

Puddletown Neighbourhood Plan

Status and Plans – July Update

Prepared by the Puddletown Neighbourhood Plan Steering Group

Background

The Puddletown Neighbourhood Plan started in 2015 by the Puddletown Area Parish Council (PAPC), with the setting up of a Neighbourhood Plan Steering Group¹. This group has taken the plan forward supported by the consultants, Feria Urbanism² and Dorset Planning Consultancy³.

The plan, when completed, will become a part of the Dorset Council Local Plan and will be used in the determination of planning applications. The plan allows local people in the parish of Puddletown, to have a say on where and how they would like development to take place. It also covers many other aspects of Puddletown life, including transport, businesses, the environment and security.

To date, all costs related to the Neighbourhood Plan have been funded by central government grants. The PAPC will need to provide funding in 2019 and 2020. When the Plan is completed subsequent development will receive an increased share of the Community Infrastructure Levy for the PAPC, which can be used for

- a) the provision, improvement, replacement, operation or maintenance of infrastructure;

or

- b) anything that is concerned with addressing the demands that development places on an area. ⁴

Status

Up to the end of 2017 the emphasis was on collecting and collating the needs and requirements of local people in Puddletown. This started in 2016 with a questionnaire to all households and has continued with three public meetings and four other public events, as well as a Facebook page and a website. So far around 200 people have participated in these meetings and events.

¹ Paul Langdon (Chair), Peter Churchill, Jane Cox, Janey Gordon, Janet Ranger, & John Ridout

² <http://feria-urbanism3.moonfruit.com>

³ <http://www.dorsetplanningconsultant.co.uk>

⁴ <http://www.legislation.gov.uk/uksi/2013/982/regulation/8/made>

As part of this work a call was put out to landowners and housing developers who were considering housing development within the parish of Puddletown. Five landowners and developers came forward.

These are:

- *Rodhill*: land to the east of Rodhill Lane, behind the doctor's surgery (*Feniton Park Ltd*).
- *Chapel View*: land to the south of Athelhampton Road to the east of the Tinkleton Road (*Simon Banfield supported by Planning Sphere Ltd*).
- *Three Lanes*: land to the west of the current Greenacres development (*Wyatt Homes supported by Morgan Carey Architects*).
- *Judge's Meadow and Parson's Field*: two separate pieces of land owned by the same owner: land to the north of the Recreation Park and the south of Greenacres (Parson's Field); land to the east of Greenacres, bordering the Blandford Road (Judge's Meadow) (*Brymer family supported by an agent, Hamish Macbeth*).
- *Northbrook Farm*: land in the vicinity of Northbrook Farm (*Weatherbury Planning and Design*).

The PAPC will be aware that the Three Lanes development has already been approved.

The landowners and developers presented their plans at the Neighbourhood Plan Design Forum in September 2017. The total number of new homes proposed at this meeting was over 300, far more than local residents had indicated was acceptable.

Our evidence base was used to prepare a "*Vision, Principles, Objectives and Actions*" document. This was made available for comment and is now the basis for the draft Puddletown Neighbourhood Plan.

The vision in the document states that... "*In 2036 Puddletown will be a safe, thriving, and well-connected village, maintaining its character and sense of community spirit, and encompassing a wide range of age and income groups.*"

The "*Vision, Principles, Objectives and Actions*" document also sets a number of objectives for the development of Puddletown. These state that Puddletown will:

- Be a **well-connected** village, served by a range of bus services, public footpaths, bridleways, roads and cycle ways designed to meet the needs of the people of Puddletown.
- Be a **traffic friendly and traffic safe** village, with sufficient public and private car parking to meet its needs and ensuring that traffic speed is maintained at a safe level.
- Continue to **develop its housing stock** at a pace commensurate with the desire to keep the village thriving, but not greater than that undertaken in the period 1997-2015 (a total of 120 dwellings for the planning period⁴).
- Have a **mixed housing stock**, including the development of significant quantities of local housing for local people. New housing developments

⁴ The planning period matches the Local Plan. When the Local Plan has been updated (currently in progress) this will be until 2036.

must be in line with the character of the village, with minimal further infilling, and the avoidance of sprawl.

- Seek to encourage **new and existing local businesses** so as to increase the number of local jobs; this will include an increase in the number of shops and services.
- Maintain and improve the opportunities for **social interaction** within the village, addressing all age groups.
- Be **environmentally safe and friendly**, providing adequate flood defences, maintaining green spaces and protecting ecological habitats.
- Have an underpinning **infrastructure to meet the needs** at the heart of our community, including but not limited to, schools, doctors, vets, broadband, children's play areas and a shop, post office and pub.
- Be a **safe and secure** place to live.

We are now preparing a draft Neighbourhood Plan. Four supporting reports, prepared by external consultants, will underpin the draft:

Housing Needs Assessment: incorporates the compilation and evaluation of specific demographic data. The assessment is complete and gave the number of new homes needed during the period of the plan as 124.

Strategic Environmental Assessment (SEA): a legally enforced assessment procedure. The SEA aims at introducing systematic assessment of the environmental effects of strategic land use related plans and programs. It typically applies to regional and local, development, waste and transport plans, within the European Union.

Our draft plan will be assessed against the completed SEA Scoping report.

Site Assessment: a structured assessment of all potential development areas within the parish, providing the basis for selecting where development may take place. Currently at the final stages of drafting this will make our site selection more robust and defensible.

Habitat Regulations Assessment (HRA): This originates from EU legislation and involves an initial 'Screening' stage followed by an Appropriate Assessment if proposals are likely to have a significant (adverse) impact on a Natura 2000 site.

The HRA screening was a late requirement proposed from Dorset Council who will be organising and funding.

Next Steps

The draft plan is currently being prepared by Dorset Planning Consultancy and is scheduled for completion by the end of August. Along with other material this will form the basis of a public engagement event in late Sept/early October following which the draft may be changed.

Once approved by the PAPC, the draft Neighbourhood Plan will be submitted to Dorset Council, who will check that it meets local legislation requirements and initiate a "Regulation 14" survey of relevant consultative bodies, as well as inviting public comment.

After this the Plan will be updated by the Steering Group and submitted to an independent examiner for further assessment and update.

The updated Plan will then be re-submitted to Dorset Council for a second survey of relevant consultative bodies and the public ("*Regulation 16*"). Dorset Council will also propose an external examiner who will evaluate it.

Once completed, the Plan will be put to a referendum of all voters in the parish of Puddletown. If the referendum is successful, then the Plan is "*made*", and the process completed. At present, the referendum is likely to take place in the second half of 2020.

This has been a long process. However, the Puddletown Neighbourhood Plan Steering Group, believe that the process is worthwhile and that it will greatly benefit and safeguard Puddletown for the future.

Useful links:

FB page: <https://www.facebook.com/PuddletownNeighbourhoodPlan/>

Website: <http://puddletown-ndp.moonfruit.com/home/4593968350>

Locality overview of NP: <https://neighbourhoodplanning.org/>