | <p>61</p> | <p>The exact route would be subject to negotiation with the landowner, who has indicated through this consultation that subject to developing their land such a link would be feasible.</p> |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|----------------------------------|--|----------------|--|
| | track running east / west to the south of the hedgerow to the south of this big field. | | |
| 7.1 Policy 16: Parking Provision | Provision for at least 3 cars per house will be necessary, if only to cater for the acute shortage evident on the existing 'estates' (White Hill and Butts Close) | 31 | The parking guidelines for larger sites applied by Dorset Council are based on a complex formula, but for smaller sites they are based on the following as being 'optimal': |
| 7.1 Policy 16: Parking Provision | There is not enough off-road parking in the village. Businesses should not disturb a community or cause inconvenience to the residents, and we would vigorously oppose new businesses or activities which do not allow ample parking for customers and employees. | 21(2) | <ul style="list-style-type: none"> – 1 bedroom = 1 space – 2 bedrooms = 1 – 2 spaces – 3 bedrooms = 2 spaces – 4 bedrooms = 2 – 3 spaces plus at least 1 visitor space (may be shared with up to 5 dwellings). The standards relating to the amount of spaces for businesses vary according to the type of business proposed. Whilst further research may have provided evidence to justify higher levels of provision, it is unlikely that 3 spaces per dwellings could be justified. <i>Action: include more information on the county standards in the plan and make clearer in 7.1.8 that dwellings with 2+ bedrooms should aim to have at least 2 spaces, particularly where there is limited scope for on-road parking.</i> |
| 7.1 Policy 16: Parking Provision | Make the shop area more available for parking and encourage more people to walk there. | 55 | This is thought to relate to the existing off-road area by the shop that can be used for customer parking. The management of this space is a matter for the shop owner and is not something that can be readily altered through the Neighbourhood Plan. |
| 7.1.6 | Whilst many traffic matters fall outside the scope of planning, these restrictions do not apply to the spending of CIL which can be used to deliver some of the suggestions in Table 8. <i>Suggestion: Table 8 should be renamed Traffic Management Suggestions.</i> | Dorset Council | Noted – the dictionary definition of 'proposal' is a plan or suggestion, especially a formal or written one, put forward for consideration by others. The term is therefore considered an appropriate description and is preferred. |
| 8 Appendices | It is noted that there are a large number of appendices associated with the Neighbourhood Plan. When the final version of the plan is produced, it may be more appropriate | Dorset Council | Whilst there may be 6 appendices these are not considered unduly lengthy. Appendices 5 and 6 were included to provide a |

| Para / policy | Main points raised | Respondent/s | Response and proposed changes (if applicable) |
|----------------------------------|--|--------------|---|
| | to include some of these (Appendix 5 onwards) as supporting documents rather than as part of the Neighbourhood Plan. | | brief overview of the site selection conclusions and are considered to provide useful context when the plan is reviewed. |
| Misc / mapping corrections noted | 2.4.2 Typo: remove “the” at the end of line 5. | | <i>Action: Amend text to correct</i> |
| | 2.5 Table 3 correct locative description of the cob and pantiled boundary wall as at the end of Styles Lane adj Sherrings Green Close and bordering the footpath. | | <i>Action: Amend text to correct</i> |
| | 3.2.7 Typo: should read “of” rather than “or” | | <i>Action: Amend text to correct</i> |
| | 3.4.3 Typo: remove the word “are” | | <i>Action: Amend text to correct</i> |
| | 7.1 Map 8: does not show all of the rights of way to the west of the village and west of the A35. The footpath from Styles Lane to the Blandford Road is missing. The bridleway to the west of the surgery is technically a Byway. There is no adopted footpath through Home Farm. The black dashed line (footpath?) to the North of 1 Catmead should pass to the south of the property | | The routes mapped were intended to represent the safe routes through and around the village for pedestrians, cyclists and horse riders, that join up to make a comprehensive interconnected network, rather than every single PRow. The existing route around the recreation ground and link across the Paddock however should be shown for completeness. The route through Home Farm is provided through a planning agreement and is not as yet part of the definitive rights of way network. <i>Action: Amend text to clarify the basis for including the various routes. Amend map to show the existing route around the recreation ground and link across the Paddock. Maps to be made clearer (to avoid the confusion between defined development boundary (black) and existing routes (purple).</i> |
| | 8 Appendix 4: ref 1119113 should be 1, 2 and 3 Trent Meadows, including attached Stables, 1154384 should be Ilington (not Islington), 1154417 delete reference to youth centre (now a dwelling), 1154504 should be Troy House, 3 The Square, including iron railings around the bay | | Agreed – although as this will deviate from the titles used by Historic England the reference numbers are provided and more accurate descriptions are considered clearer. <i>Action: update descriptions.</i> |

Record of discussion on heritage issues in relation to the pre-submission plan as agreed with Jen Nixon (Conservation officer, Dorset Council), April / May 2020

CHAPEL GROUND

West Dorset SHLAA

The site was assessed through the SHLAA and the following appraisal made at that time:



The site area shown is 4.66ha, but the assessment suggests the development area is about 2.69ha (and that at 37dph this could yield 100 units) – concluding “Part of the site on this assessment with the assumptions used at this time, seems acceptable for housing delivery. However the section to the south eastern area of the site is too visible from the road and therefore would not be deemed acceptable for development.”

The area proposed in the Neighbourhood Plan has followed this broad guidance but had further limited the number to 22 dwellings, and the extent of the site to 1.17ha (plus 0.2ha community use) located on the northern, lower, flatter part of the field to avoid developing the skyline (and giving a density of 19dph).

Conservation Officer Feedback

The Conservation Officer’s advice received following the close of the pre-submission consultation suggests that it may be necessary to restrict the level of development further still, to avoid travel up the slope and impacting on key sightlines and the setting of heritage assets.

Heritage assets include the Old School House on the south side of Athelhampton Road (an undesignated heritage asset with a small cemetery to its west side), the Grade II* Ilsington Manor (which is approximately 180m to the north side of Athelhampton Road and faces south with its orientation aligned with the junction of Milom Lane at the western end of the site - for many years the Manor has been screened from views by a mature tree belt which is protected by a TPO, but this screen has depleted slightly in this winter’s storms). The

historic character of Milom Lane is also noted, together with the potential for view of the site from further east on the approach to the village along Athelhampton Road.

Further discussion was had with the Conservation Officer in terms of an appropriate way forward for the site.

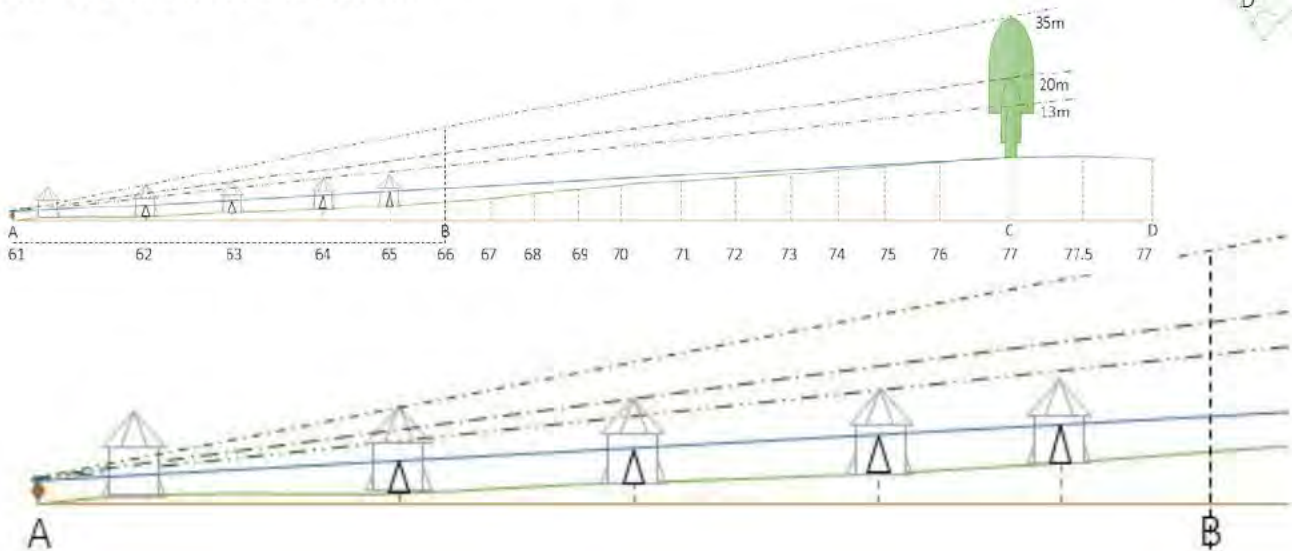
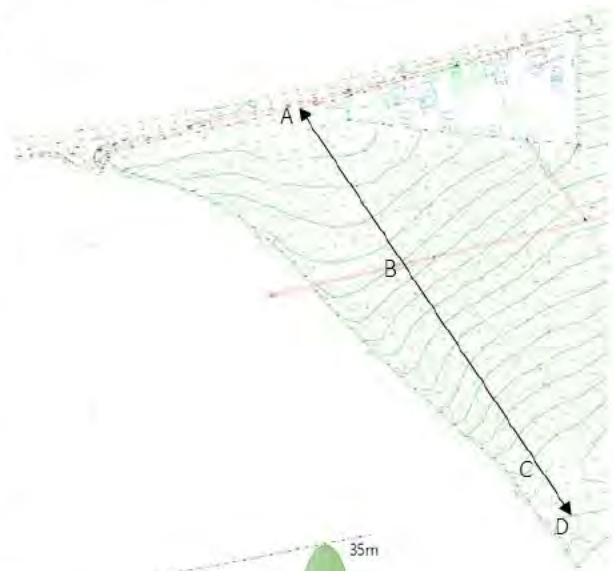
Slope analysis

The topographical survey (as provided by the landowner) shows the high point of the whole field being 80m AOD (in the south-east corner), and the lowest point at 61m (ie an overall fall of 19m across about 300m, giving an average slope gradient of 1:16). From the lowest part of the site (adjoining Athelhampton Road – marked 'A') up to the line of pylons (the southernmost extent of the proposed built-up area at around 66m AOD – marked 'B') is a rise of 5m over about 120m (giving an average slope gradient of 1:24 in this lower section).

An average 2 storey dwelling could be about 8-9m to the ridge (9m would normally allow the use of the attic space), and a bungalow is around 5.5m. Tree heights (when mature) can reach 35m (ash and walnut) / 40m (beech and oak), with other species (such as lime and whitebeam) growing to 15 – 25m.

The following illustrations show the impact of modest (8m to ridge height) 2 storey dwellings positioned within the site area (the extent of which is indicated by the dashed line approximately 110m in from the roadside boundary) from a height of approximately 1.5m (to represent eye level). It is clear that any scale of development will reduce views of the hill slopes themselves (although glimpsed views could be retained, but it should be possible to retain views of a woodland belt if such was planted on the slope or ridgeline (particularly once this has reached around 15-20m height).

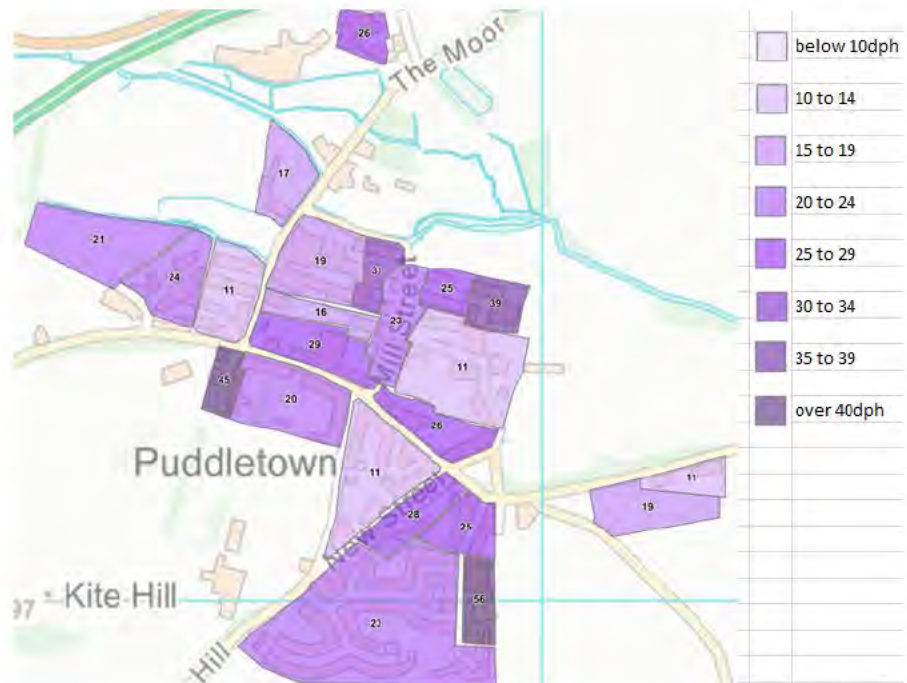
The Conservation Officer agreed that an appropriate way forward would be to limit building to below the 64 - 65m contour line as far as possible.



Density assessment

The following appraises the typical densities found within and adjoining Puddletown

What it clearly shows is that the density varies from low (under 15dph) to comparatively high (in excess of 40dph). Areas such as Catmead which are considered by local residents to have integrated particularly well whilst retaining their rural character are around 20dph, although it is clear that some historic parts of the Conservation Area have achieved higher densities up to 30dph.



| Existing areas | | | |
|----------------------------------|----------------|------------|-------------|
| Location | Area size - ha | Properties | Density dph |
| The Green, Church and The Square | 2.56 | 27 | 11 |
| Chapel Ground | 0.55 | 6 | 11 |
| Trent Meadows area - NW | 1.23 | 14 | 11 |
| Coombe Road triangle | 1.98 | 23 | 12 |
| Styles Lane | 0.58 | 9 | 16 |
| The Moor - W | 0.95 | 16 | 17 |
| Catmead | 1.53 | 29 | 19 |
| High Street - S | 1.81 | 36 | 20 |
| Three Lanes End | 1.91 | 41 | 22 |
| Brymer Road estate | 5.99 | 138 | 23 |
| Mill Street | 1.04 | 24 | 23 |
| Greenacres | 1.17 | 28 | 24 |
| Orford Street | 0.48 | 12 | 25 |
| Butt Close - N | 0.79 | 20 | 25 |
| High Street - NE | 0.95 | 25 | 26 |
| New Street - S | 0.90 | 25 | 28 |
| High Street - N | 1.22 | 35 | 29 |
| Home Farm and Sawmills | 0.54 | 17 | 32 |
| Courtyard and Stables | 0.67 | 26 | 39 |
| Kings Mead | 0.50 | 22 | 44 |
| Rod Hill | 0.68 | 39 | 57 |
| Overall average | 28.03 | 612 | 22 |
| Proposed | | | |
| Location | Area size - ha | Properties | Density dph |
| Athelhampton Road - S | 1.17 | 22 | 19 |
| Northbrook Farmyard | 0.46 | 12 | 26 |

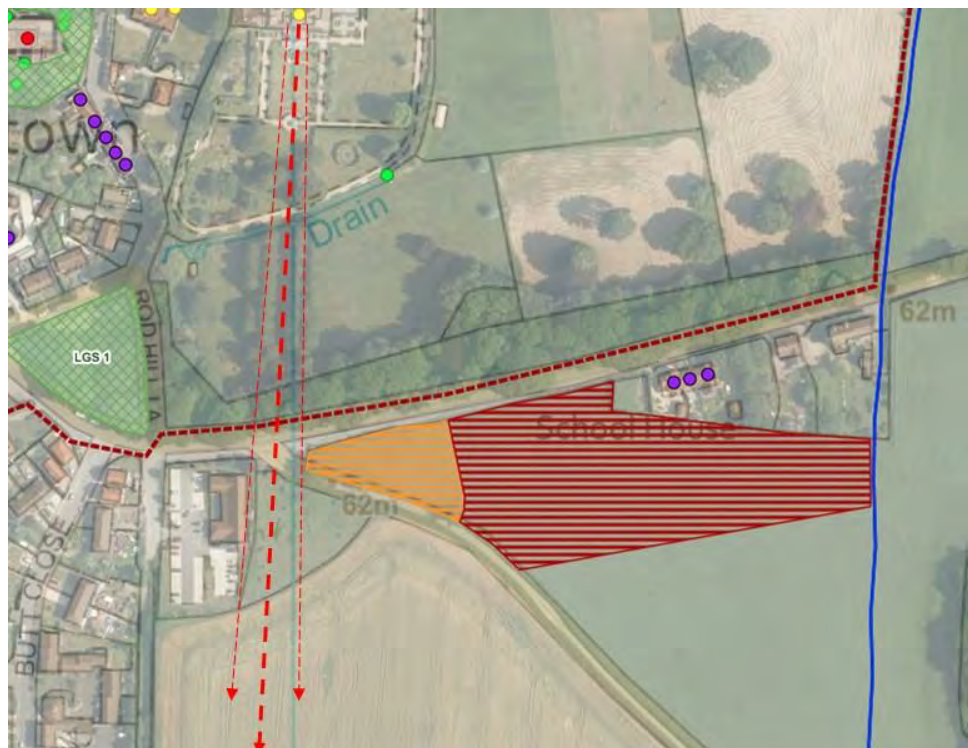
Heritage Impact

The following maps show the site area as proposed in the pre-submission draft plan, together with the Grade II* Ilington Manor (to the north), the undesignated Old School House (three purple dots to the east), and the Conservation Area boundary (running along Athelhampton Road).

The key potential view from the Grade II* Ilington Manor is that from the house looking out along the avenue of trees, this aligns to the junction with Milom Lane and the open area immediately to the west up to the surgery. This view is likely to be considered critical (if the current tree screen were lost). Whilst the surgery building has potentially encroached into that view frame, the site allocation does not, but any building on the proposed community portion could provide a similar frame to the east.

Whilst there may be the potential for oblique views from the main house across the proposed site, these do not appear to be important historically. The tithe map (as shown overlaid on the current street map) appears to indicate that historically the main view from the house would have been in part framed by buildings, and as a result the proposed site allocation would not have been clearly visible from the main house.

With regard to the Old School House, the neighbourhood plan does note it as a potential locally important heritage asset (which was not recognised at the time of the Conservation Area Appraisal). Whilst the site allocation wraps around the rear of the Old School House, it was considered that there could be scope for some development to the rear, subject to an appropriate layout, scale / design and landscaping.



Indicative layout

The following provides an example of an indicative layout drawn up for the landowner in advance of the pre-submission consultation, but did not form part of that consultation. It has since been shared with the Conservation Officer.



The Conservation Officer feedback on this indicative approach can be summarised as follows:

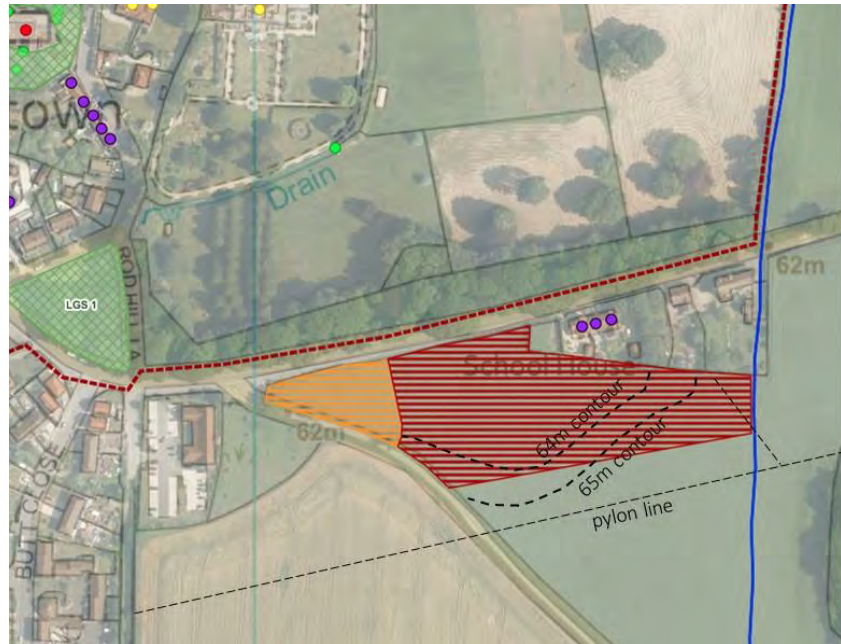
- The layout is too rigid (with too many straight lines) not appropriate to a edge of settlement site of this rural village. The layout should be more organic / natural.
- There are too many detached dwellings which would not be typical of a village setting.
- The dwellings along Athelhampton Road should face onto the road and reflect the type of relationship seen with the Old School House and other villas. Given the need is on smaller dwellings types, the road frontage could perhaps be developed as villas, subdivided into 1 bedroom apartments with communal garden space around each. Parking would need to be sensitively handled. Cottages (semi-detached / terraced) would also be appropriate.
- Land to the rear of the existing properties could be developed but again the layout should be more organic / natural, and the scale of and properties would need to appear ancillary to the existing properties. Barn courtyard / coach-house type development may be appropriate in this location, and it may be possible to accommodate about 7 properties in this area that would respect the rural setting of these non-designated heritage assets.
- The development of the field further upslope (marked potential future expansion) would not be supported. As a guide, development should be kept below the 64 / 65m contour (after which the land begins to rise more steeply). There is no obvious need for a 'square' within the development and if this is omitted the quantum of development would be more likely to fit on the lower slopes.

Suggested approach

The policy wording is adjusted to read as follows (and the supporting text updated accordingly to reflect the above appraisal) and the site area adapted to better reflect the 64 / 65m contour:

Land at Athelhampton Road, as shown on the Policies Map, is allocated as a site for housing for about 18 - 22 dwellings, and community uses. The development of this site will be subject to all of the following requirements:

- a) *The type and size of dwellings accords with Policy 11, with at least 35% of the homes provided as genuinely affordable dwellings.*
- b) *An area within the site of at least 0.2ha, located at the junction of Athelhampton Road and Milom Lane, is made available for community use, with the transfer of land to an appropriate community body completed prior to the occupation of the first dwelling. Any building within this area would need to respect the potential inter-relationship with the Grade II* Ilsington Manor to the north, and the surgery building to the west.*
- c) *Vehicular access will be provided directly off Athelhampton Road, with the junction designed to create adequate visibility to allow safe access / egress and to help slow traffic entering the village. An off-road east-west link for the Tolpuddle Martyrs Trail should be incorporated within the layout, and financial contributions will be required to improve pedestrian / cycle links into the village, to the satisfaction of the Highway Authority and in line with the aspirations set out in Policy 15.*
- d) *A drainage plan is secured to manage groundwater and surface water disposal from the site to the satisfaction of the Lead Local Flood Authority, in accordance with Policy 8.*
- e) *A combined landscape strategy and biodiversity mitigation and enhancement plan is agreed with the Local Planning Authority, in accordance with Policies 2, 3, 6 and 7, that*
 - *retains and where appropriate strengthens the hedgerow along Milom Lane,*
 - *includes a wildlife corridor and tree planting along the undeveloped ridgeline to the south to Little Knoll Copse, which will provide a backdrop to the development as viewed from Athelhampton Road, and*
 - *provides a new landscaped edge to the eastern boundary to soften the visual impact of the development in views approaching the Conservation Area from the east*
- f) *The scale, design and layout of the buildings should respect the character of the village as set out in Policies 3 to 5, taking into account the prominent nature of this site as viewed from the Athelhampton Road, and*
 - *provides a positive frontage onto Athelhampton Road,*
 - *respects the setting of Old Chapel, 1 -3 Athelhampton Road as locally important buildings, with development in the immediate vicinity being of a more ancillary, reduced scale*
 - *respects the potential inter-relationship with the Grade II* Ilsington Manor and potential sight-lines from the manor house*
 - *is of mixed design and natural, organic layout and form appropriate to the rural setting and nearby undesignated heritage assets, avoiding multiple detached dwellings, executive styling and uniform placement and orientation of buildings and streets.*
 - *buildings are kept below the 64m contour, or if to the rear of the existing development along Athelhampton Road, are of a scale and size that is ancillary to those dwellings.*



- the layout and spacing allows for views from within the village to Little Knoll Copse and the ridgeline to the south.

~~g) An area of land within the site of at least 800m² (in addition to the community land made available under (b)) is provided as public open space and designed for informal recreation.~~

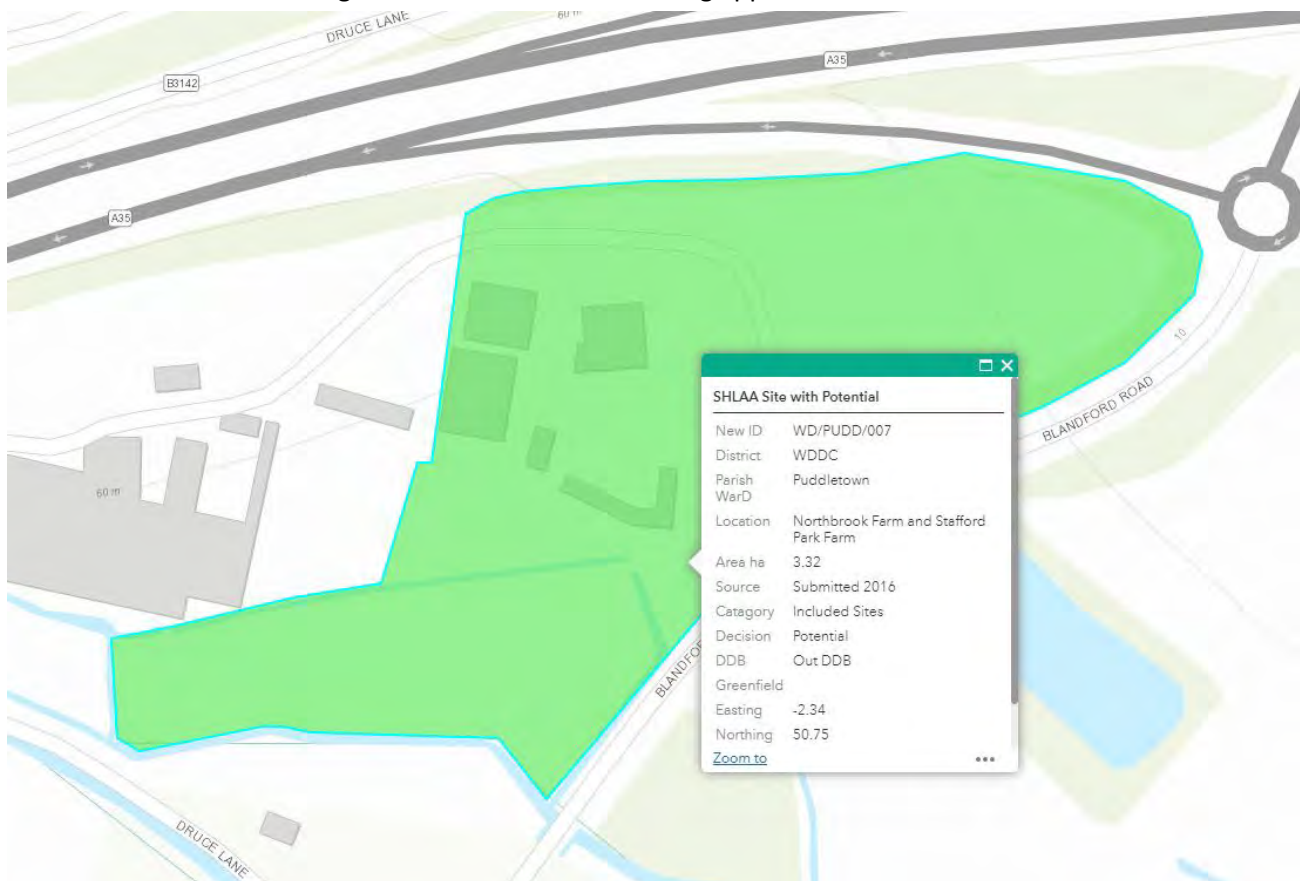
h) An area of land of at least 600m² is provided for allotments (or for an alternative recreational use in agreement with the Parish Council) in a suitable location within easy walking distance (1km) of the site.

i) Any net new residential development will need to avoid giving rise to any adverse impacts on the integrity of Poole Harbour (a European site), which can be achieved by adhering to the Nitrogen Reduction in Poole Harbour SPD.

NORTHBROOK FARM

West Dorset SHLAA

The site was assessed through the SHLAA and the following appraisal made at that time:



The site area shown is 3.32ha, but the assessment suggests the development area is about 1.97ha (and that at 20dph this could yield 31 units) – concluding “Ample screening to mitigate against noise from A35.

Development predominantly in the south east of the site, furthest away from A35 and outside of flood zones 2 & 3 also.”

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), and has not included the area at risk of flooding to the south. It also does not include the Stables as this building has prior approval for two dwellings (together with a limited curtilage to the north). This limits the number to 12 dwellings, and the extent of the site is 0.46ha (exc the Stables, and giving a density of 26dph).

Conservation Officer Feedback

The Conservation Officer’s advice (received following the close of the pre-submission consultation) suggests that it is unlikely that the site would support 12 dwellings overall, as the historic buildings do not lend

themselves to much, if any subdivision (not the threshing barn for certain) and over-development and the farmstead setting would be a major concern.

The Conservation Officer has also raised the issue that the stables are in a state of disrepair with a major failure in localised areas of the roof, allowing severe water ingress to the interior. On this basis the building is considered to be At Risk, and support would be forthcoming for urgently seeking a reuse and sympathetic conservation under LBC and planning permissions.

Heritage Impact

Whilst the Tithe Map does not indicate any farmyard buildings associated with the farmhouse, these are shown on the 1901 OS map as shown on the overlaid aerial imagery below.



This shows both the stables and the interior block of the Threshing barn being in existing at the turn of the 20th century. The latter was part of a larger courtyard complex which formed the western boundary of the walled garden to the farmhouse.

The question as to whether these are Listed by association is a matter for the decision maker taking into account historic ownership, uses and physical relationship⁷.

Whilst it is accepted that the Stables are at risk, these are not part of the site allocation and therefore the timing of bring these forward would not be restricted by the reserve status of the site.

Indicative layout

At the time of preparing the plan the site was subject to probate, and whilst the Executor was happy to indicate that the site would be likely to be made available for development in the future, they were not in a position to spend funds on further assessment work or indicative layouts.

Taking into account the historic layout of the site, and discussions with the Conservation Officer, a potential layout could potentially comprise:

⁷ <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>

- re-use of the threshing barn (with modern extensions removed, giving 125sqm approx floorspace) - reference should be made to the retention of the Threshing Barn and removal of the unsympathetic extensions and large metal modern agricultural buildings.
- row (terrace) of cottages along the track with amenity space to rear
- courtyard form of development to NW corner with building designed to screen noise (ie no windows to N or W sides) – this may be possible as 1.5 storeys
- single storey barn style development to south side of threshing barn



Parking would need to be carefully considered in the above, and may need to be an integral part of the buildings (eg as attached car barns).

The above diagram shows a layout that would provide a ground floor building footprint of approximately 1,100sqm – which at up to 100sqm for a ‘small’ dwelling plus parking space (20sqm) should accommodate perhaps 8 or 9 dwellings (and more if second storeys were included). The site (including the area to the north that is now included in the allocation) does exceed 0.5ha (and is therefore ‘major’ for the provision of affordable housing), and it is important that some of these can be delivered as affordable housing. However it is important that the detailed design is heritage-led, and therefore it may not be appropriate to suggest a minimum number of dwellings in the policy, particularly as further work may demonstrate that only a lesser number would be feasible. Landscaping and potentially visitor parking could potentially be included on land to the north (the diagram therefore includes the land up to the far track).

Suggested approach

Whilst the Conservation Officer has advised that the stables and threshing barn may be Listed by association with the Grade II Stafford Park Farm House, whilst this has not as yet been confirmed it is considered appropriate to add these to the list of locally important buildings (under Policy 4 / Table 3).

The policy wording is adjusted to read as follows (and the supporting text updated accordingly to reflect the above appraisal).

Land at Northbrook Farm, as shown on the Policies Map, is allocated as a reserve site for housing, including some affordable homes, with public open space connecting to Druce Lane to the south. Its release will be scheduled through the review of this Plan, unless there are specific local needs for housing that would not otherwise be met, that would justify its more immediate release. Its development will also be subject to all of the following requirements:

- a) A bat and barn owl survey is undertaken of the existing buildings and measures secured to ensure that there is a net gain in their habitat, and mitigation secured in accordance with Policies 6 and 7.*
- b) A noise assessment is undertaken and a mitigation strategy agreed with the Local Planning Authority in consultation with Highways England, and in accordance with Policy 9.*
- c) A drainage plan is secured to manage groundwater and surface water disposal from the site without discharge to the A35 highway drainage system, and in accordance with Policy 8.*
- d) The threshing barn is retained (and sympathetically converted) with the unsympathetic extensions and large modern agricultural buildings removed, and measures are taken to ensure that any evidence of potential contamination before or during construction are investigated and remediation agreed by the Local Planning Authority.*
- e) The area of land to the south (and as shown on the Policies Map) is provided as public open space, a management plan secured to increase its biodiversity value, and an all-weather off-road pedestrian access is created across this open space to link to Druce Lane, prior to the occupation of the first dwelling.*

f) The type and size of dwellings accords with Policy 11, with at least 35% of the homes provided as genuinely affordable dwellings.

g) The site's layout and detailed design is heritage-led, accords with Policies 2 to 5 and is subsidiary to, and respects the setting of, Stafford Park Farm (a Grade II Listed Building), the historic stable block (to the south) and threshing barn.

h) Any net new residential development will need to avoid giving rise to any adverse impacts on the integrity of Poole Harbour (a European site), which can be achieved by adhering to the Nitrogen Reduction in Poole Harbour SPD.

Listing descriptions of relevant heritage assets:

Grade II* Ilsington Manor

List Entry Number: 1324049

Date first listed: 26-Jan-1956

Statutory Address: ILSINGTON HOUSE

Country house in grounds. Late C17-early C18, altered late C18-early C19, enlarged later in C19. Plastered walls, over original facing brick, ashlar quoins. Hipped slate roof with bold eaves cornice. Plastered stacks arranged symmetrically. Double pile plan. 2 storeys over cellar. Slightly projecting centre bay, with curved pediment. Deeper projecting wings each end. In centre, late C19 single storey porch has plastered walls and stone dressings, parapet with moulded cornice. Pair of panelled doors with fanlight, flanked by Tuscan pilasters. Ground floor has 10 sashes with glazing bars in moulded surrounds - 3 in each end wing, 2 in sections between these and porch. First floor has 11 similar sashes. Stone mullioned windows to cellar. Ornamental cast iron railings to cellar area. Service range on right (west), probably C19, has plastered walls and hipped slate roof. At left end, added C19 range contains Billiard Room. Mounting block by front door. On rear, garden, front, a late C18 or early C19 balcony with double flight of stone steps and Gothic style iron balustrade. Interior largely remodelled c1800. Main hall extends through 2 storeys. On ground floor, free standing arcade with square Ionic columns and segmental arches. Cut string stair, appears C18, with twisted balusters, wreathed handrail and spandrel brackets. At upper level, raised panelling and simple moulded cornice. Billiard room added 1871 by Henry Holland, has coved panelled ceiling, with moulded ribs and fanlight. Contemporary marble fireplace. Drawing room on first floor, has cornice with acanthus ornament. Marble fireplace surround has inset oval panels with carved figures in dark red marble. Room east of this has similar details, but carving in panels of white marble on dark red ground. Room to west has similar cornice. Other rooms have enriched and moulded cornices, panelled doors and marble fireplace surrounds. Stairs in service range with heavy turned balusters, - possibly from original main stair. On front door, and some others, interlaced iron reinforcement and bars, reputedly added for security, after trial of Tolpuddle Martyrs. (RCHM Monument 2 Dorset Vol III)

Grade II STAFFORD PARK FARM HOUSE

List Entry Number: 1119084

Date first listed: 21-Feb-1979

Statutory Address: STAFFORD PARK FARM HOUSE, INCLUDING BOUNDARY WALL AND GATE PIERS

Farm house. Mainly early C19, but with earlier core. Walls of flint and stone banding. Hipped slate roof. 2 brick stacks set in from ends. Double pile plan. Elevation to road has evidence of blocked door near right end. Ground and first floors each have 4 sashes with glazing bars and blind boxes under gauged brick arches. Entrance in left end wall, in gabled porch. In right end wall, evidence of the house's original single pile plan with steeper roof - quoins and kneeler survive. Also blocked window at mezzanine level, probably for former stair. Added single storey wing at rear, at left end. Internally, no visible evidence of pre-C19 work. Front boundary wall of rubble flint. Square brick gate piers with stone caps and ball finials.