

Decision Statement

On behalf of West Dorset District Council, 8 February 2018

West Dorset District Council is satisfied that the Piddle Valley Neighbourhood Plan as modified meets the basic conditions, is compatible with the Convention rights, and complies with the definition of a neighbourhood development plan.
A referendum will therefore be held on Thursday 19 April 2018.

Background

The Piddle Valley Neighbourhood Area was designated in March 2013 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as the Piddle Valley Group Parish Council and the designated Neighbourhood Area covers the three parishes of Piddlehinton, Piddletrenthide and Alton Pancras.

In March 2016, the group Parish Council submitted its draft neighbourhood plan and supporting material to West Dorset District Council. The district council were satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The parish council were notified of the district council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from Friday 13 May 2016 to Friday 24 June 2016, and independent examiner Nigel McGurk was appointed to examine the Plan. The examiner's report was received on 8 November 2016.

In summary, the examiner's report concluded that the Piddle Valley Neighbourhood Plan would meet the Basic Conditions and other legal requirements, subject to the modifications as set out in **Appendix A** of this decision statement.

The neighbourhood plan has been amended to include the modifications recommended by the examiner and minor consequential amendments. These changes were agreed by the Group Parish Council on the 30th January 2018.

West Dorset District Council considered each of the recommendations and modifications contained in the examiner's report at its [Strategy Committee](#) on 8 February 2018. In considering the conclusions of the independent examiner, the Council agreed that the legal requirements and basic conditions had been met.

The council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Piddle Valley Neighbourhood Plan

The neighbourhood plan area covers the three parishes of Piddlehinton, Piddletrenthide and Alton Pancras only.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

The referendum will therefore be held over the neighbourhood area; the same area as the parishes of Piddlehinton, Piddletrenthide and Alton Pancras. The referendum for the Piddle Valley Neighbourhood Plan will be held on Thursday 19 April 2018.

Where to find more information...

Copies of this decision statement, the Examiner's Report and the Piddle Valley Neighbourhood Plan (as proposed) can be viewed online at:
www.dorsetforyou.com/piddle-valley-neighbourhood-plan or at Council Offices:

- **West Dorset District Council offices**, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ during standard opening hours (8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm Friday).
- **Sherborne Town Council offices**, The Manor House, Newland, Sherborne, Dorset, DT9 3JL which is open 10.00am – 4.00pm Monday to Thursday and 10.00 am - 1.00 pm on Friday

A copy of this statement is automatically sent to the parish council who submitted the plan and anyone who has asked to be notified of this decision.

Appendix A: Recommendations from Examiner's report

Below are the recommendations taken from the Examiner's report. Proposed new wording is shown in *italics*.

Reference Examiner's Report	Reference Neighbourhood Plan	Examiner's Recommendation
Page 5	Neighbourhood Plan Period	Page 3, last Para, change to "The Plan will last for 15 years from <i>being made</i> . However..."
Page 12	Piddle Valley Neighbourhood Area	Replace the plan of the Neighbourhood Area, showing a clear, single boundary around the whole of the Neighbourhood Area and ensure that all text is clearly legible
Page 15	Introductory Section	Page 2, second Para, change to "...very clear criteria. <i>Larger development might comprise affordable housing as a rural exception site, or development for community or employment use. The plan identifies larger plots for development and includes..</i> "
		Page 4, delete plan (plan-makers may wish to replace with a photograph)
		Page 6, last Para, change to "...Piddletrenthide, <i>however work is still ongoing. It is noted that, despite ongoing work, properties in Alton Pancras may still be unlikely to receive fibre...A contract has been signed which should bring...available</i> "
Page 17	Policy 1 Local Green Spaces	Policy 1, change to " <i>The following comprise areas of Local Green Space where development is ruled out other than in very special circumstances: (provide a list of the Local Green Spaces here). Each area of Local Green Space is shown on the accompanying plans.</i> "
		Delete Maps 2-6
		Provide a new set of plans, preferably on an Ordnance Survey background. All of the boundaries of each Local Green Space must be clearly identifiable
		Delete the table on page 9
		Final sentence on page 9, delete "(shown hatched green on Maps 2-5)"
Page 19	Policy 2 Significant views from settlements	Delete Policy 2
		Replace with a " <i>Community Action: Significant Views. The Group Parish Council will seek opportunities to improve or create new views of the River Piddle and its tributaries from public rights of way where this does not detract from local landscape character.</i> "
		For clarity, a Community Action is not a land use planning policy and should not be presented in the same way as the

		<p>Policies of the Neighbourhood Plan (orange heading and text box). However, its inclusion can ensure that the Neighbourhood Plan does not lose sight of a community aspiration</p> <p>Delete all but the last sentence of the supporting text above Policy 2</p>
Page 20	Policy 3 The Open and Undeveloped Chalk Downlands	<p>Delete Policy 3</p> <p>Delete supporting text above Policy 3</p>
Page 21/22	Policy 4 Important Gaps Between Settlements	<p>Policy 4, change to “...Piddletrenthide (<i>as shown on the accompanying plans</i>) will not be supported...<i>heritage, will be supported.</i>”</p> <p>Provide a set of accompanying plans alongside the Policy. These should provide clear boundaries, preferably on an Ordnance Survey base, and show the whole of the area of the gaps referred to and where the Policy will apply (not just a dashed line along a road, with a vague reference to “either side”). For clarity, the Policy will not apply to any land not within these areas.</p> <p>In the supporting text delete “Development will not be acceptable in these...Maps 4-6.”</p> <p>Final sentence of supporting text, change to “<i>The Group Parish Council notes that the removal of existing, redundant structures in these gaps may help to strengthen the gaps, subject to how sites were treated following removal of the structures.</i>”</p>
Page 23/24	Policy 5 Improving Wildlife Areas	<p>Policy 5, change second sentence to “<i>The provision of wildlife corridors and buffer areas to protect habitats, and the provision of new biodiversity features will be supported.</i>”</p> <p>Supporting text above Policy 5 on page 14, replace paragraph with “<i>The Group Parish Council will encourage the provision of a biodiversity appraisal to accompany planning applications, particularly where development proposals could help to bring about wider benefits to river or woodland habitats.</i>”</p>
Page 25	Policy 6 Features of Historic Interest	<p>Delete Policy 6</p> <p>Delete supporting text above Policy 6</p> <p>Delete or historic interest” in the title on page 12</p>
Page 27	Policy 7 Important Community Facilities	<p>Policy 7, delete first sentence (“Community...possible.”)</p> <p>Start Policy “<i>The loss of the community facilities listed below will only be supported if, having...on the grounds of viability...</i>”</p> <p>Delete “, or the change proposed has the community’s backing” and replace with “<i>or it will be replaced by an equal or better community facility.</i>”</p> <p>Provide a list of community facilities at the end of the Policy (as part of the Policy). These should be taken exclusively from the list on page 14 but must exclude any</p>

		Local Green Space
		Delete the list on page 14 (text can be retained)
		Delete "...in the box...2 – 6)" in third Para of supporting text
		Third Para of supporting text, delete "As such they should be given special protection through planning policies."
		Change last Para of supporting text to "...its loss), and in such circumstances <i>the Group Parish Council will seek to encourage the provision of evidence demonstrating the community's support.</i> "
Page 28	Policy 8 Reducing Flood Risk and Sewage Inundation	Policy 8, delete first Para ("The need to...elsewhere.")
		Delete last paragraph of supporting text above Policy 8
Page 29/30	Policy 9 Road Safety Concerns	Change Policy 9 to " <i>New development must be safe and accessible, and where possible, contain clear and legible pedestrian routes. The enhancement of existing and provision of new safe walking and cycling connections will be supported.</i> "
		Supporting text, second Para, delete second sentence ("Development should not...pavement.")
		Supporting text, end last sentence "...concerns held." (delete remainder)
Page 31	Policy 10 Car Parking Requirements	Delete Policy 10
		Supporting text, page 19, line two, change to "...the road. <i>The Group Parish Council considers that sufficient parking provision should be provided on development sites in a manner that is convenient...</i> "
		Supporting text, page 19, line seven, change to "per home. <i>The guidelines state that parking spaces should be provided on...parking).</i> "
Page 33	Policy 11 Development Within the Settlement Boundaries	Delete Policy 11
		Delete supporting text on pages 20 and 21
Page 34/35	Policy 12 Development Outside the Settlement Boundaries	Policy 12, delete the opening sentence, which comprises a statement and replace second sentence with " <i>New homes will only be supported where a rural location is essential; or where the proposal would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or where the proposed dwelling is truly outstanding or innovative. The expansion of business and enterprise through conversion and/or well designed new buildings and the diversification of agricultural and other land-based rural businesses will be supported, as will sustainable rural tourism that protects the character of the countryside.</i> "

		Delete last sentence
		Supporting text, page 22, delete "..., but can come through...West Dorset.)"
		Delete the second and third Paras ("In addition...boundaries.')
Page 37	Policy 13 Housing	Delete Policy 13
		Delete supporting text above Policy 13 on page 23
Page 38	Rural Exception Sites	Delete "Rural exception sites" heading and paragraph of text, replace with new heading " <i>Land Allocations</i> "
Page 39	Policy 14 Land at Austral Farm, Alton Pancras	Policy 14, change first line to " <i>The site shown on the accompanying plan is allocated as a mixed use site, to provide affordable and open market housing and small...</i> "
		Second Para of Policy, delete "..., and the preservation...Alton Pancras."
		Delete the final two sentences ("The layout...this location.")
		Delete Map 7. Provide a new plan, preferably on an OS base, clearly identifying the boundaries of the allocated site
		Supporting text page 24, delete first Para of text in black ink ("Due to...this location.")
		Second Para page 24, line five, change to " <i>There is considerable scope to respond to the unique...</i> "
		Page 25, second Para, delete last two sentences
Page 41	Policy 15 Land at West Cottage Piddletrenthide	Delete Policy 15
		Delete supporting text on pages 26 and 27
		Delete Map 8
Page 42	Policy 16 Kingrove Farm Piddletrenthide	Re-word Policy 16: " <i>Land at Kingrove Farm is allocated for mixed use development where the provision of housing, including affordable housing, small-scale employment and community uses will be supported. Proposals must retain the historic barn, be informed by a flood risk assessment, include space for the provision of a community hall capable of providing for badminton and similar activities and take into account local character.</i> "
		Delete Map 9. Provide a new plan, preferably on an OS base, clearly identifying the boundaries of the allocated site.
		Page 28, first line, change to " <i>In this situation, the Group Parish Council recommends close working with local residents...</i> "
Page 43	Policy 17	Change numbering of Policies to reflect there being no Policy 17 (taking other changes in this Report into account)
Page 44/45	Policy 18 Enterprise Park and Bourne Park	Policy 18, change to " <i>At Enterprise Park, small scale business development will be supported where it takes local character and the historic value of the Second World War camp into account.</i> "

		Delete Map 10. Provide a new plan, preferably on an OS base, clearly identifying the boundaries of the allocated site.
		Page 30, supporting text, delete last sentence (“The impact...Policy 22”)
Page 46	Policy 19 New Farm Buildings	Delete Policy 19
		Replace with “ <i>Community Action: The Group Parish Council will seek to promote the removal of redundant buildings of no historic or architectural merit, when opportunities to do so arise.</i> ”
		Page 31 supporting text, delete the two paragraphs commencing “Over the last 70 years...” and concluding “...as we know and appreciate it.”
		Supporting text, change last Para to “...on the <i>landscape</i> . <i>The Group Parish Council would like to see new buildings situated adjacent to...protection and the avoidance of development on higher landscapes, as this can detract...</i> ”
		Supporting text, delete last sentence (“Evidence of...applications.”)
Page 47	Policy 20 Re-use of redundant farm buildings as dwellings	Delete third and final Criteria (relating to location and appearance)
		Change fifth Criterion to “...the addition of <i>external domestic features</i> would be clearly visible.”
		Change sixth Criterion to “...of nearby occupants <i>are taken into account.</i> ”
		Page 32, supporting text, first Para, change to “...should be <i>encouraged.</i> ” (delete rest of Para)
		Supporting text, second Para, third line, delete “...such...” and “...clearly...”
		Supporting text, second Para, third line, change to “...the local character <i>can be</i> those made of...”
Page 48/49	Policy 21 The Character and Design of New Development	Policy 21, second Para, add “The design of <i>development</i> should be...”
		Second Para, last line, change to “ <i>Imaginative designs are encouraged and proposals should demonstrate the use of locally appropriate materials that weather well.</i> ”
		Page 35, supporting text, fifth Para, third line, change to “...hamlet, would <i>benefit from</i> a new use appropriate to <i>their</i> historic character...”
		Page 36, supporting text, first Para, change to “...countryside. <i>Retaining</i> these open opens spaces <i>can preserve</i> the character...”
		Page 38, supporting text, third Para, last line, delete “...and is therefore more sustainable.”
Page 50	Policy 22 External Lighting	Policy 22, re-word as “ <i>Where planning permission is required for external lighting and the lighting will impact on local landscape character, proposals should seek to demonstrate that the benefits of the external lighting</i>

		<i>proposed outweigh any harm arising."</i>
Page 51	Other Matters	Update the Contents page to reflect the recommendations above
		Delete the plans on pages 41, 42, 43 and 44