

# Piddle Valley Neighbourhood Plan 2016 - 2031

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## Consultation Report March 2016

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## Introduction

The Piddle Valley Neighbourhood Plan (the “Plan”) is produced by the Parish Council under the Localism Act 2011 and the associated Regulations (*the Neighbourhood Planning (General) Regulations, 2012*). This legislation required the Parish Council to carry out a formal public consultation on the Plan for a minimum period of 6 weeks before submitting it to the District Council, which is able to bring the Plan into force following independent examination and a referendum.

From the outset the Parish Council and the Neighbourhood Plan Working Group were conscious that the Plan should reflect the views of those living and working in the Parish. Consultation and general awareness formed an early and continuing part of the process, to help:

- Identify the views of the local community and an understanding of valley life
- Gather evidence on local needs
- Use that information to define the aims of the Plan and the key issues
- Consult with local people throughout on their preferred options.

In preparing the Plan the Parish Council has endeavoured to go beyond the minimum requirements for community consultation required by law. The Working Group, being made up of volunteers from the community and drawing on professional support at key stages, has produced the Plan.

Four distinct periods of consultation were carried out:

- Consultation on whether to prepare a plan (October 2012) – followed by an extensive period of scoping and evidence gathering
- Consultation on emerging ideas and potential development sites (November 2014 to January 2015)
- Consultation on first draft of the plan (April to May 2015)
- Pre-Submission Draft Consultation (September to October 2015)

This Consultation Report summarises the consultation history; and describes the Regulation 14 (Pre-submission) consultation process, responses and consequent changes to the Plan.

## Decision to prepare a plan, and getting started

In January 2012 Piddle Valley Group Parish Council decided to set up a working group to consider developing a Neighbourhood Plan for the parishes of Alton Pancras, Piddletrenthide & Piddlehinton. The boundary of the designated area was agreed to be the existing Group Parish boundary, which was confirmed by West Dorset District Council on 10 March 2012.

An open meeting was held at the Piddle Valley School on Saturday 13<sup>th</sup> October 2012 with two presentations at 10.30am & 4.30pm. The purpose of the presentation was to make the community aware of the benefits of a Neighbourhood Plan and to hear their concerns, this event was advertised in the Piddle Valley News and Views delivered to every household.

*Extract from Piddle Valley News and Views*

**WHAT DOES IT ALL MEAN ?**

**LOCALISM**

A new way for the community to help create the future of where they live and work.

**THE COMMUNITY**

Local control of our own environment.

**LOCAL POWERS**

Deciding what we need and where to put – roads, paths, housing, businesses, education and leisure facilities, open spaces and parking.

**WE CAN ALL TAKE PART**

We can all contribute. The Parish Council set up an independent Working Group and they have agreed to collect opinions and prepare a plan for a Piddle Valley referendum.

Before we can start, we need your agreement that you would like this to happen.

**DO WE NEED TO DO IT ?**

If we decide not to proceed, planning control will continue to remain in the hands of West Dorset District Council.



*Please make an effort to come to the meeting on October 13th and cast your vote or pick up a voting slip from Piddletrenthide Post Office Stores*



**Piddle Valley Neighbourhood Plan**

*Help make the Vision for our future*

Our neighbours in the Cerne Valley have been the visionary 'Front Runners' in making a plan for future development as part of the Government's new Localism Act.

Close on their heels and with the benefit of their experience, we have started to create the mechanism for everyone to take part in deciding how to see our Piddle Valley villages continue to develop a thriving community and enjoy the Dorset environment in the future.

A fork in the road lies ahead and we need to choose which route to take. Your personal decision will enable us to make the right choice.

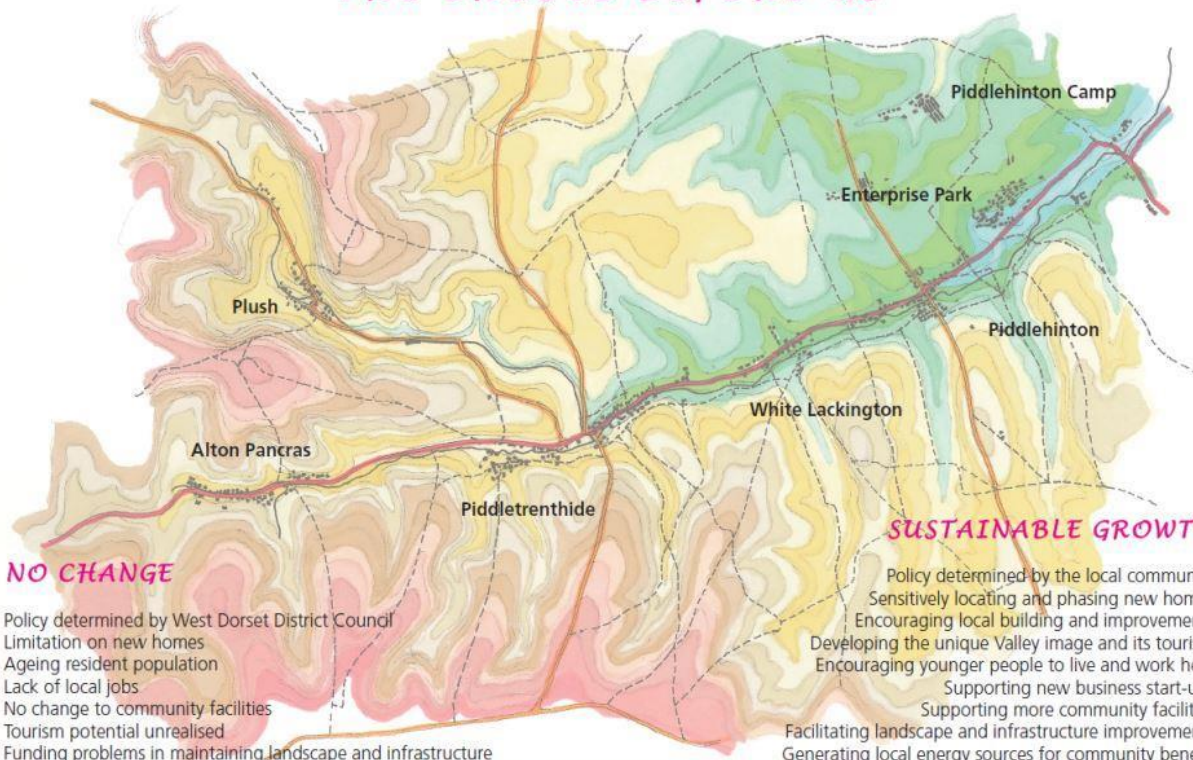
**WHAT HAPPENS NEXT**

The Village Meeting on October 13th between 10.30 am and 4.30 pm at Piddle Valley School where you can see more information and talk to members of the Working Group. There will be presentations at 11 am and 3 pm followed by question and answer sessions.

We want your view on whether or not to proceed. We need to make this decision by the end of October. Please come to the village meeting and cast your vote on which way to go.



**THE CHOICE BEFORE US**



**NO CHANGE**

Policy determined by West Dorset District Council  
 Limitation on new homes  
 Ageing resident population  
 Lack of local jobs  
 No change to community facilities  
 Tourism potential unrealised  
 Funding problems in maintaining landscape and infrastructure

**SUSTAINABLE GROWTH**

Policy determined by the local community  
 Sensitively locating and phasing new homes  
 Encouraging local building and improvements  
 Developing the unique Valley image and its tourism  
 Encouraging younger people to live and work here  
 Supporting new business start-ups  
 Supporting more community facilities  
 Facilitating landscape and infrastructure improvements  
 Generating local energy sources for community benefit





*Photos of the event and write-up in the next Piddle Valley News and Views*

Copy of the survey is given in Appendix 1.

### ***Piddle Valley Neighbourhood Plan Consultation Day ~~~~***

There was a very pleasing turnout at the Valley Meeting held at Piddle Valley First School on Saturday 13<sup>th</sup> October, with over 100 people attending. The aim of the meeting was to update residents on the progress of the Working Group set up in February under the auspices of the Parish Council to investigate Neighbourhood Planning, and to invite opinion on whether the Working Group should proceed with a Neighbourhood Plan.

An exhibition was available during the day, with presentations in the morning and afternoon. The Working Group chairman outlined progress made to date and emphasised that if a decision was made to proceed, many more members of the community would be needed for what would be a demanding, time-consuming and sensitive process.

West Dorset District Council Officer Sally Lloyd-Jacob explained that the Neighbourhood Plan was a new way of helping local communities to influence the planning of the area in which they live to provide a more democratic, effective and quicker system than at present. It could develop a shared vision for the neighbourhood, suggest areas where development or change might take place, identify and protect important green spaces, decide on development boundaries and influence the design of new buildings.

Under current arrangements the only place where new building is encouraged is within the defined development boundaries in Piddletrenthide. Outside the defined development boundary, new development is more strictly controlled and is limited to that which requires a specific rural location. This may reflect the wishes of a majority in the community and it certainly should not be assumed that proceeding with a Neighbourhood Plan would mean giving the green light to extensive development within the valley.

Parish Council Chairman John Cox and District Councillor Jacqui Cuff spoke about the Parish Plan carried out in previous years and then architect John Browning illustrated how the valley has developed over recent decades. A lively debate in the question and answer sessions following each presentation, illustrated widely differing views.

A very readable booklet 'How to shape where you live: a guide to neighbourhood planning' has been produced by the Campaign to Protect Rural England and the National Association of Local Councils. A limited number of copies are available from Peter Chance on 01300 348311.

Residents were given a voting form which needs to be returned to Piddletrenthide village shop by **16<sup>th</sup> November**. Further copies of the form are in the centre pages of this issue or available from the shop. Please take the time to cast your vote.

The Working Group would like to thank Piddle Valley First School for allowing the use of its facilities and Hardy Signs from Piddlehinton Enterprise Park for their valued help with the displays.

*Richard Drewe, Chair Piddle Valley Neighbourhood Plan Working Group*

Resulting from this exhibition and presentations there was 72% in favour and 27% against in developing a Neighbourhood Plan with 37 offers of help.

Invitations were sent to respondents from the questionnaires to attend a further open meeting held at the school on January 24<sup>th</sup> 2013 to establish members for the focus groups and the Working Group.

The Parish Council were notified by email on 12 March 2013 that the neighbourhood plan area had been designated by the District Council.

## Scoping what issues were important and supporting evidence

Following on from the open meeting, 5 focus groups were formed, to research and feed back to the main neighbourhood plan group. These covered:

- Environment, landscape + farming
- Transport, communications + infrastructure (including roads, cycleways, footpaths and bridleways)
- Housing + sustainable development, redundant buildings conversion with emphasis on designing for low energy use
- Renewable energy for community use, its generation and distribution
- Business and community facilities, employment and tourism

The main neighbourhood plan group included the Chairs for each of the focus groups, as well as representatives from each of the main settlements in the Valley.

To provide ongoing communication and awareness, a number of channels were used, mainly:

- Attendance at every Village, School and Garden Club Fete in the summers of 2013 & 2014 (10 in total) with an information stand where comments were invited and recorded
- Attendance at all annual Village meetings to update on Working Group progress and answer any questions
- Production and publication of newsletters for the Piddle Valley News & Views bi-monthly magazine, delivered free to every household in the combined parishes
- Dedicated section set up on the Piddle Valley Community website ([www.piddlevalley.info](http://www.piddlevalley.info))
- Progress updates reported to each Parish Council Meeting



*Alton Pancras Fete May 2013*



*Piddletrenthide Fete June 2014*

During this stage a lot of research was undertaken within the focus group areas, including:

- Researched and published a report on Enterprise Park (produced September 2012)
- Visited Mole Valley Feed Mill anaerobic digester
- Visited Bournemouth Renewable Energy Marketplace (June 2013)
- Organised Environment Agency visit Piddle Valley School (June 2013) to present and lead activities with the children on different aspects of water flow, purity, flooding and water life
- Investigated the range of village businesses, leisure and tourism activities and current needs
- Collected information on local broadband speeds
- Met with representatives from Dorset County Council and walked the whole route of the existing bridleway from Rectory Road, Piddlehinton to Church Lane, Piddletrethide in order to view the route and discuss the feasibility of an all-weather surface suitable for all users, including horse riders, cyclists and pedestrians (September 2013)
- Organised assessment of local traffic speeds and volumes to complement previously recorded data (original surveys November 2011, additional surveys carried out June and October 2013)
- Sought advice from Pete West (Dorset County Council Renewable Energy team), Rupert Lloyd (Dorset County Council Climate Adaptation Officer) and South West Regen
- Conducted a housing needs and potential building land survey supported by an open meeting (November 2013)
- Arranged a meeting at Piddle Valley First School with Wessex Internet and invited those that had responded to the article regarding an alternative superfast broadband provider (April 2014)
- Commissioned a forestry consultant to advise on woodland management (report produced June 2014)
- Reviewed the Piddle Valley Design Statement
- Identified potential settlement boundaries and development sites within the valley, together with important views and open spaces

The series of summer fetes in 2014 was particularly useful in gauging initial feedback on potential development sites. A special meeting was organised for the residents of Piddlehinton to answer queries resulting from feedback at their fete (8 October 2014). The decision was then taken to hold a series of village meetings in November / December 2014 to explain the emerging ideas and provide a more structured basis for feedback.

### **Consultation on emerging ideas and potential development sites**

Notice of the village meetings was included in the November / December 2014 Piddle Valley News and Views, the [www.piddlevalley.info](http://www.piddlevalley.info) neighbourhood plan webpages and through leaflets distributed to all houses in the neighbourhood plan area (using the Piddle Valley News and Views distributors). The meetings were held in the evenings (7:30 to 9:30pm) and facilitated by Geoff Wright of G W Planning, an independent planning consultant, with input from the Piddle Valley neighbourhood plan working group.

<b>Alton Pancras meeting</b>	St Pancras Church	Wed 19 Nov
<b>White Lackington meeting</b>	Piddle Valley First School	Thurs 20 Nov
<b>Piddlehinton meeting</b>	Piddlehinton Village Hall	Wed 26 Nov
<b>Piddletrenthide meeting</b>	Piddle Valley First School	Thurs 27 Nov
<b>Plush meeting</b>	The Brace of Pheasants	Wed 03 Dec

The meetings included updates from each of the focus groups, followed by a facilitated discussion. Comprehensive notes were recorded. There were, in total, approximately 200 people present at the meetings.

*A full report of the village meetings is provided separately (Village Meeting Notes Report, November 2014)*

### **Main issues identified**

The main issues raised at the meetings were

- Suitability of the potential development sites, whether the settlement boundaries had been drawn in the right place, and which settlement were most suited to have development
- Flooding, particularly whether proposed development would exacerbate existing problems
- Traffic and access issues, particularly in regard to suggested sites and for those walking along the main road through the villages
- Level and type of housing needed
- Need for a community hall
- Impact of development of the character of the area

A questionnaire seeking comments on the suggested development sites in each settlement was distributed at each meeting (with an initial closing date of 8 December). An example is given in Appendix 2. Due to a comparatively low response rate (with the exception of Piddlehinton where volunteers had hand delivered the questionnaire to each house, and collected 70 returns) the decision was then taken to extend the consultation and hand deliver questionnaires to every address in the remainder of the parish.

In total 194 responses were received:

- Alton Pancras responses            32
- White Lackington responses       10
- Piddlehinton responses            31 + 70
- Piddletrenthide responses        42
- Plush responses                      10

Responses from the development sites questionnaire are summarised as follows:

Ref	Address	Response
AP-a	Little Holcombe, Alton Pancras	No overall support (11 for, 21 against) – main concerns settlement character, traffic and flooding.
AP-b	Land to rear of Holcombe Mead, Alton Pancras	No overall support (12 for, 20 against) – main concern settlement character
AP-c	Tennis Court, Barcombe Grange, Alton Pancras	Overall support (17 for, 12 against) – main concern settlement character
AP-d	Outbuilding at Higher Barton, Alton Pancras	Overall support (17 for, 11 against) – main concern settlement character
AP-e	Land South of 1 Boldacre, Alton Pancras	Strong support (26 for, 6 against) – no major concerns
AP-f	Crockers Barton, Austral Farm - east of B3143, Alton Pancras	Mixed support (17 for, 14 against) – main concern traffic
AP-g	Farm Buildings at Austral Farm, Alton Pancras	Overall support (19 for, 11 against) – main concern settlement character and business units
PH-a	Land west of 1 – 7 High Street, Piddlehinton	No overall support (only 28% in favour in first survey, 3 for, 27 against in second) – main concern traffic
PH -b	Land to north of Paynes Close, Piddlehinton	No overall support (only 25% in favour in first survey, 1 for, 30 against in second) – main concerns flooding and traffic
PH -c	Land opposite Poppy Bank, London Row, Piddlehinton	No overall support (only 34% in favour in first survey, 9 for, 21 against in second) – main concern traffic
PH -d	Land to rear of 1-4 Paynes Close, Piddlehinton	Mixed support (60% in favour in first survey, 13 for, 17 against in second) – no common concerns
PT-a	Land south of the Old Vicarage, Piddletrenthide	Mixed support (16 for, 14 against) – main concern traffic
PT -b	Land west of Malthouse Cottage, off Kiddles Lane, Piddletrenthide	Overall support (16 for, 12 against) – main concern traffic
PT -c	Paddock / small field south of Vidine, off Kiddles Lane, Piddletrenthide	Overall support (17 for, 10 against) – main concern traffic
PT-d	Land opposite / east of the Lodge, Piddletrenthide	No overall support (12 for, 14 against) – main concerns traffic and views
PT -e	Land at Kingrove Farm, Piddletrenthide	Strong support (20 for, 11 against) – main concern flooding
PT -f	Small plot north of Tullon's Lane, Piddletrenthide	Strong support (19 for, 7 against) – main concern site size
PT -g	Land adjoining Wesley House, Piddletrenthide	Strong support (24 for, 2 against) – no concerns noted



Ref	Address	Response
P-a	Land adjacent to Prisoners Cottage, Plush	Strong support (8 for, 2 against) – main concern traffic and flooding
P -b	Land north of Harvey's Farm, Plush	Strong support (9 for, 1 against) – main concern traffic and flooding
P -c	Land to rear of Butts Cottage, Plush	Strong support (8 for, 2 against) – main concern proximity to neighbours
WL-a	Land south of Banks Cottages, White Lackington	Overall support (5 for, 2 against) – main concern traffic
WL -b	Land adjacent to South View, White Lackington	No overall support (3 for, 4 against) – main concern traffic
WL -c	Land north of Lackington Farm House, White Lackington	No overall support (1 for, 6 against) – main concern traffic
WL-d	Land east of Riverway, White Lackington	No overall support (3 for, 6 against) – main concern traffic
WL -e	Land north of Mill Bank Cottage, White Lackington	No overall support (1 for, 7 against) – main concern traffic
WL -f	Land south of Burdens Cottage, White Lackington	Mixed support (4 for, 4 against) – main concerns traffic and flooding

In addition, a questionnaire was also devised and distributed in the January 2015 News and Views to gather information from residents who had been affected by surface water and sewage flooding. An example is given in Appendix 3. Some 57 responses were received, with 17 reporting on sewage back-up issues (relevant to all settlements apart from Alton Pancras) and 33 reporting on general flooding issues (relevant to all settlements). The main responses were used to inform further discussions with the various agencies dealing with flood issues.

The initial site investigation highlighted that almost all of the sites were subject to a degree of constraint, though with careful design and landscaping it may be possible for development to take place on some of the sites. However at that time the working group also became aware of the change in Government policy which would mean that small sites would no longer deliver affordable housing if allocated for housing development in their neighbourhood plan. As such the focus shifted towards identifying larger sites, as possible rural exception sites, whilst allowing limited infilling within the settlement boundary if proposals could address the various concerns raised in relation to the smaller sites (but not to rely on these unduly as contributing to the housing land supply).

Based on the above, the group drafted what they considered to be appropriate aims for the plan, which were published in the March 2015 edition of the News and Views, prior to consulting on the first draft of the neighbourhood plan.

## First Draft Consultation

A first draft of the plan was made available for public comment in April 2015. This was launched through an event held at the Piddle Valley First School on Saturday 25th April, which ran from 10am – 4pm and was manned by volunteers from the neighbourhood plan working group. Display panels were used, based on extracts from the draft plan.

The event was advertised in the Piddle Valley News and Views (March edition) and on the Neighbourhood Plan website and flyers delivered to all households (Appendix 4)

The closing date for feedback from local residents was Saturday 16th May 2015

Information was collated through post-it notes on the display panels and through a feedback form (Appendix 5), which could be returned to the Piddletrenthide village shop or emailed to the Chair of the Neighbourhood Plan group.

In addition the May / June edition of the Piddle Valley News and Views included a 16 page extract that detailed the draft policies and the feedback form.

About 120 local residents came to the school drop-in event. A schedule of the comments on post-it notes is provided in Appendix 6, and Feedback Form comments are given in Appendix 7



*Pictures from the school drop-in event*

### Main issues identified:

Most people who expressed an opinion (67 of 91 responses / 74%) felt that the green spaces and community assets that had been identified were correct. The two most contentious issues were the inclusion of private gardens as green spaces in Plush and the proposals for Kingrove Farm.

Similarly, most people who expressed an opinion (63 of 85 responses / 74%) felt that the aims and policies were broadly right. The only really contentious issue was the inclusion of the proposals for Kingrove Farm, and most specifically the proposal that Wightman's Orchard should be used as the primary access.

The response to the question whether the plan achieved the right amount and type of development was more evenly balanced. Just over half (50 of 95 responses / 53%) felt that the

plan was broadly right, but as many as two out of every five people (40%) felt it was wrong. This particularly focused on the proposals for Kingrove Farm in Piddletrenthide (because of access and flooding) and South View in White Lackington (because the site would be too far from facilities). In addition, residents of Wightmans Orchard attended the Piddletrenthide village meeting on Tuesday 26 May 2015 to raise their concerns regarding the proposed Kingrove exception site, relating to access to the site, the width of the existing road, parking and impact on blue badge holders.

No other significant issues were raised, although all comments were taken into account in discussing potential changes to the plan.

As a result of the feedback, three members of the Working Group met Ian White (a resident of Wightmans Orchard and also the Community representative for Magna Housing) to discuss the residents' concerns. Potential revisions to the wording for the Kingrove site were discussed at a follow-up meeting on 17 August 2015, and it was felt that these were likely to reflect the residents' concerns and so should be incorporated into the pre-submission draft.

Key changes made to the draft were:

- Removal of land at Plush Bottom as a local green space – this had previously been highlighted as potentially important due to the important open character of the village and setting of the Listed Building, but these issues could be balanced in any decisions on the future of this site. The character description for Plush and design policy were updated to highlight the rural and loose-knit character of the settlement and role of tree cover / landscaping.
- Inclusion of appendix outlining the character and purpose of the local green space designations
- Amendment of text regarding access at West Cottage – taking on board additional feedback from the County Council
- Amendment of text regarding access at Kingrove Farm – taking on board feedback from local residents which could be overcome by an appropriate solution for off-road parking
- Reduction in the settlement boundary adjoining the site proposed in White Lackington, to reinforce that the larger area would not be suitable for development
- Removal of indicative layouts for rural exception sites, as these were being taken too literally
- Removal of the policy element on replacement of redundant farm buildings, as on further consideration it was felt that the Local Plan policy would provide a more appropriate basis for this issue to be judged
- Minor changes to the settlement boundary to pick up on inconsistency issues
- Minor changes to policy wording to add clarity – including separating affordable housing provision into a separate policy

## Pre-submission consultation

The pre-submission draft of the plan was made available for public comment in September 2015. The consultation ran for 6 weeks from 20 September to 31 October 2015 (although submissions received just after the closing date were also considered)

The event was advertised in the Piddle Valley News and Views (September edition) and on the neighbourhood plan website, and again flyers were distributed to every household in the area (Appendix 8)

Letters / emails were also sent to the statutory consultees that were identified as potentially having an interest in the area and issues covered. These were:

<b>Description (Schedule 1)</b>	<b>Organisation</b>	<b>Email</b>	<b>Response</b>
Local Planning Authority	West Dorset District Council	<a href="mailto:s.policy@westdorset-weymouth.gov.uk">s.policy@westdorset-weymouth.gov.uk</a> and others	30/10
County council	Dorset County Council	<a href="mailto:m.garrity@dorsetcc.gov.uk">m.garrity@dorsetcc.gov.uk</a> and others	29/10
Parish Council / Neighbourhood Forum	Buckland Newton Cerne Valley Cheselbourne Puddletown	<a href="mailto:mitchellsarahj@hotmail.co.uk">mitchellsarahj@hotmail.co.uk</a> , <a href="mailto:cernevalley@dorset-aptc.gov.uk">cernevalley@dorset-aptc.gov.uk</a> , <a href="mailto:cheselbourneparishcouncil@gmail.com">cheselbourneparishcouncil@gmail.com</a> , <a href="mailto:puddletown@dorsetparishes.gov.uk">puddletown@dorsetparishes.gov.uk</a>	14/10
Homes and Communities Agency	Homes and Communities Agency	<a href="mailto:Matthew.Dodd@hca.gsi.gov.uk">Matthew.Dodd@hca.gsi.gov.uk</a>	
Natural England	Natural England Dorset AONB team	<a href="mailto:John.Stobart@naturalengland.org.uk">John.Stobart@naturalengland.org.uk</a> <a href="mailto:R.I.Brown@dorsetcc.gov.uk">R.I.Brown@dorsetcc.gov.uk</a>	29/10
Environment Agency	Environment Agency	<a href="mailto:michael.holm@environment-agency.gov.uk">michael.holm@environment-agency.gov.uk</a>	30/10
Historic England	Historic England	<a href="mailto:David.Stuart@HistoricEngland.org.uk">David.Stuart@HistoricEngland.org.uk</a>	02/11
Highways Agency	Highways Agency	<a href="mailto:planningSW@highwaysengland.co.uk">planningSW@highwaysengland.co.uk</a>	12/10
Primary Care Trust	subsumed within county responsibilities		
Electronic communications providers	Mobile Operators Association c/o Mono Consultants Ltd	<a href="mailto:info@ukmoa.org">info@ukmoa.org</a>	
Electricity providers	Scottish and Southern Energy	<a href="mailto:graham.paisley@sse.com">graham.paisley@sse.com</a>	24/09
Gas network providers	Southern Gas Network	<a href="mailto:esme.sheldrake@sgn.co.uk">esme.sheldrake@sgn.co.uk</a>	
Water and sewerage service providers	Wessex Water	<a href="mailto:dave.ogborne@wessexwater.co.uk">dave.ogborne@wessexwater.co.uk</a>	30/10

47 comments were received from local residents, plus 9 of the consultees (see table above). These were collated and the main issues identified are in the table that follows. A full version of the District Council's comments is included in Appendix 9.

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Maps	Dorset AONB Team	Improve maps to show AONB boundary and other designations more clearly	Agree change - the District Council has offered to help improved the clarity of maps in the final version, and this support is welcomed
Maps	West Dorset District Council	Conservation Areas are not shown on the major environmental constraints map	
Intro-duction	Dorset AONB Team	Strengthen references to AONB through reference to relevant legislation (primary purpose and duty to conserve and enhance natural beauty) and s115 of NPPF (highest status of protection)	No change - the intention has been to keep the plan as succinct as possible – this additional information is not considered necessary
Introduction	West Dorset District Council	There is no aim to preserve or enhance heritage assets which are a key feature of the valley	Agree insertion – new aim proposed: To protect the heritage of the area, which is so important to the character of the Valley
Introduction	West Dorset District Council	Late additional comment: light pollution aim (prohibit) may be too strong	No change – light pollution is a real concern and this aim reflects that point
Introduction	Mr and Mrs Leighton	Traffic issues along Rectory Road should be mentioned as this is part of the ‘unofficial’ Dorchester bypass	Agree insertion - some traffic uses Piddlehinton as a short cut to and from the A35 to access Charlton Down and beyond, producing a significant amount of through traffic.
Policy 1	Dorset AONB Team	Consider including reference to the AONB’s significant qualities (tranquillity)	No change - the reasons for LGS designation are given in Appendix C, which is considered to be sufficient
Policy 1	Mr Hiscock, Sandra Ralph, A and C Wiseman	Land opposite Lower Farm should have its local green space designation removed because it is not demonstrably special to the local community or hold particular local significance – it is average farmland in private ownership	Agree removal – although the LGS does relate to the protection of a heritage asset, this is considered to be better covered by Policy 2 on significant view

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 1	P E Gardiner	Land south of Thimble Inn – inclusion as local green space inappropriate.	No change – the area is considered to be of high landscape value to the character of the settlement and there has been overwhelming support at the public meetings for this area to remain undeveloped (NB further clarity has instead been given to Appx C)
Policy 1	Environment Agency	Suggest amended to protect and enhance, in line with aims and policy 5	No change - enhancement may not be relevant as it will depend on the reasons for the designation
Policy 1	West Dorset District Council	May be difficult to interpret and enforce due to subjective and non-standard terminology	No change – wording considered to be sufficiently clear (NB further clarity has instead been given to Appx C)
Policy 1	Rosemary Agg	Proposed that land south of London Row is designated as a Local Green Space, as it provides an important buffer to existing gardens and supports local wildlife	No change – private amenity is not relevant to this designation, and unlikely to be justified on local wildlife value
Policy 1	West Dorset District Council	Late additional comment: the plan needs to be clear how LGS meets the NPPF requirements	Agree change – additional text included in Appx C
Policy 1	Dorset Gardens Trust	Late additional comment: consider including the whole of the Locally Listed Parkland in Piddlethrethide in the LGS designation	No change – extent of parkland is considered too great to meet NPPF criteria
Policy 2	Dorset AONB Team	Consider including reference to the AONB’s significant qualities (uninterrupted panoramic views to appreciate the complex pattern and textures of the surrounding landscapes)	Agree insertion – text to include reference to AONB quality of uninterrupted panoramic views
Policy 2	West Dorset District Council	May be difficult to interpret and enforce due to subjective and non-standard terminology	No change – wording considered to be sufficiently clear
Policy 2	West Dorset District Council	Late additional comment: second part isn’t likely to achieve a great deal, and may result in the removal of characteristic vegetation within the valley landscape	Agree insertion - to clarify that it may not always be appropriate to open up views.

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 2	P E Gardiner	Land south of Thimble Inn – inclusion as significant view inappropriate as the view relies on maintenance that may not continue in future.	No change - the view is considered significant and although this may change seasonally if unmanaged it is likely to retain its importance unless deliberately obscured by the landowner
Policy 3	Dorset AONB Team	Consider including reference to the AONB's significant qualities (undeveloped rural character)	No change – wording used (open and undeveloped nature) considered sufficiently similar and robust
Policy 3	West Dorset District Council	May be difficult to interpret and enforce due to subjective and non-standard terminology	Agree change - to try to simplify policy wording and intent
Policy 4	Dorset AONB Team	Consider including reference to the AONB's significant qualities (undeveloped rural character)	Agree insertion – text to include reference to undeveloped rural character
Policy 4	West Dorset District Council	May be difficult to interpret and enforce due to subjective and non-standard terminology	Agree change - to try to simplify policy wording and intent
Policy 5	Environment Agency	Suggest move 'where possible' to before 'include new biodiversity features'	Agree change - to try to simplify policy wording and intent
Policy 6	Historic England	We are most impressed by the level of understanding of the area's historic environment demonstrated by the plan and the value which the community clearly places upon its preservation and enhancement	None – support noted
Policy 6	Dorset AONB Team	Consider including reference to the AONB's significant qualities (a rich historic and built heritage)	No change – wording used (as amended to improve references to sources) considered sufficient
Policy 6	West Dorset District Council	Late additional comment: there needs to be a clear definition/statement setting out what constitutes "historic interest".	Agree change - to use term heritage asses and clarify what this means in the supporting text
Policy 7	West Dorset District Council	May be difficult to test and enforce as currently worded	Agree change - policy wording revised to include clearer test and reference to viability
Policy 8	DCC Flood Risk	Support	None – support noted

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 8	Wessex Water	The plan sets out policy requirements for foul and surface water disposal with objectives to reduce flooding risks. We support the need for a groundwater management strategy in this location. All development proposals should provide separate systems of drainage with any agreed flood risk measures approved by the Lead Local Flood Authority for disposal to land drainage systems. Surface water connections to foul drainage will not be permitted	Agree change – advice on drainage connections to be added to supporting text.
Policy 8	Environment Agency	Could be further strengthened to include promoting water efficiency in all new schemes	Agree change – include incorporating higher levels of water efficiency
Policy 8	West Dorset District Council	The requirements differ from those of the Environment Agency Late additional comment: the requirements may be unduly onerous	Agree change – remove 200m ‘zone’ and rely on standard FRA requirements and drainage plan requirements (which will apply until such time a groundwater drainage strategy has been agreed), and reference to viability
Policy 9	West Dorset District Council	Late additional comment: the inclusion of only two examples of road safety improvements are limiting	Agree change – clarify that bullet points are examples, and include reference to viability
Policy 10	West Dorset District Council	Late additional comment: second sentence of the policy needs clarification	Agree change – add text “to pedestrians walking along or crossing the road”
Policy 11	West Dorset District Council	Late additional comment: approach to development within settlement boundaries needs reviewing as this differs from the Local Plan	Noted – however this is deliberate as the Local Plan approach was not considered locally appropriate (which is why the term settlement boundary was used instead of defined development boundary) – the text has been reviewed to make the differences as clear as possible
Policy 11	DCC Flood Risk	Support	None – support noted



<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 11	Dorset AONB Team	Concern regarding over-delivery of housing if target of 60 new homes is met, particularly given rate of development in recent years	Noted – changes to the plan in response to other issues have meant that this target has been removed.
Policy 11	Rosemary Agg, Mr and Mrs Leighton, N and S Harland and 11 other signatories	Concerned that the boundary between London Close and the Valley road, on the south side of London Row, does not follow a clear boundary on the ground, as it includes part of a field that clearly is not a built up part of the settlement, is visually prominent, difficult to access and not a suitable infill gap for development. Letter from Mrs Read (landowner) has confirmed she has no intention to develop this land	Agree change – amended boundary to remove area of field adjoining London Row
Policy 11	Matthew Huff	Highfield House garden at Piddletrenthide severed by proposed boundary (verbal comment)	Agree change – amended boundary to follow garden perimeter
Policy 12	West Dorset District Council	Late additional comment: there is a need to have a more flexible approach outside of the settlement boundary more in line with the Local Plan	Agree change – include reference to rural exception sites in supporting text, and reference to community facilities within the policy
Policy 13	West Dorset District Council	The inclusion of low cost housing for sale does not meet the NPPF definition for affordable housing The approach of allocating rural exception sites within the DDB may result in open market housing only	Agree change – clarify in perpetuity requirement. Amend text to clarify that the settlement boundary is not the same as the defined development boundary used in the Local Plan
Policy 13	West Dorset District Council	Late additional comment: the requirement that “open market housing should comprise no more than 40% of the total dwellings” on a rural exception site may impact negatively on the viability and hence deliverability of sites	No change – this is more flexible than the recently examined Local Plan policy that does not allow any cross subsidy. The use of the word ‘should’ (rather than ‘will’) also provides some flexibility in exceptional circumstances

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 13	Muston Farm	Requirement to provide affordable housing in relation to redundant agricultural buildings is not realistic due to (a) isolated nature where access to facilities will need to be by private car and (b) that the requirement will render the scheme unviable	Agree change – clarify that the re-use of redundant farm buildings can be for open market housing in line with Policy 20.
Site allocations (Policies 14 – 17)	Historic England	Pleased to note the extent to which proposals for individual allocated sites display a knowledge and consideration of relevant heritage considerations to ensure that development will be sensitive to its context and in conformity with local and national statutory planning policy	None – support noted
Site allocations (Policies 14 – 17)	Wessex Water	Note the allocations for future development sites	None – support noted
Policy 14	DCC Flood Risk	Support	None – support noted
Policy 14	Environment Agency	Suggest areas at risk of flooding are defined as public open space or for communal use. to avoid these areas being modified by future occupants	No change – not considered applicable in this site as the area at risk of flooding is primarily affecting the existing buildings that would be retained
Policy 14	Dorset AONB Team	Austral Farm - possible without significant adverse effects on the AONB, but recommend that a housing figure is included	None – support noted. The inclusion of housing numbers is no longer considered appropriate, as the amount will depend on how the scheme best responds to site issues

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 14	West Dorset District Council	Late additional comment: this is a large site (1.3ha) with the potential to accommodate a large number of dwellings. The policy needs to ensure that the heritage impacts are taken into account	Agree change: include more information on importance of heritage assets, including important undeveloped gap (to be protected as significant view) and reduction in site area to remove main undeveloped area and curtilage buildings to Austral Farm. Amend policy to clarify that the primary objective will be to preserve and enhance the heritage assets and their settings, and the removal of the modern and unsympathetic additions
Policy 15	Dorset AONB Team	West Cottage - concerned that 10 new homes here would not be in keeping with the pattern of development	Noted – the inclusion of housing numbers is no longer considered appropriate, as the amount will depend on how the scheme best responds to site issues.
Policy 15	West Dorset District Council	Land at West Cottage, Piddletrenthide forms part of a locally registered park and garden. This is a heritage asset which is protected under national and local policy	Agree change – amend site boundary to remove area of site within the former garden of the Manor House, and make reference to this association within the text
Policy 15	West Dorset District Council	Late additional comment: the impact on the conservation area needs to be considered. A significant reduction of trees would be required to accommodate the number of dwellings proposed in this area, and the change in the character of the rural approach to the village would be significant with the introduction of ten dwellings on this rural village edge location. A lower number of units (up to four) could potentially be accommodated without significant landscape impacts	Noted – the inclusion of housing numbers is no longer considered appropriate, as the amount will depend on how the scheme best responds to site issues. Make reference to treed character / planting and need for the design and layout to be heritage led

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 15	Environment Agency	Suggest areas at risk of flooding are defined as public open space or for communal use. to avoid these areas being modified by future occupants	Noted – however amended boundary (see above) means that the site no longer includes areas at risk of flooding.
Policy 16	Dorset AONB Team	Kingrove Farm - possible without significant adverse effects on the AONB	None – support noted
Policy 16	DCC Flood Risk	Support, but recommend reference is made to the EA’s Flood Alleviation Scheme (FAS) at this location which includes a large diameter (bypass) culvert which runs beneath the site. This should be verified with the EA at an early stage, as it is likely that a significant buffer strip and certain constraints will be imposed to protect this infrastructure	No change – the culvert is believed to run along the lane and not within the site
Policy 16	Environment Agency	Suggest areas at risk of flooding are defined as public open space or for communal use. to avoid these areas being modified by future occupants	Agree change – include in supporting text
Policy 16	West Dorset District Council	Late additional comment: the impact on the conservation area needs to be considered. There are no principle landscape issues with the site, but the south western boundary would need to be strengthened with robust planting.	Agree change – include reference to robust planting and reinforce importance of retention and appropriate re-use of the C19 large aisled barn
Policy 17	Standard objection letter signed by 31 local residents	Concerns over impact of proposed development and suitability of site for affordable housing. Key points: high density, increased parking problems, unsafe junction and no local amenities, forcing people to walk to Piddletrenthide	Agree change – due to clear lack of local support from the residents of White Lackington, remove policy and supporting text
Policy 17	Dorset AONB Team	South View - concerned about potential adverse effects on the AONB despite reduction in site size, and would not support its inclusion	Noted – due to lack of local support this policy is to be removed.

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 18	West Dorset District Council	Late additional comment: suggest removing the term 'start up' as it is restrictive and instead encourage small-scale businesses that suit the relatively remote rural location. It may also be appropriate to reference the updating of this management plan in the supporting text to the policy as a means of securing the sensitive landscaping of the enterprise park going forwards	Agree change – remove 'start-up' from policy and include reference to updating of landscape plan in supporting text, and local concerns regarding traffic along London Row
Policy 19	Muston Farm	Concerned that the policy will discourage small farms to the detriment of the economy and local availability of food.	No change – the policy does not preclude self-sustaining small farms as these will potentially meet the relevant tests.
Policy 19	Muston Farm, West Dorset District Council	Concerned that linking new build to removal rather than re-use of existing buildings should not be precluded as this is clearly in line with government policy	Agree change – insert wording to clarify that this would only apply where such buildings are of no historic or architectural merit, and there is no reasonable prospect of their appropriate re-use
Policy 19	West Dorset District Council	Late additional comment: clarity is required on how the tests are applied	Agree change – modify wording to place emphasis on reducing the number of farm vehicle movements
Policy 20	Muston Farm	PD rights allow for the conversion of redundant farm buildings regardless of degree of isolation or the other proposed criteria. Furthermore the type of construction should not preclude re-use as this can be overcome by sympathetic conversion	Noted – clarify that this policy does not remove any permitted development rights, and therefore can only be applied where planning consent is needed. The policy is aimed at the retention of buildings that make a positive contribution to the local character – other more utilitarian buildings may be considered under the existing Local Plan policies
Policy 20	C Bishop and C Blackman	Concerns that policy including buildings of no architectural or historic interest will lead to creeping suburbanisation of the countryside.	No change – the policy only applies to buildings that make a positive contribution to the local character.

<b>Topic</b>	<b>Respondents</b>	<b>Main issues raised</b>	<b>Actions taken</b>
Policy 20	C Bishop and C Blackman	Impact on neighbouring properties from noise, light and traffic should also be a consideration.	Agree change – insert wording regarding the protection of residential amenities
Policy 21	Environment Agency	Reference to hydropower in supporting text - suggest this should be in liaison with the Environment Agency due to the various consents required	Agree change – insert wording “in liaison with the Environment Agency”
Policy 22	West Dorset District Council	Concerned about the practicality of applying this policy – which perhaps should be limited to commercial premises, or new build properties only. A Neighbourhood Plan is not the correct vehicle for the blanket removal of permitted development rights	Noted – the supporting text recognises that not all lighting proposals require planning consent, and the policy does not suggest an Article 4 direction should be applied. Amend to text to add ‘when required’ to provide further clarification

West Dorset District Council suggested in their response that it would be worthwhile having a meeting with the Neighbourhood Plan Group to discuss the points raised in their email of 30 October (and others) in more detail. This was arranged for Thursday 19 November, and was attended by Richard Brown from the Dorset AONB team as well as Landscape, Conservation and Planning Policy officers from the District Council. As a result of this meeting, the District Council sent through the Conservation teams’ site appraisals for land at Austral Farm, Kingrove Farm and Land at West Cottage by email on 26 November and a further 10 page paper of issues and potential changes on 02 December (with a note that a full set of comments from the Conservation team would be forwarded in due course). In this email they suggested that it may be useful to have a further meeting at some point to go through any concerns the group have especially in relation to the sites proposed. Information on the Locally Important Garden was sent through the following day. The further comments from the Conservation Team were received by email on 18 January 2016.

*The additional comments received from the District Council on 02 December and from the Conservation on 18 January are provided separately (WDDC additional pre-submission comments)*

Following on from that meeting, Richard Brown of the Dorset AONB team emailed on 09 December to confirm that he had undertaken a further site visit to consider a smaller development at South View, and while this visit confirmed his opinion that 8 dwellings would be likely to generate adverse effects on the AONB, he did consider that in theory there may be scope for a smaller development, of perhaps 4 or 5 units, if the buildings and curtilages could be quite tightly contained within corner of the site and have a positive frontage toward South View and the B3142. He noted that the area contains a number of mature trees and there may be design challenges related to parking.

Due to the comparative volume of concerns raised by White Lackington residents, the neighbourhood plan group took the decision to hold a meeting with local residents at the school to discuss their concerns and potential changes to the plan. This was publicised through a flyer distributed to all households in White Lackington area (Appendix 10), and posters advertising the events placed on noticeboards throughout the neighbourhood plan area. The meeting took place on 23 January 2016, attended by 16 residents. Following considerable debate, the consensus of those attending was that the inclusion of the proposed site in the neighbourhood plan would not be supported by local residents.

The neighbourhood plan group met on several occasions to consider the various comments, and the feedback from the wider public, to move towards a submission draft that it was hoped would be acceptable to all. A revised draft was sent to the District Council on 02 February, and a request to take up the District Council's offer of a meeting to discuss any outstanding issues, if possible before 23 February to enable the Parish Council to consider submission (or have an update on progress) at their meeting at the end of February. In the interim the Dorset Gardens Trust were contacted by email on 11 December regarding the potential impact of the proposed development at West Cottage on the locally important garden of the Manor House. The Trust were sent a weblink to the online version of the plan, and informed of the proposed changes to the site boundary (to remove the area covered by the designation) and invited to comment further. They responded on 27 January to say that they were glad to hear that the neighbourhood group had been influenced by the locally designated Manor House garden, and that the Local List is proving to be of use, and suggesting that the group might like to consider including the entire parkland within the local green space designation.

The District Council confirmed by email on 22 February that the proposed changes addressed the concerns raised by the AONB team and Landscape Officer, and that the other policy concerns could potentially be discussed by email without the need for a meeting. The District Council forwarded further comments from the Conservation team by email on 24 February, which despite the proposed revisions put forward by the Neighbourhood Plan Group (reducing the site boundary to exclude the locally important parkland, deleting reference to up to 10 homes, clarifying the need for a low density scheme with robust tree planting, with the design and layout heritage-led) repeated the recommendation of 23 December 2015 that this rural exception site be withdrawn because in principle it will result in substantial harm. In a further email dated 08 March, in a response to the suggestion that a policy requirement could be added that any application must demonstrate that the level of development proposed can be accommodated without substantial harm to the heritage assets, the District Council said that the Conservation Team had decided to make comments on the submission plan for consideration by the Independent Examiner (rather than enter into any further discussions with the Neighbourhood Plan Group). A further email dated 15 March confirmed that the reason for this was that they considered the West Cottage site will cause substantial harm to the conservation area and as such the only acceptable option would be its removal from the plan. The Neighbourhood Plan Group raised this issue with the landowner, who arranged for a qualified heritage expert to undertake an independent assessment based on the amended policy (that would be submitted).

*Additional changes prior to submission*

In addition to the changes made in response to the comments received, the opportunity was taken to check through the plan and make minor changes to grammar and clarity where appropriate. It was noted that the Policy numbering will be reordered sequentially for the referendum version, following examination, but should be left as per the pre-submission draft to minimise confusion for the examination.

A summary page 'What this Plan does' was added to the introduction, and the page on 'What has happened so far, and what happens next' deleted as this was informative and necessary only for the time that the plan was going through consultation.



## Appendix 1: Consultation on whether to prepare a Plan – survey form



### *Piddle Valley Neighbourhood Plan*

*Help make the  
Vision  
for our future*

We hope that having been to the presentation and / or read the articles in the News and Views, you feel more informed about how a Neighbourhood Plan could affect the Piddle Valley. If it is to succeed a Neighbourhood Plan needs the support of the community, so please tick one of the options below to indicate whether or not you would like us to proceed. Please give your contact details and signature - one form per person - and return by 16th November.

YES

NO

Signature .....

Name .....

Address .....

.....

Telephone

/email .....

If you vote YES, would you be willing to help in any capacity in the preparation of the plan ?

YES

NO

Please see overleaf

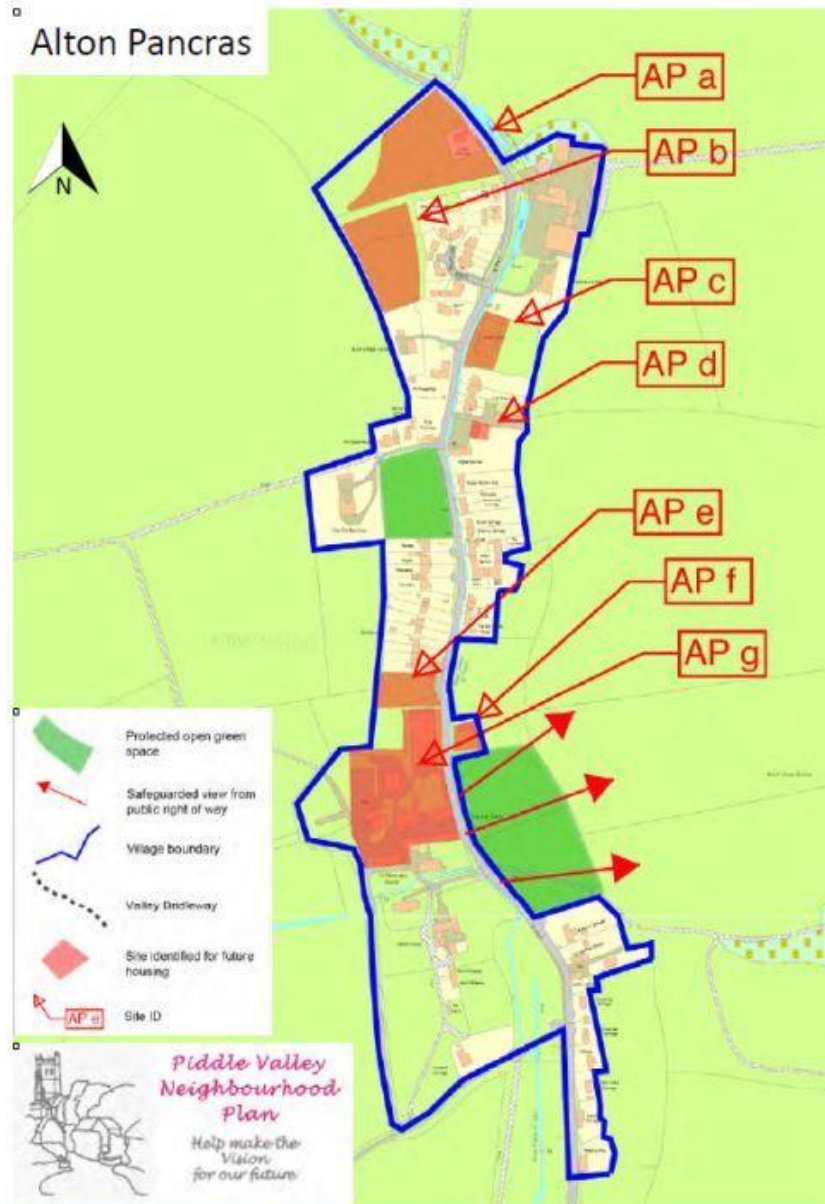


If you vote NO,  
it would be helpful if you could say why in the box below.

Thank you for completing this form.  
All completed forms - by hand or post - to PVNV Postbag,  
Piddletrenthide Post Office & Village Stores, Piddletrenthide DT2 7QF  
no later than 16th November

Piddle Valley Parish Council

## Appendix 2: Development Sites Questionnaire (Alton Pancras example)



### We need your views on these suggested sites for housing

Please complete the information requested below and hand in the form at the end of the meeting, or return it to the PVNV Postbag at Piddletrenthide PO & Village Stores by **Monday 8 December**.

<b>Your name</b>
<b>Which village do you live in</b>
<b>Contact details (email or telephone)</b>

Are you familiar with this site (Y/N)?

Looking at the map, do you think housing should be built on this site (Y/N)?

Site	Y	N	Please give the main reason for your answer
AP a			
AP b			
AP c			
AP d			
AP e			
AP f			
AP g			

**Appendix 3: Flood Questionnaire (Plush example)**

**Plush**



On the map positions above, please indicate and mark with either an S, F, G or Sp where you have experienced :  
 Sewage - S      Flooding - F      Groundwater - G      Springs - Sp

Thank you for completing this Questionnaire; please forward with any evidence - photos, documents etc with location, date etc - to PVNV Postbag, Piddletrenthide Post Office & Stores, Piddletrenthide DT2 7QF



*Piddle Valley  
Neighbourhood  
Plan*

*Help make the  
Vision  
for our future*

*Sewerage,  
Flooding and  
Groundwater  
Valley  
Questionnaire*

Name .....

Address .....

Village / Settlement .....

Phone / Email .....

**1 Have you had problems with sewage backup ?**  Yes  No

In your house

In your garden

In your lane or road

- please indicate position on map overleaf

**4 Have you had problems with flooding ?**  Yes  No

In your house

In your garden

In your lane or road

- please indicate position on map overleaf

**2 Have any sewage manholes on your property overflowed ?**

When did this last happen

Approximate start date

Approximate finish date

**5 Did you contact any of the following/receive a response ?**  
 - please enclose copy of any response if possible

Wessex Water

The Environment Agency

Other organisation

**3 Have you experienced either sewage or flooding problems in preceding years ? Please give details - date and duration.**

3A Sewage	3B Flooding

**6 What do you consider caused the flooding ?**

River/stream overflowing their banks

Springs or Groundwater

Run off from hills

Run off from neighbours gardens

Run off from road or lane

Please return this completed Questionnaire by Friday 16<sup>th</sup> January 2015 to PVNV Postbag, Piddletrenthide Post Office & Stores, Piddletrenthide DT2 7QF

## Appendix 4: Flyer for the First Draft consultation



### **PIDDLE VALLEY NEIGHBOURHOOD PLAN 1st DRAFT CONSULTATION DROP-IN EVENT**

**SATURDAY, 25<sup>th</sup> APRIL 2015**

**10 am to 4 pm at Piddle Valley First School**

It is most important that we have a plan to safeguard the Piddle Valley, its villages, settlements, and the surrounding countryside for the next 15 years. It is also important to keep it alive and allow younger generations to settle in the Valley. The 1<sup>st</sup> draft of the plan has been produced and its aims include these challenges plus others and now is your chance see if you agree with it or wish to suggest changes, as we proceed towards a final version. We want everyone to get involved and to feed back their comments.

At the event there will be visual displays of the major proposals and all the policies that will govern development within the Piddle Valley Neighbourhood Plan Area; members of the working group will be available to answer any queries.

For those who are unable to make the event the plan may be viewed and downloaded on the Piddle Valley website along with a feedback form for your response, to be returned to the Piddletrenthide PO stores by Saturday, 16<sup>th</sup> May 2015.

**[http://www.piddlevalley.info/neighbourhood\\_plan.php](http://www.piddlevalley.info/neighbourhood_plan.php)**

For more information please contact a member of the Working Group or your Village Representative.

Sara Milne, Piddlehinton	348400
Jane Willitts, Piddletrenthide	348722
Colin Dean, Alton Pancras	348524
Steve Brackstone, White Lackington	348132
Peter Chance, Plush	348311

**WE DO NEED TO HAVE YOUR VIEWS SO PLEASE COME ALONG.**

**THE FEED BACK FORM FOR YOUR COMMENTS WILL BE AVAILABLE AT THE EVENT OR IN THE MAY / JUNE EDITION OF NEWS AND VIEWS.**

## Appendix 5: First draft Feedback Form



*Piddle Valley Neighbourhood Plan*

*First Draft Plan Consultation ends  
Saturday 16th May 2015*

### 1. Why are we consulting ?

We want to make sure that the Plan is supported by local residents, as you will be voting whether or not it gets approved ultimately through the referendum. As such, we would like your feedback – you can email or write to us, or you can fill in this form.

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone  
or email \_\_\_\_\_

### 2. The Plan has identified specific green spaces and community assets to protect.

Have we got this:

Broadly right \_\_\_\_\_ Missed some \_\_\_\_\_ Got some wrong \_\_\_\_\_

Please describe any changes you would like to see made :

### 3. The Plan identifies aims and policies which will help our community continue to thrive. Please indicate whether we are :

Broadly right \_\_\_\_\_ Have missed some \_\_\_\_\_ Have got some wrong \_\_\_\_\_

Please describe any changes you would like to see made :

*Piddle Valley Neighbourhood Plan*

**4. The Plan is also about allowing the right amount and type of development that helps our community continue to thrive. Have we got this**

	Broadly right	Missed some *	Got some wrong *
Piddlehinton	-----	-----	-----
White Lackington	-----	-----	-----
Piddletrenthide	-----	-----	-----
Plush	-----	-----	-----
Alton Pancras	-----	-----	-----

\* Please give reasons :

**5. If you don't agree with any of the suggested settlement boundaries, can you explain why ?**

**6. Are there any aspects of the Plan you think are particularly good ?**

**7. Are there any other aspects of the Plan that could be improved ?**

**8. Are you broadly in support of this Plan ?**

Yes -----

No -----

Thank you for completing this form and please do use a separate sheet if necessary. Please return to the PVNV Postbag at Piddletrenthide Post Office Stores, Piddletrenthide DT2 7QF or email to [npchair@piddlevalley.info](mailto:npchair@piddlevalley.info) no later than 16<sup>th</sup> May 2015

## Appendix 6: April 2014 consultation post-it note comments

### Saturday 25<sup>th</sup> April 2015 | Consultation | Piddle Valley First School Schedule of Post It notes

#### What is meant by development

- Is this correct, where are the 12 houses built in White Lackington in the 2000s ? (against the top graph)

#### Type and design of new development

- Need for contemporary design and not just keep on replicating the past.
- Quite agree !
- Nonsense !
- Hear hear
- Contemporary sticks out like a sore thumb
- Agree with that 100%
- Ditto above !
- Old is best !

#### Traffic and community projects

- No to West Lane having a surface for bikes – motorbikes + cars will use it – there will be accidents. Also it has springs underneath.
- If there is a hard surface motor vehicles will use it
- Ridiculous idea – tracks perfectly ok for all but children's bikes as it is
- Who will maintain these new routes once they have been churned up by horse riders and poo'd on !
- Totally agree !
- None of the children walk to school along the bridlepaths (because its muddy in the winter) shame – Buy some wellies ! Leave the bridleways alone.
- Agree again
- What a waste of money – what about transport ie loss of buses ?
- More sustainability – wind turbines on high land possible near Piddlehinton Camp and positioned so not seen from Valley bottom.
- Discrete solar panels ? Best place is on roof as not many people have room in gardens. Avoid overshadowing.

#### Community facilities – Policy 7

- No to a new hall – people don't support the ones we have already.
- New Hall ? People do not support the existing hall so how afford and who maintains it in future ?
- Community / Leisure / Sports Hall / Facility – can this be included as a project to be taken forward by local people.
- Piddlehinton Gym - not used enough

### **Known issues that may prevent development – Flooding and sewerage + Policy 8**

- It would be useful to have a map showing the extent of the flood risk zones that should be excluded from development.
- Coming out of bridleway would be very dangerous on a bend and a hill.
- The owners have suggested retaining the line of bridleway to turn down inside the line of the road and intervening bank, turning right over the road opposite the bridleway on the other side. This could retain a footpath for residents along the line shown. A new vehicle entrance would share the Southern section of the old bridleway with improved visibility splays, to serve the housing on the central axis. This will enable the existing and proposed lower entrance drive to be omitted.

### **Known issues that may prevent development – Traffic + road safety – Policy 9 + 10**

- Police have stated that one way of slowing traffic down is to park on road. It really does work.
- Education of school children’s parents in keeping to 30 mph ! As a dog walker I see more speeding at school pick up and drop up times than any other time of the day !

### **Settlement boundaries – Policy 11 + 12**

- Previous board said 50% of new homes to be affordable so 50% affordable, 40% open market housing, 10% ?

### **Rural exception sites – Policy 13**

- Possibility of footpath through any development on this site – and car parking for Church ?

### **Rural exception sites – Policy 16 + 17**

- Access to London Row must never be permitted.
- This road is London Row
- Max out development here – Enterprise Park

### **Farming in the Valley – Policy 18 + 19**

- Link 18 + 19 – new build makes old buildings redundant. Old building re-used for residential, community etc,

### **Settlement Maps + Alton Pancras map**

- Good plan

### **Plush map**

- I saw no rural exception sites marked in Plush; Surprise, surprise !
- Protection is alive and well in Plush.

### **Piddlehinton Camp map**

- No mention has been made of the so called ‘Temporary’ Traveller facility : it would make more sense to turn it into affordable housing for local youngsters.
- We agree.

### **Piddle Valley OS map showing area of Neighbourhood Plan**

- lack of footpath signage – Highlands to Lackington



## Appendix 7: April 2014 feedback form comments

R	Broadly right
W	Got something wrong
M	Missed something
N/C	No comment

### Questions 2, 3, 4

No	Village	Green spaces & Community Assets		Aims & Policies		Type Of Development	
		2a	2b	3a	3b	4a	4b
12	AP	R		R	Like Austral Farm Proposals	R	
13	AP	R	Land behind Holcombe Meadows for community not for building	R	More use for AP Church	R	
39	AP	R		R		W	Only Place for AH South of Boldacre
41	AP	R		R		N/C	Feel that the issue of expansion was badly handled
42	AP	W	All Meadow opp Austral Farm should be G.S.	R		W	Austral Farm needs to have an upper limit of homes
43	AP	R		R		R	
44	AP	R		R		R	
55	AP	R	Gap Between AP & PTH Use School Hall	R	More relax polices for affordable Housing	R	Include K.F. within PTH Boundary
56	AP	R		R		R	
58	AP	R		R		R	
70	AP	R		R		R	
71	AP	R		R		R	
76	AP	R		N/C		W	AF not viable for business units
77	AP	R		R		R	
90	AP	W	S.B. to revert back to the stream at Cockers Barton	W		W	Latest Map differs from the previous one
100	AP	N/C		N/C	Valley Community is already thriving	W	

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		Green spaces & Community Assets		Aims & Policies		Type Of Development	
101	AP	N/C		N/C	Valley Community is already thriving	W	
6	P	R	Remove paddock as a green space	N/C		R	
14	P	R		R		R	
31	P	R	Remove Green Space opp. Lower Farm	W	More relax polices for affordable Housing	W	Nothing Right
37	P	W	Gardens should not be Green Spaces	R		W	Jocks Paddock to have a couple of houses on edge
38	P	W	As above	R		W	As above
78	P	W	Remove paddock as a green space	R		R	
86	P	R	Agree with the 3 Green Spaces in Plush	R		R	
87	P	R	As above	R		R	
94	P	R	Welcome Policy 7	R	Agree with Policy 11	N/C	
95	P	R	Welcome Policy 7	R	Agree with Policy 11	N/C	
4	PH	R		R		W	Concern over end Paynes Close
5	PH	R	Bridleways should be included	R		R	
17	PH	M	With Reservations see Letter	N/C	See Letter	N/C	More attention to Balance of Housing
18	PH	R		R		R	Don't Know other areas so won't comment
19	PH	R		R		R	Don't wish to speak for another Village
21	PH	R	See Return	R		R	
23	PH	R		R		R	
24	PH	R		R		R	Policy 16 Essential to have off road Parking
25	PH	R		R		R	As above
30	PH	R		R		R	Can't comment on other Villages
32	PH	R		R		R	
33	PH	R		R		R	

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		Green spaces & Community Assets		Aims & Policies		Type Of Development	
50	PH	R		R		M	Concerns about integration @South View
53	PH	R		M	Walking paths better than all weather	M	
54	PH	R		W	Bridleway not to be Tarmac use funds for other schemes	R	
69	PH	R		R		R	
84	PH	R	No reference to Footpaths & Permissive Ways	R		M	
85	PH	R	As above	R		M	
93	PH	R		R		R	
2	PTH	R	Signage re finger posts	M	Community Hall use or adapt existing	R	More Social Housing / Not Traditional
7	PTH	R		R		R	
9	PTH	R		R		R	In keeping Suitable Style & Size
10	PTH	R		R		R	
11	PTH	R		R		R	
16	PTH	R		R		R	Using sites that are hidden from view
20	PTH	R		R		R	
28	PTH	R		N/C		W	
29	PTH	N/C		N/C	Leave it as it is don't spoil our Village	W	
34	PTH	R		R		R	
35	PTH	N/C		W	Not to use W.O. for K.F. Access	W	W.O. is Sheltered Accommodation Not Recognised
36	PTH	N/C		W	Not to use W.O. for K.F. Access	W	As above
40	PTH	W	Not to use W.O. for K.F. Access	W	Not to use W.O. for K.F. Access	W	Not to use W.O. for K.F. Access
45	PTH	R		R	Need to have mixed community of incomes/ages	R	K.F. will create a better centre for the Village
46	PTH	R		R	Need to have mixed community of incomes/ages	R	As above
47	PTH	W	See Return	R		W	Lack of affordable Homes

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		Green spaces & Community Assets		Aims & Policies		Type Of Development	
48	PTH	W	Existing C.A. already under used	W	Not to use W.O. for K.F. Access	W	Disagree with K.F. due to flooding/ increased Traffic
49	PTH	W	Existing C.A. already under used	W	Not to use W.O. for K.F. Access	W	As above
51	PTH	R		R		W	Disagree West Cottage/ Improve Drainage
52	PTH	R		R		W	As above
57	PTH	R		W	Not to use W.O. for K.F. Access	W	Too much Development
59	PTH	W	Abandon Kingrove Farm Proposals	W	Abandon Kingrove Farm Proposals	W	K.F. will disrupt tranquillity of sheltered Housing site
60	PTH	W	Abandon Kingrove Farm Proposals	W	Abandon Kingrove Farm Proposals	W	Not to use W.O. for K.F. Access Sheltered Housing Site
61	PTH	W	Abandon Kingrove Farm Proposals	W	Abandon Kingrove Farm Proposals	W	As above
62	PTH	W	Kingrove Farm	W	Not to use W.O. for K.F. Access - Sheltered	W	No to Kingrove Farm
63	PTH	W	Kingrove Farm	W	Not to use W.O. for K.F. Access - Sheltered	W	Disagree with Kingrove Farm Development
64	PTH	W	Kingrove Farm	W	As above	W	As above
65	PTH	M	Community Asset being able to park near home	M	Help the older less able members in W.O.	M	
66	PTH	M	Already have the Mem & W.O. Halls	N/C	W.O. is Sheltered Hosing	M	Disabled people unable to walk from proposed carpark
67	PTH	W	Kingrove Farm	N/C		W	Question affordable homes and excessive traffic
68	PTH	W	Kingrove Farm	N/C		W	As above
72	PTH	R		R		R	
73	PTH	N/C		N/C		N/C	
74	PTH	R		R		R	
75	PTH	R		R		R	
79	PTH	R	Concern over K.F. site due to access	R		R	K.F. more popular if access from Cerne Hill

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		Green spaces & Community Assets		Aims & Policies		Type Of Development	
81	PTH	W	Plan Fails to Protect	W	Impact of Traffic & Sewerage problems	W	Not preserving the Character, Detract from rural aspect
82	PTH	N/C		N/C	Build at the C.A.mp relieve traffic & Sewerage problems	N/C	
83	PTH	R		R		R	
88	PTH	R		M	More on Environmental Enhancement See Sheet	R	Landscape & lighting issues at the Camp
89	PTH	R		R		R	
91	PTH	R		R		R	The 2 areas for development are an improvement of the previous suggestion
92	PTH	R		R		R	As above
96	PTH	N/C		W	Disagree with Kingrove Farm	W	If car parking is moved @ K.F. it will effect disabled residents
97	PTH	N/C		R	Agree with Policy 8	N/C	
98	PTH	N/C		N/C		N/C	
99	PTH	R		N/C	It would be good to have a policy on Sustainability	R	
102	PTH	R		R	No clear policy on Employment	W	No Development before sewerage system is fixed
103	PTH	R		R	No clear policy on Employment	W	As above
1	WL	W		N/C		W	Problems with access + parking
3	WL	R		R		R	Possible unused farm buildings nearby
8	WL	M	No green space in WL	N/C	Feels that is a useful document	W	Against development in WL & West Cottage
15	WL	R		R	Rain & Greywater harvesting obligatory	M	Develop old barns opp. Swan Lane
22	WL	N/C		N/C		W	Disagree with further social housing in South View

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		Green spaces & Community Assets		Aims & Policies		Type Of Development	
26	WL	R		R		W	As above
27	WL	N/C	No green space or Community Facility	N/C	Housing should be linked with facilities	W	Disagree with further housing as WL no facilities
80	WL	M	Plan does not include all properties	M	See Letter	R	Ensur that Low cost does go open Market
TOTAL							
	Wrong	19	18%	17	17%	38	37%
	Missing	5	5%	5	5%	7	7%
	Right	67	65%	63	61%	50	49%
	No comment	12	12%	18	17%	8	8%

**Question 5 – settlement boundary comments**

**General**

Against Vol of traffic especially unsuitable large lorries (x2)  
 Boundaries must not be allowed to creep  
 Change required in South View – White Lackington Boundaries unclear  
 Decrease property values/Our home for 30 years (x2)  
 Does this apply to Bourne & Enterprise Parks  
 Essential good use of land + distinct communities  
 Feeling in PH that Housing could be outside the boundaries  
 Hinder the gaps and protected habitats between villages  
 It will spoil our country way of Living  
 No Reference to Conservation areas  
 No development areas in Piddlehinton or Plush (x9)  
 Remove paddock as a green space

Shouldn't build on Flood Plain

There is inconsistency

**Site specific**

All Cockers Barton to be outside S.B.in line with protecting G.S  
 Crokers Barton boundary should be on the river except fo cowshed  
 Access to West Cottage site dangerous Overdevelopment (x2)  
 Disagree with West Cottage Development/ Proposals (x2)  
 Business Units in Austral Farm not Feasible  
 Disagree with possible infill below London Close (x2)  
 Disagree with possible infill in White Lackington  
 Have photos of flooding on Kingrove .Farm Development  
 Disagree with Kingrove .Farm Access  
 Small areas to be excluded  
 Use area S of Piddlehinton near Camp should be considered (x2)

**Question 6 – likes about the plan**

Affordable housing  
 All aspects in Plush (x2)  
 Analysis & Consultation (x2)

Bridlepath Upgrade (x5)  
 Community hall Kingrove Farm Piddletrenthide (x7)  
 Design Statement

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Ethos of the valley thriving  
 Flooding & Sewerage section (x3)  
 Locals making the Local decisions (x2)  
 Old Barn Potential  
 Protecting the Environment

Protection of Views  
 Recognising Green Spaces (x2)  
 Reducing Light Pollution / unnecessary Street Lighting (x2)  
 Safely linking villages  
 Southview Plan (x3)

In addition there were a substantial number of comments recognising and thanking the groups for their efforts

**Question 7 – dislikes about the plan / suggested improvements**

Access to Kingrove should be from Cerne Hill  
 Astral Farm will mean more traffic increase the size - disruptive  
 destroy character (x2)  
 Be positive about new development & design  
 Bridleways & footpaths should be included / protected (x2)  
 Car parking in adequate for K.F. Proposal (x2)  
 Consideration should be given to local residents knowledge  
 Development in WL will effect road safety  
 Disagree with new Hall already two. Plus the Camp (x3)  
 Disproportionate no housing sites in P or PH (x2)  
 Encourage on Street Parking  
 Ensure that response is made to all of the Community  
 Highlight existing conservation Area in PTH include in Pol 11  
 Include Travellers Site  
 Look at PH gym for use of the Community  
 More about Bridleways as these attract tourism

More Traffic Management People have different views of  
 acceptability  
 No Policy on Energy - London Row not Road (x2)  
 Not to use Wightmans Orchard for K.F. Access (x5)  
 Once started the plan will evolve to serve the community (x2)  
 Policy 13 No Development limitation is mentioned  
 Prevent damage to verges  
 Protection of Cob/ Flint, Tile C.A.pped walls. (x2)  
 Reduce homes in WL use space to create green space/ comm  
 facilities  
 Require flexibility for population growth  
 Tighten up terminology / Significantly & Unacceptable  
 Upgrade of bridleway not cost effective;  
 Upgrading Bridle way important for linear settlements  
 WL has no amenities road is the playground

**Question 8 – general level of support for the plan**

Broadly support the plan as drafted	71	72%
Do not support the plan as drafted	27	28%

## Appendix 8: Flyer for the Pre-Submission Draft consultation



**PIDDLE VALLEY NEIGHBOURHOOD PLAN  
DRAFT FOR PRE-SUBMISSION  
STATUTORY SIX WEEK CONSULTATION PERIOD**

**20<sup>th</sup> SEPTEMBER - 31<sup>st</sup> OCTOBER 2015**

It is most important that we have a plan to safeguard the Piddle Valley, its villages, settlements, and the surrounding countryside for the next 15 years.

After the drop-in event at the school, we have edited the first draft and made changes to take account of the views of the community as expressed in your feedback forms. These are highlighted over the page.

The final draft of the plan has now been produced. Under the Localism Act we are required to have a statutory six week consultation period where changes can still be made. After this period we will again take into account people's views before we submit the plan to West Dorset District Council for their approval and for an independent assessment. Once this is complete we will have a referendum to decide whether we as a community accept the plan.

The plan may be viewed and downloaded on the Piddle Valley website.

**[http://www.piddlevalley.info/neighbourhood\\_plan.php](http://www.piddlevalley.info/neighbourhood_plan.php)**

Any final comments should be made in writing and be returned to the Piddletrenthide PO stores before 31<sup>st</sup> October 2015.

Copies of the final draft plan will also be available for viewing in the pubs and shop within the Parishes and also from members of the Working Group or your Village Representative.

Sara Milne, Piddlehinton	348400
Jane Willitts, Piddletrenthide	348722
Colin Dean, Alton Pancras	348524
Steve Brackstone, White Lackington	348132
Peter Chance, Plush	348311

**CREATING A FUTURE FOR THE PIDDLE VALLEY**



## Appendix 9: pre-submission draft response from West Dorset District Council

**From:** Emma Telford [mailto:E.Telford@westdorset-weymouth.gov.uk]  
**Sent:** 30 October 2015 14:38  
**To:** npchair@piddlevalley.info  
**Cc:** Terry Sneller  
**Subject:** Comments on the Piddle Valley Neighbourhood Plan

Dear Paul Johns

Thank you for the opportunity to comment on the Piddle Valley Neighbourhood Plan.

The district council have carefully considered the plan against national and local planning policy. We have identified some potential issues with the Plan and recommend these should be addressed before moving on to the next stage of plan preparation. I have summarised some of the main issues below:

- There is no aim to preserve or enhance heritage assets which are a key feature of the valley.
- The landscape policies (policies 1-4) may be difficult to interpret and enforce, as they include subjective and non-industry standard terminology. We can provide some wording changes to assist.
- Policy 7 Important Community Facilities may be difficult to test and enforce. Again, some wording changes can be suggested to get over this issue.
- The requirements set out in Policy 8 Reducing Flood Risk and Sewage Inundation differ from those of the Environment Agency.
- The inclusion of 'low cost housing for sale (where the re-sale price is kept below market value through a legal agreement)' as affordable housing is problematic. The NPPF clearly states in the glossary definition for affordable housing '...Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes'. More clarity is needed.
- Sites allocated as rural exception sites are located inside the DDB's. The NPPF definition for rural exceptions sites reads as follows: 'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing...'. The approach of allocating sites within the DDB may result in open market housing only.
- Policy 15 Land at West Cottage, Piddletrenthide forms part of a locally registered park and garden. This is a heritage asset which is protected under national and local policy.
- In Policy 19 New Farm buildings there are concerns about the blanket use of the term 'redundant buildings', adding more criteria before opportunities to remove units should be considered and could overcome this issue. For example, the design of the building.
- We have some concerns about the practicality of applying Policy 22 External lightening. This could be overcome by limiting the policy to commercial premises.
- Conservation Areas are not shown on the major environmental constraints map (Appendix B). Throughout the plan, conservation area boundaries should be referred to.

We believe it would be worthwhile having a meeting to discuss these points and others in more detail and for us to help identify potential solutions to the issues raised. Heritage, Landscape and Policy officers would be able to attend and offer advice to help your plan get through the examination smoothly.

May we suggest a meeting w/c 16<sup>th</sup> Nov, ideally Monday 16<sup>th</sup> or Tuesday 17<sup>th</sup> November here at South Walks House, Dorchester.

Kind Regards

**Emma Telford**

*Planning Policy Officer – Planning (Community & Policy Development)*

Weymouth & Portland Borough Council, Council Offices, North Quay, Weymouth, DT4 8TA

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ

## Appendix 10: Flyer for the White Lackington additional meeting



### THE NEIGHBOURHOOD PLAN – WHITE LACKINGTON CONSULTATION MEETING

**SATURDAY 23<sup>RD</sup> JANUARY 2016**  
**2.30 pm at the School**

This will be your opportunity to discuss the proposals for South View. This is in response to the views expressed in the feedback from the last consultation.

It is most important that we have a plan to protect our villages, but at the same time realise that we do need to have a certain amount of controlled development over the next 15 years.

**We do need to discuss your views so please come along.**