

We write on behalf of the owner of Land at Athelhampton Road (referred in the NP as Chapel Ground) Simon and Judith Banfield. The land is known as Land at Athelhampton Road, if it is possible to amend this, that would be good, however we appreciate this may complicate matters!!

On the whole we commend the work of the NPSG and are supportive of the draft plan, we have made a few comments below on the various policies.

The Neighbourhood Plan to 2031 with review in 2024 allows for growth of 6-7 dwellings per year (66-77). The plan confirms that this does not comply with Government assessment for housing need and we respectfully suggest that it may be prudent to improve the chances of making the plan sound to allow for possible additional growth at the 2024 review to take the plan to 2031.

Broadly we support the policies as detailed below and make the following comments in respect of the plan generally and with specific reference to Land at Athelhampton Road (Chapel Ground) (as per the attached site plan- which details a larger HELAA area than being proposed in the NP but it does detail the adjoining land owned, edged blue).

#### Policies

- 1 Local Green Spaces - to be retained. **There is opportunity to create new green spaces**
- 2 Local Landscape Features – respect and enhance
- 3 Village Character – keep visual connection to countryside. **This connection can be achieved through good design and masterplanning**
- 4 Respecting the History of Puddletown – Opportunity to provide information on history. **Interpretation boards could be utilised within the scheme**
- 5 Design – good quality. Sustainable construction. **Partnering with a high quality local builder is a key objective of the landowner. There may be scope to develop a small solar farm to help deliver green energy on adjoining land.**
- 6 Wildlife and Natural Habitats – protect and enhance. **There is opportunity to plant additional woodland and hedgerows**
- 7 European and internationally protected sites
- 8 Flood Risk – avoid flood risk. **There is the opportunity to positively deal with the localised flooding on the main road.**
- 9 Noise assessments – required in noise sensitive areas, **the proposed site is well away from the bypass, as opposed to other sites.**
- 10 The scale and location of new housing development in Puddletown – **The Housing needs survey is already 2 years out of date and there is discussion regarding 10 dwellings per year being more appropriate, giving a target of 120 units. Para 4.1.7 identifies need for up to 84 dwellings based on growth of 7 units/year for 12 years, with provision identified for 62 units, with 22 dwellings allocated now at Chapel Ground and a further potential for an additional phase in the future of 10-12 units. 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 60 dwellings based on the housing needs survey assessment of 10 dwellings per year, 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. 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. Provision of more units will provide greater affordable housing and potential for community infrastructure benefits.

11 House Types – Affordable should be 1-2 bed rent (30%), shared ownership min 5%, max 20% 4 bed plus of OM, 800 sq m village square

12 Housing and Community uses site allocation: Chapel Ground – 35% Affordable Housing, 0.2ha community use completion prior to completion of the first dwelling, access, drainage plan, biodiversity plan, design, 800sq m village square, 600sq m allotment. **We suggest that the plan should not be too prescriptive at this early stage, to ensure that subsequent design is not compromised because land has been allocated prematurely for community use.**

13 Reserve Site allocation : Northbrook Farm – 12 units. **This site is in a noise sensitive site so may not be deliverable and is too small, and is more suitable to commercial uses.**

14 Supporting Community Facilities and local services

15 Creating Safer roads and pedestrian / cycle routes - **suggestion of creating some E-W connection through the preferred site, this may be possible but if no further connection to east can be agreed with other landowners then it may be unnecessary.**

16 Parking provision. **There is potential to create greater community benefits and community spaces with parking with a greater number of units.**

We would be grateful if you could acknowledge safe receipt of the representations.

Kind Regards

Richard Edge  
Director



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