Puddletown Neighbourhood Plan

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NOTE

This is an edited version of the slideshow presented at the end of the Three Day Design Forum in Puddletown on Wednesday 27th September 2017. Supporting text and captions have been added to make the slideshow more accessible and easier to understand.

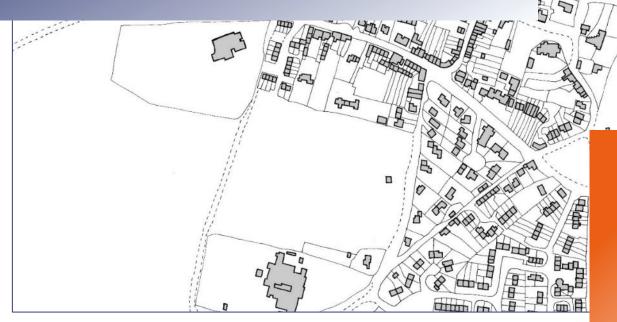
Three Day Design Forum Final Presentation

September 2017

Puddletown Neighbourhood Plan

FINAL PRESENTATION: Design Forum

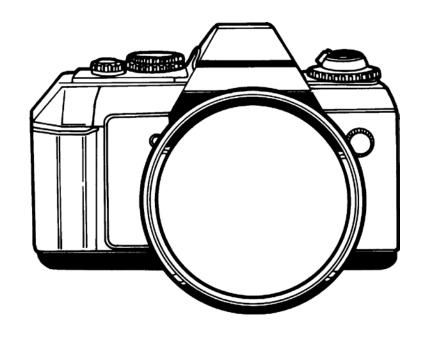
Wednesday 27th September



Puddletown Neighbourhood Plan

Shaping the future of our parish

We will be taking photos & video... is everybody OK with this?



As had been the case throughout the three days, a polite announcement was made that photos and videos would be taken during the event. This was important to create a record of the activities, efforts and enthusiasm that goes into creating a neighbourhood plan.

Richard Eastham

Planning & Design

Anna Freiesleben

Architecture & Design

Antonia Morgan

Architecture & Design

This was the Feria Urbanism team who worked on the Design Forum event.

Feria Urbanism; a small design practice based in Bournemouth





You have an excellent steering group to work with

Thanks were given by the Feria Urbanism team to the all the hard work from the Steering Group to organise the event.

It was made clear from the outset, that the work that was about to be presented was sketchy and certainly <u>not</u> final in anyway. These were ideas that deserve further testing and interrogation.

This slideshow is based on work undertaken over the last...

72 hours

...in this room and out around Puddletown.

So the ideas are sketchy, not necessary accurate and certainly <u>not</u> final.

PUDDLETOWN THREE-DAY DESIGN FORUM

Village Hall, High Street, Puddletown, DT2 8RX

Monday 25th - Wednesday 27th September 2017

DAY 1 25.09.17

SESSION 01 09:30 — 13:00 approx.

- · Review of neighbourhood plan progress to date
- · Presentation of received position statements
- Agree the focal areas of the next few days

SESSION 02 14:00 — 15:30 approx.

- · Group site visits
- · Group design exercises
- Feria Urbanism facilitator to accompany each group

SESSION 03 15:30 — 16:00 approx.

- · Shared feedback session
- Review findings of the site visits
- · Agree next steps
- CLOSE OF FORMAL SESSIONS

SESSION 04 18:00 — 20:00

- · OPEN STUDIO SESSION
- Visiting public view Day 1 results

DAY 2 26.09.17

SESSION 05 09:30 — 11:00 approx.

- · Review of Day 1
- Presentation of first concept plan

SESSION 06 11:00 — 13:00 approx.

- Group review of first concept plan
- · Shared feedback session

SESSION 07 14:00 — 15:30 approx.

- Task groups to review aspects of concept plan
- Site visits to explore specific details

SESSION 08 15:30 — 16:00 approx.

- · Shared feedback session
- Review findings of the site visits
- Agree next steps
- CLOSE OF FORMAL SESSIONS

SESSION 9 18:00 — 20:00

- OPEN STUDIO SESSION
- Visiting public view Day 1 & 2 results

DAY 3 27.09.17

SESSION 10 09:30 — 10:30 approx.

- · Review of Day 1 & 2
- Presentation of second concept plan

SESSION 11 10:30 — 11:30 approx.

- Group review of second concept plan
- · Shared feedback session
- Task groups formed to focus on areas in detail

SESSION 12 11:30 — 16:00 approx.

- · Final site visits
- Final analysis
- CLOSE OF FORMAL SESSIONS

SESSION 13 16:00 — 19:00 approx.

Feria Urbanism team prepare final presentation SESSION 14 19:30 — late

- OPEN PUBLIC MEETING
- Final presentation and Q&A session
- CLOSE OF DESIGN

We are here



"Make no small plans. They have no magic to stir men's blood!" A few quotes were used to inspire people. Nobody is suggesting slaggesting slaggesting

A few quotes were used to inspire people. Nobody is suggesting skyscrapers for Puddletown (!) but plans need to be exciting and engaging if they are to involve enough people to help create that shared vision as required by the NPPF.

Daniel Burnham Chief Planner for Chicago 1893.

"Be bold but don't be reckless!"

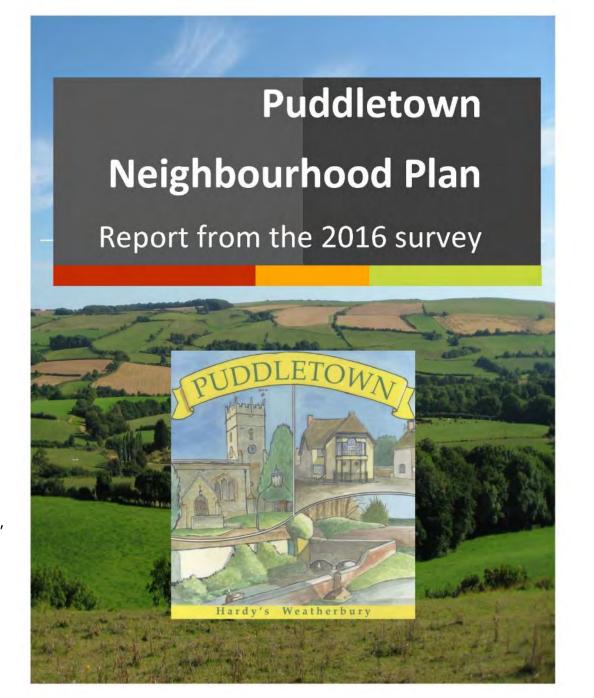
Steve Quartermaine Coalition Government's Chief Planner 2011.

Meanwhile, if neighbourhood plans are to deliver the sustainable development people need and have the support of the wider community, they need to be considered, reasonable and realistic in what they propose.

But plans should also engage an often sceptical public that might not otherwise not be interested in planning and design matters.

"A lot of neighbourhood plans can be boring, wordy documents"

Hank Dittmar, Prince's Foundation for the Built Environment. 2015.



The Design Forum was not the start of the neighbourhood plan process. The Steering Group had already undertaken useful work, such as the 2016 residents' survey.

Results of the Puddletown Neighbourhood Plan Survey

Housing Needs

Q1. Please tick the type of housing that you think may be required in Puddletown.

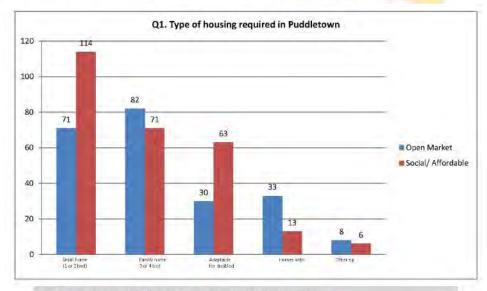
(Respondents ticked all that they felt were applicable, number of Respondents = 165)

Types of housing	Open Market	Social/ Affordable
Small home (1 or 2 bed)	71	114
Family home (3 or 4 bed)	82	71
Homes with space to allow work from home	33	13
Adaptable home (eg for disabled or elderly	30	63
Other eg self-build (please describe)	8	6

"I believe there is room for growth, however the parish cannot maintain this rate. The school will not be able to cope with cohort sizes as it is."

"Puddletown is not a suburb of Dorchester. It is our character which needs preserving."

The results of the survey were compiled into a report, with useful facts, figures and opinions documented.

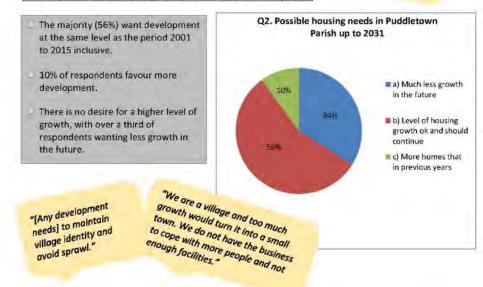


- Small homes are the most in demand with family homes next.
- Social/affordable demand is higher than the open market for small & adaptable houses.
- There is low demand for homes with work space and Other.
- Open Market demand is higher than Social/ Affordable for family homes.

Q2. Since 2001, 99 homes have been built in Puddletown Parish. Do you think:

a)	we should have much less growth in the future	34%
b)	this level of housing growth has been ok and should continue	56%
c)	we should have More homes that in previous years	10%

"Modest enlargement ensures a vibrant population and helps support existing and proposed businesses and schools."



The results of the survey were compiled into a report, with useful facts, figures and opinions documented.

The responses indicated that additional housing should meet the needs of people who wish to live in the area. Smaller, affordable housing is attractive to young families and those with limited incomes; larger family sized homes mean they will stay in the area and homes suitable for retired people to downsize to, have also been identified as a means to enhance the "sustainability cycle" in terms of change of ownership.

"The concept of sustainable development can be interpreted in many different ways, but at its core is an approach to development that looks to balance different, and often competing, needs against an awareness of the environmental, social and economic limitations we face as a society."

(The Sustainable Development Commission)

Puddletown has an existing Designated Development Boundary (DDB) and respondents' comments suggested that a number would prefer future new development to be within the DDB to keep a village feel and prevent sprawl. It is worth noting that the current DDB is largely contiguous with the village conservation area, but has been expanded in recent years to enclose areas of modern housing development.

There were contradictory views concerning future housing development. There was some consensus that development would continue to happen in the village and it would be better if controlled. There were some comments that there should be no more infill development and indeed during the 12 months (2015-2016) there has been considerable opposition to relatively small scale developments on central village sites. However, nine new properties have been developed, including four in Butt Close and five on the Old School site. Further developments have been proposed.

Some respondents suggested that developments should be out of the centre of the village and outside of the current DDB. Other respondents were concerned about planning sprawl developments beyond the village centre and DDB. There was considerable concern about the impact on amenities and services that development would have, for example on the school provision, medical services and the level of traffic locally.



There is little support for large scale developments. These were considered to be inappropriate and damaging to the character of the village. There is support for small scale, housing development over the next 15 years, with a preference for a mix of small, medium and family accommodation, suitable for a variety of age groups and incomes and including some affordable homes.

"Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision." (Planning Policy Statement 3 (PPS3): Housing. November 2006, Department of Communities and local Government)

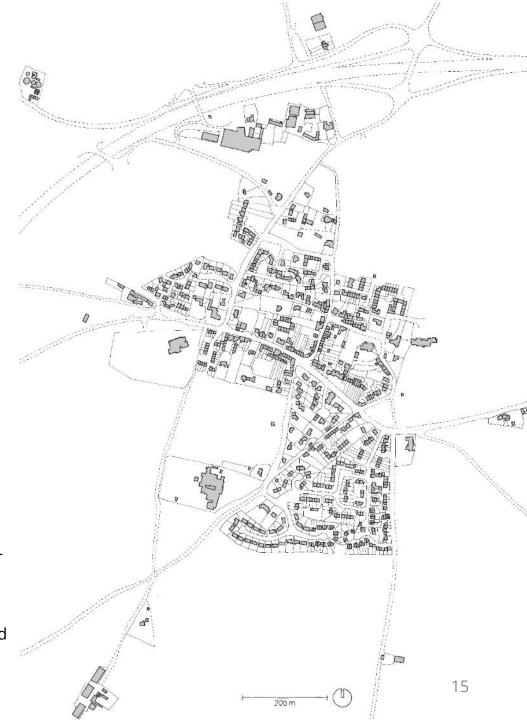
The results of the survey were compiled into a report, with useful facts, figures and opinions documented.

Local Context

Planning
Landscape
Architecture
Conservation
Engineering

The Feria Urbanism team began their involvement earlier in the year by studying Puddletown through the "PLACE" framework.

To create a successful place, these five professions should work together more effectively and support one another, resulting in a more successful built environment.

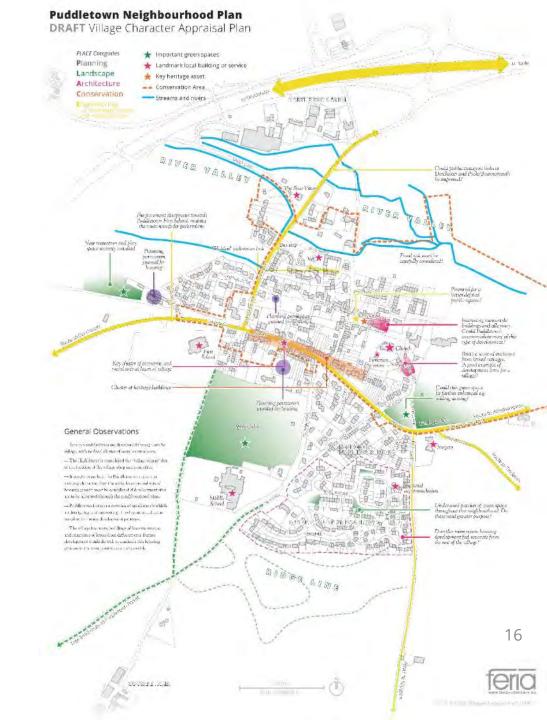


Village Character Appraisal Plan

The Feria Urbanism team created a village character plan, pointing out the existing strengths and improvements needed in each of the 'PLACE' categories.

Please note this plan is still draft and further revisions and refinements will be made.

This is not definitive, it is a starting point for discussion



Frontage & Facades

Settlement Analysis



A cluster of flush-facades and simple details identifies this residential scheme. But does the open space in front need better definition?



Linked cottages edge this lane with simple planting and porch details that add to the traditional setting of the village.



Plants and other personal memorabilia decorate the entrance to this house, making for an interesting and vibrant street that hints at village personalities.

settlement analysis, looking at the unique

architectural features within the village.

The Feria Urbanism team also compiled a draft



Front door canopies are a common architectural feature throughout the village and distinguish entrances. Brick paving also helps to differentiate private paths.



Quirky features such as this thatched porch and personalised lettering add to the visual richness of the village.



This building has a unique architectural style that sets it aside from other buildings with a cantilevered balcony and a span of glazing.



The village shop sits flush to the back of footway within a mix of residential and business units and is distinguished by the large display windows.



The old school house is built from local Portland stone.

This key building has now been converted into houses yet it maintains the grandeur of its past use.

Rooflines

Settlement Analysis



This row of terraces forms a strong singular roofline and strengthens a traditional local street scene.



Varying pitches provide character to the roofscape. The buildings here are situated to frame a view of the church.



There is often a strong visual relationship between village and countryside beyond, especially from higher ground. How can these views be protected and enhanced?



Collections of working and renovated farm buildings can be found throughout the village. Some of these could be designated as heritage assets through the neighbourhood plan.



This farm building has been cleverly converted to provide both parking and storage behind. A model for new proposals?



A range of roof pitches and chimneys populate the village skyline.



Careful orientation of buildings and the pitch of roofs can allow for the capture of solar energy. Panels can be easily fitted to both new and existing properties.



The mix of building styles from different periods enhances the street scene with existing character informing more recent developments.



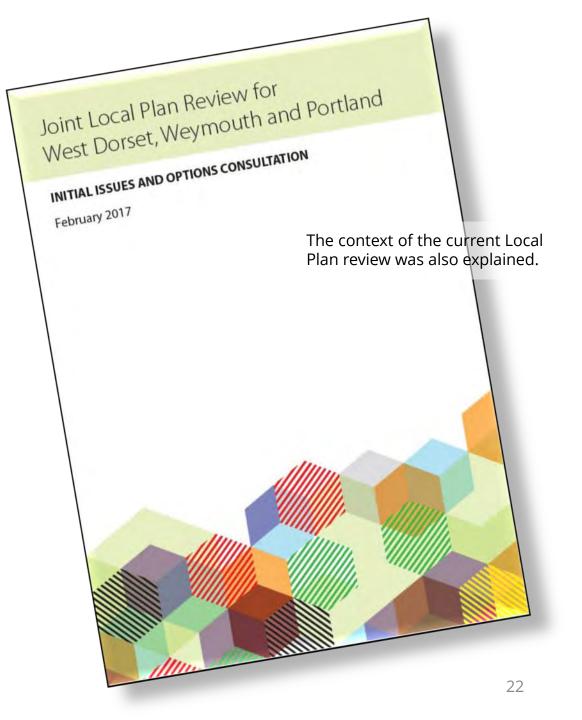


Plan Preparation

This slide shows an update on the process as mapped out.

- Useful survey work, facts & figures
- Have begun to assess village character
- Design guidance started
- Your thoughts on design matters at March community design workshop
- Your ideas from Design Forum = big jump in process, snowball effect
- Significant step towards a finished plan

WDDC Local
Plan Review is
not suggesting
additional
housing at
Puddletown.

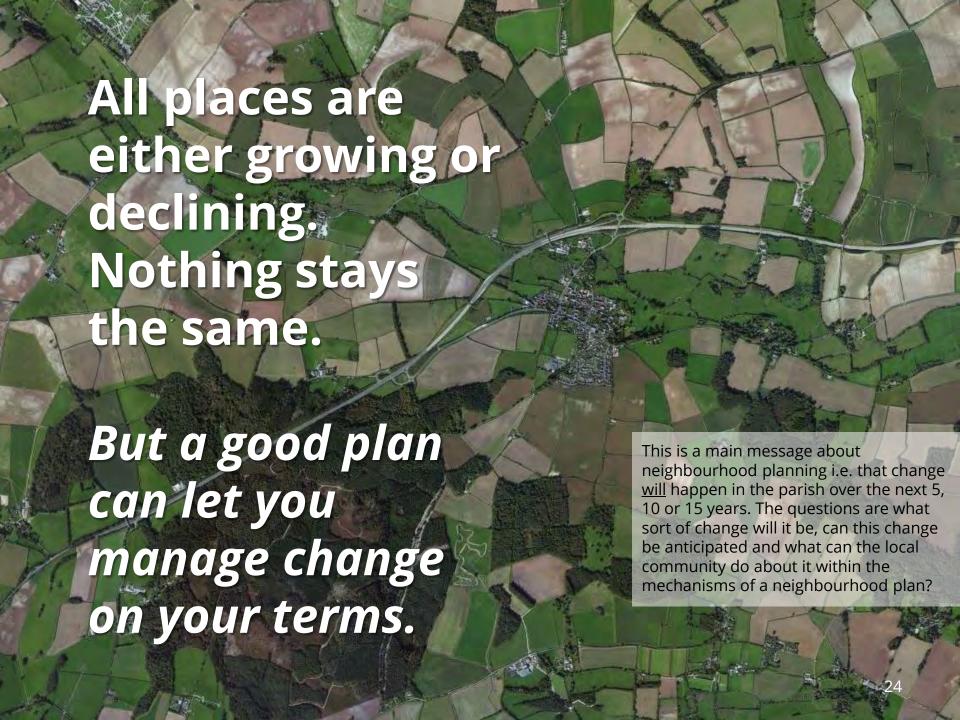


So why do this? Joint Local Plan Review for West Dorset, Weymouth and Portland

- Local Plan not yet approved and the approach could still could change.
- Developers have been keen to build here for some years.

The context of the current Local Plan review was also explained.

- The parish may want to accommodate more housing to meet local needs.
- An opportunity to "future-proof" your village for the longer term.
- Identifying preferred areas allows the community to "push back" on unwanted development in other areas.





Puddletown has experienced a lot of change over the years. The following maps show the extent of growth and how change has been a recurring feature of local village life.

1860

Pian OF THE VILLAGE PADDLETOWN Vene is quarie

Puddletown has experienced a lot of change over the years. The following maps show the extent of growth and how change has been a recurring feature of local village life.

1902

Puddletown has experienced a lot of change over the years. The following maps show the extent of growth and how change has been a recurring feature of local village life.



Localism & Planning

- Localism Act
- National Planning Policy Framework (NPPF)
- "Plan for Growth"

This is the background to neighbourhood planning. It was introduced through the 2011 Localism Act and came into force in April 2012. The neighbourhood planning process is also enshrined through the National Planning Policy Framework (NPPF). 28

NPPF

"Neighbourhood planning gives communities direct power to develop a <u>shared vision</u> for their neighbourhood and deliver the sustainable development they need"

para. 183 NPPF

The National Planning Policy Framework is clear that neighbourhood planning requires a "shared vision" and that it is about delivering "sustainable development".

Both of these aspects were at the heart of what was focused upon during the three days in Puddletown Parish.

The Process

- Defining the neighbourhood area
- Preparing the Plan
- Formal Six-Week Consultation (Reg.14)
- Consider revisions and changes
- Submission to WDDC
- Formal Six-Week Consultation (Reg.16)
- Examination
- Referendum
- Legal Force

The different steps in the process were explained. Preparing the plan (yellow, where we are now) can take a significant amount of time, but subsequent phases can follow relatively rapidly.

Who Is In Charge?

If there is a parish or town council, they take the lead, but....

This process was explained to the group.

In the jargon, the parish or town council is the "qualifying body" with the authority to "prepare" the neighbourhood plan....

Who Is In Charge?

... this needs be <u>your</u> plan full of <u>your</u> ideas about <u>your</u> place!

But how do we make a place?

...but the contents need to be full of ideas from local residents. This is because there will be a local referendum at the end of the process.

There then followed (over the next few slides) a simple explanation about what makes a good place.

The following sequence of slides provides an illustration of where these four components of place can go wrong and where, if done with care and flair, can add real value and delight to the places where we live and work.

Uses & Activities



Form & Detail





Access & Mov't



Streets & Spaces

Uses & Activities



This is where town planning has gone wrong in the recent past:

By zoning and separating the different land uses, e.g. schools, houses, shopping and leisure, towns and villages can become fragmented and disconnected. See diagram, left.

This fragmentation can result in frustrated movement patterns, with circuitous pedestrian routes, often using narrow and poorly-lit cut-through paths.

These types of layout deter easy walking and so more people are inclined to drive to places that are only a short distance away.

This leads to more cars on the road, which is a further deterrent to pedestrian movement. And so on...

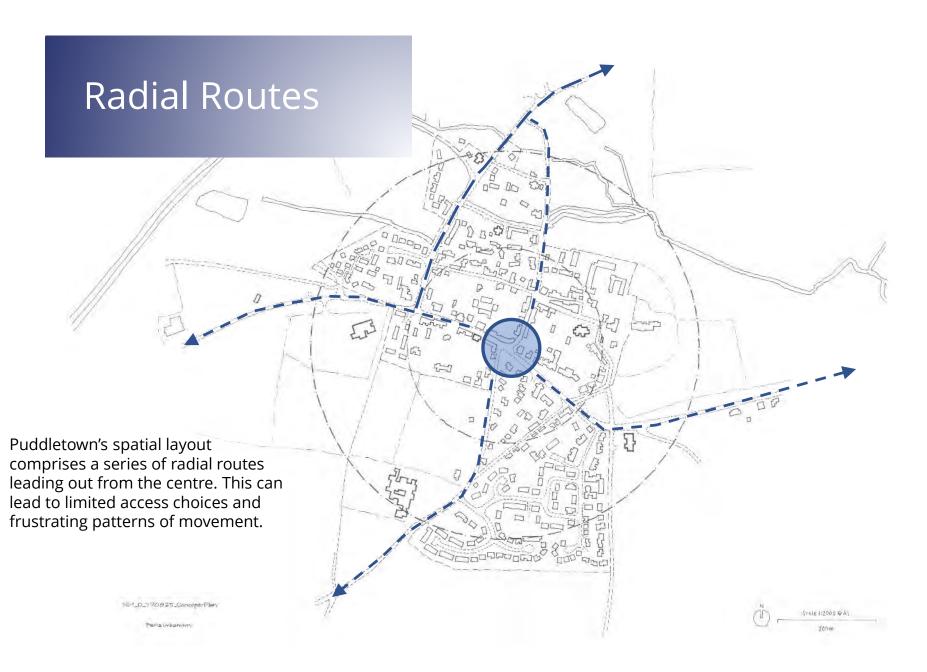
Uses & Activities



This type of layout (left) is how we have traditionally built towns and villages. Compact and mixed-use, often clustered around a cross-roads.

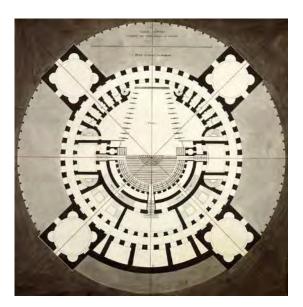
By placing the services that people need, e.g. schools, shops and other daily activities in a single, central and highly accessible place, they can be reached by more people, more often. This location is often easy to reach on foot or by bicycle and linked trips are possible e.g. shopping, the school run and other activities possible from a single journey.

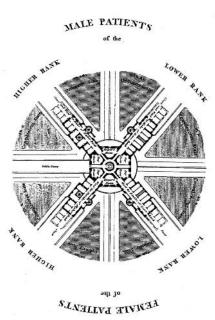
Surrounding this mixed-use heart is a range of residential areas, all linked together by a connected grid of streets and lanes that allow choice of movement.

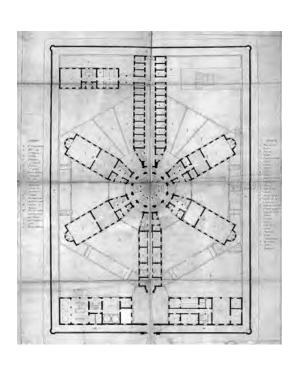


Frustrating Layouts

Similar radial layouts – "hub and spokes" – can be found in architectural theory and practice. These include the layout plans for cemeteries, hospitals and prisons. The common factor being that the occupants have no choice! Not good!







Cemetery

Hospital

Prison

Access & Movement



Access & Movement

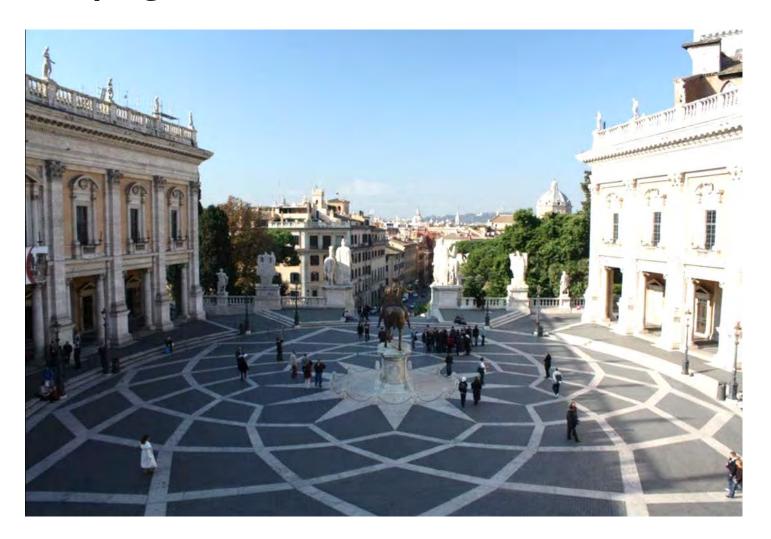


In the 20th Century, being "modern" meant bringing cars into cities.

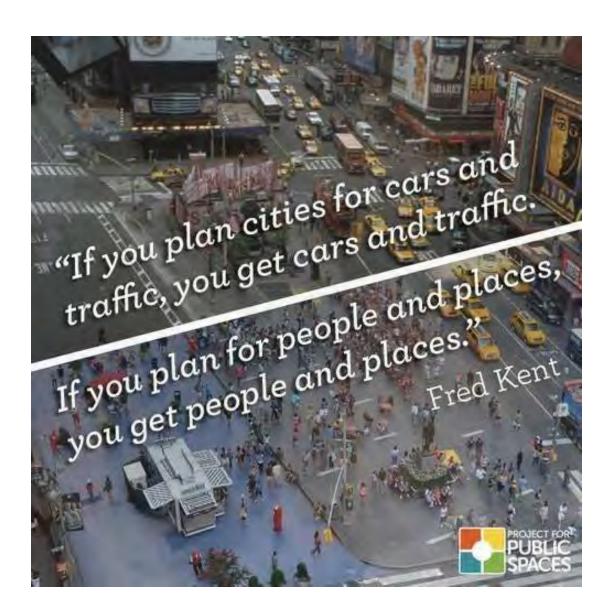


The arrival of the motorcar made significant impact upon the planning profession.

In the 21st Century it means keeping them out.

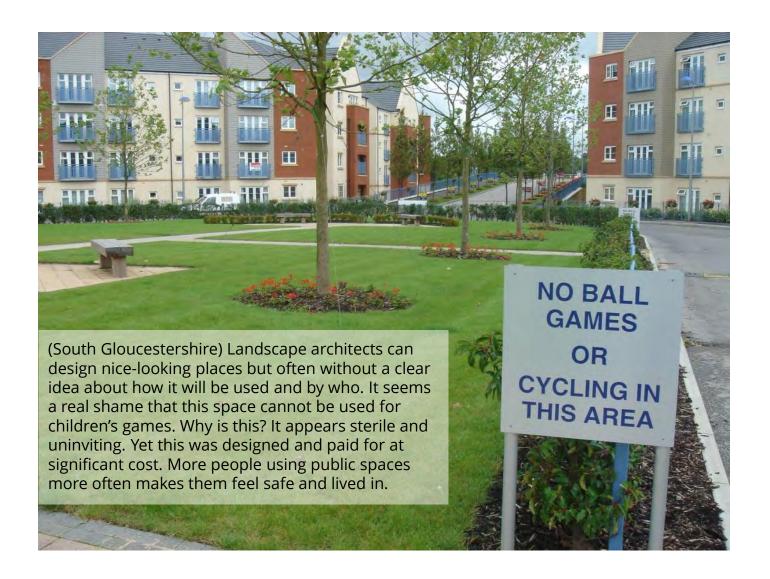


Today, lots of work is needed to rebalance the priority of vehicular traffic and pedestrians.



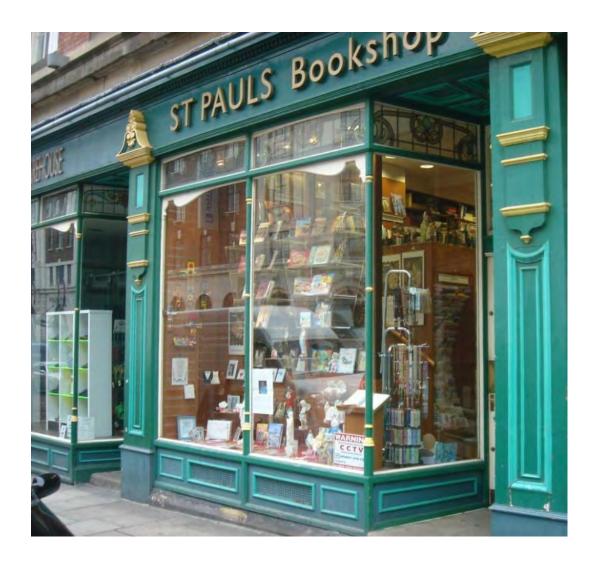
This is New York, the scale is different (!) but the principle still applies to the Puddletown Neighbourhood Plan.

Streets & Spaces



Streets & Spaces





(Bristol) Architects can design attractive and beautiful buildings that add life and colour to the street scene. Here, a wonderful shop front adds to the colour and vibrancy of the street. Not all such architecture need be traditional or old-fashioned in its style and form, however...



(Madrid) ... here, a toy shop has two doors, one for adults and one for children!

The form is strikingly modern and very colourful and not necessarily appropriate for a village in Dorset, but is demonstrates that architecture can be fun, cheerful and bright and also that it can and should cater for different ages groups.







The previous sequence of slides provides an illustration of where these four components of place can go wrong and where, if done with care and flair, can add real value and delight to the places where we live and work.

Uses & Activities



Form & Detail





Access & Mov't



Streets & Spaces





The Village Hall became a "non-stop design studio" for three days and the headquarters for an important stage in the development of the neighbourhood plan.

15 different position statements submitted

Displayed in the room were a series of position statements that had been received over the previous few weeks. These were from a range of different interest groups and individuals, explaining their views on the future of the parish.

Participants and visitors to the Design Forum could flick through and quickly understand the range of opinions.



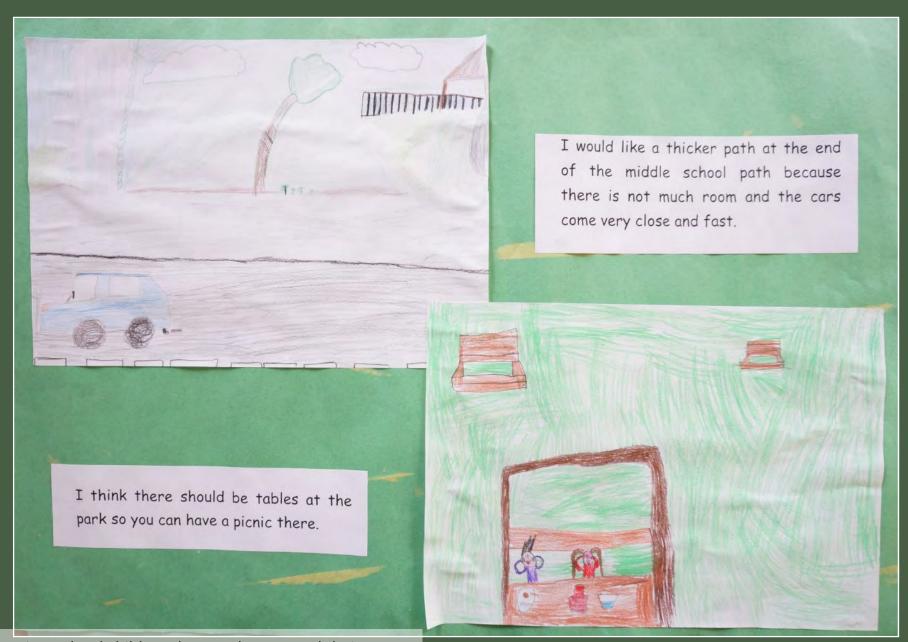
Year 4 Children Puddletown First School



I think there should be a dog's mess bin and a sign on the path up to middle school because there is lots of poo on the path and people don't pick it up.

I think that it would be nice to have a bike path next to Greenacres and the park because lots of people like to ride their bikes there.

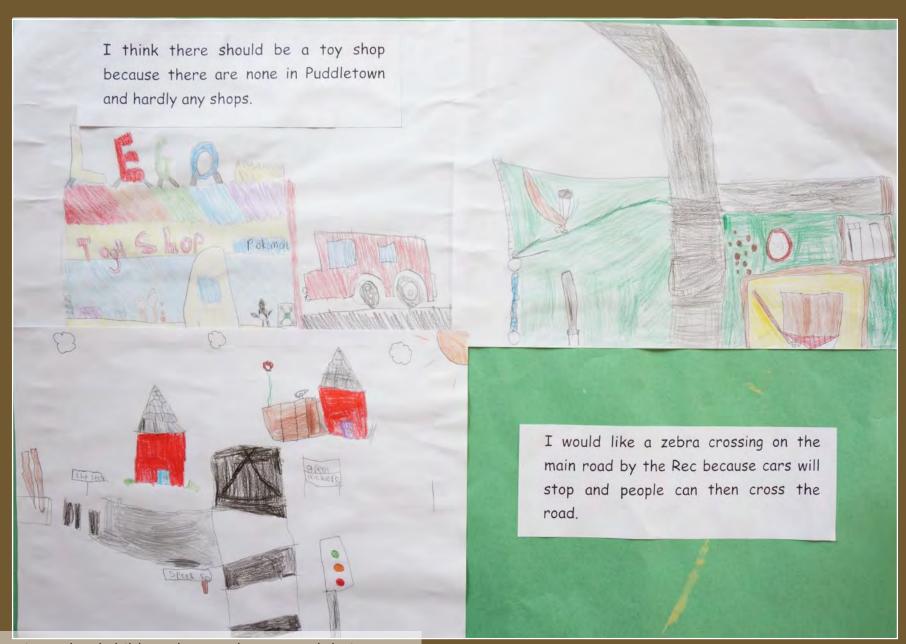




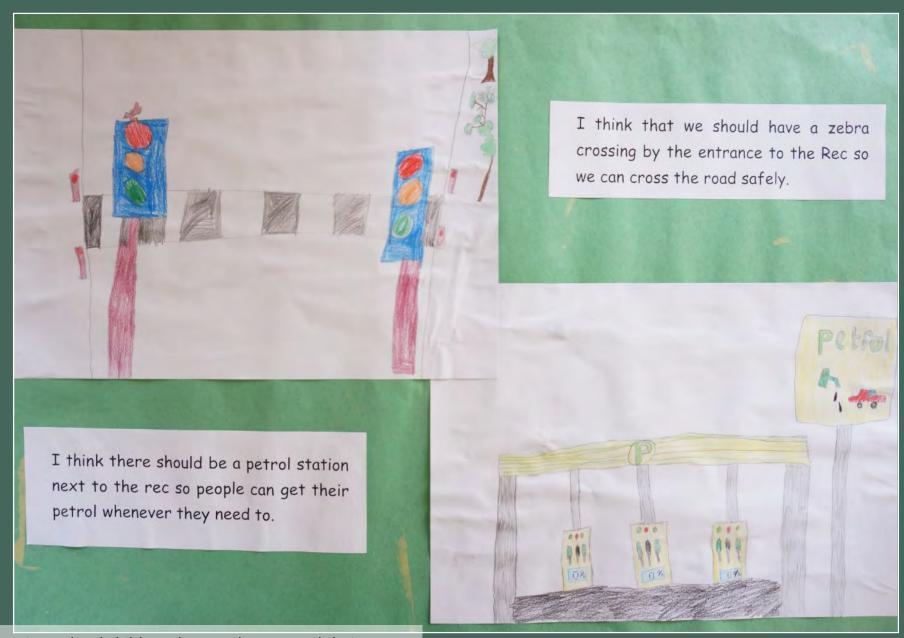
The First School children drew and presented their thoughts on what it's like to live in Puddletown.



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The First School children drew and presented their thoughts on what it's like to live in Puddletown.



Peter explained the hard work put into the neighbourhood plan process completed by the steering group so far.

Peter Churchill Steering Group

- Project: Where we want the village to be in 2034
- Nine principles already established in our draft plan
- Housing stock, traffic and better social/business/access/ connections are key to success



The Middle School students expressed how they feel about living in Puddletown.

St. Mary's Middle School Pupils

- New recreation ground has something for everyone
- Village size makes us feel safe and part of a community
- More social spaces needed, indoor and outdoor for all ages



The Middle School students expressed how they feel about living in Puddletown.

St. Mary's Middle School Pupils

- If more houses are built, we need more teachers and safer streets
- Houses cost a lot here, but that's what makes the village character
- Puddletown Forest should be protected... it provides oxygen and play space



Mr. Ayling (head teacher) spoke about the Middle School within the context of Puddletown, from his perspective.

Darren Ayling St. Mary's Middle School – Head Teacher

- 480 students, 80% take the bus into the village to attend school
- Want to encourage an increase in children attending their local school
- Traffic and access are a big concern
- We need a safe routes



Kevin Bumby represented the views of The Puddletown Society.

Kevin Bumby Chairman Puddletown Society

- Want to preserve Puddletown as a pleasant place to live
- Hold monthly social events and community voluntary projects
- Gathering funding for village archive
- Not adverse to good development that enhances the village character

Kevin Bumby Chairman Puddletown Society

- Local businesses, cafés, social spaces need to be supported
- There is need for small affordable homes for the young and elderly
- Affordable homes scheme needed e.g.
 Community Land Trust
- Traffic issues need addressing



Emma Hughes came along to represent the views of:

- 1) Puddletown Community Library and
- 2) Church Community.

Emma Hughes Puddletown Community Library

- Community took over library to prevent its closure in 2013
- WiFi (already there) and a small café would be welcomed within the library
- More volunteers would assist in the growth of the library

Emma Hughes Church Community

- Lack of housing for younger residents and an ageing community
- No buses on Saturdays and no Puddletown taxi service!
- Youth club needed to bring people together and provide meeting place

Emma Hughes Church Community

- Community hub needed where generations can come together
- Middle School facilities should be open to public out of hours
- Need a "skills shed" for woodwork & metalwork for all generations to learn from one another

Year 9 - 11 Thomas Hardye School

Wanted:

- Youth club
- Skatepark
- Café



Paul Scothern explained the ongoing work by DCC in exploring the possibility of expansion to St. Mary's Middle School. Wayne Sayers contributed from his Highways perspective.

Paul Scothern & Wayne Children's Services Dorset County Council

- St Mary's currently caters for 480 students, intention to expand to allow for 600 students
- Want to convert existing building to create extra space
- Want to extend to allow for at least four more classrooms

Questions to DCC

- More children will mean more buses into the village. How will school transport be managed?
- Will future planned development, and the increase in children from these new homes, be incorporated into your expansion plans?



Paul Willis presented a development proposal for development at Rod Hill Lane.



Paul Willis Feniton Park Ltd

- Family run business
- Potential development site behind surgery, up to 5 hectares
- Site currently used as agricultural, slopes, backs on to existing housing and is partially sheltered by greenery on the boundary

Paul Willis Feniton Park Ltd

- Want houses to provide for a mix of tenures and generations
- Want to provide facilities suitable for and suggested by community
- Want to help enhance the character of Puddletown
- Site could accommodate up to 120 homes, phased over 10-15 years

Questions to Feniton

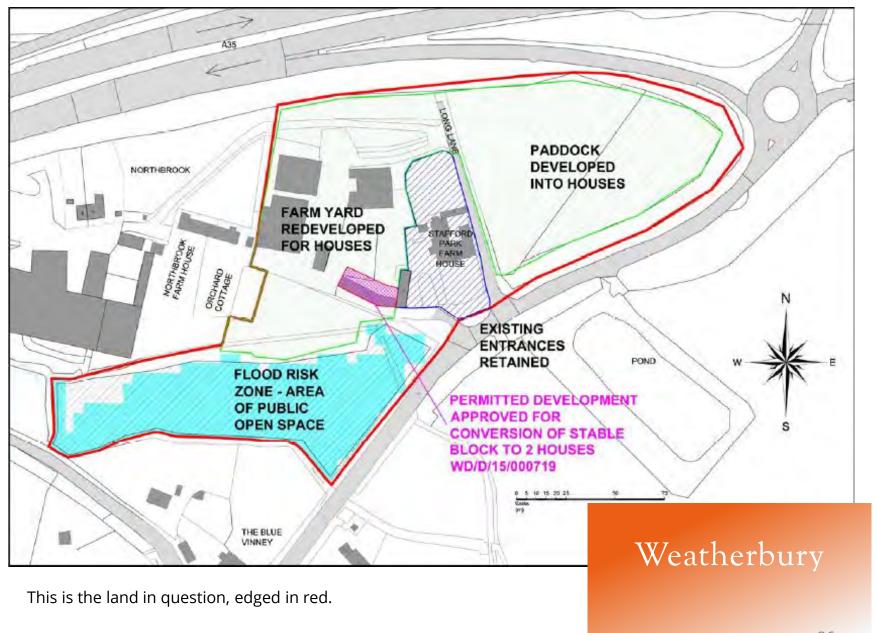
- Will views into and from the village be considered in the design?
- What community facilities would you be prepared to provide?
- What is affordable and/or shared accommodation?

Questions to Feniton

- How will an increase in traffic/cars be managed?
- What will be the impact on the existing community infrastructure?



Chris Wanstall presented a proposal for development at Northbrook Farm.



Chris Wanstall Weatherbury Planning & Design

- Site to the north of the village
- Mostly brownfield site as part of the redundant farm
- In 2015 plans were approved to convert one agricultural building into a residential dwelling

Chris Wanstall Weatherbury Planning & Design

- Listed building sits in middle of site
- Traffic should not provide negative impact on the village due to site proximity to major roads
- Potential for good pedestrian and cycle access



Paul Harrington of Morgan Carey Architects presented a proposal for housing development adjoining Greenacres. This is being promoted by Wyatt Homes.



Paul Harrington Wyatt Homes/Morgan Carey Architects

- Site was historically planned for employment development
- Site is to the west of the village and links nearby pedestrian/vehicular paths
- Style of development should reflect character of the village

Paul Harrington Wyatt Homes/Morgan Carey Architects

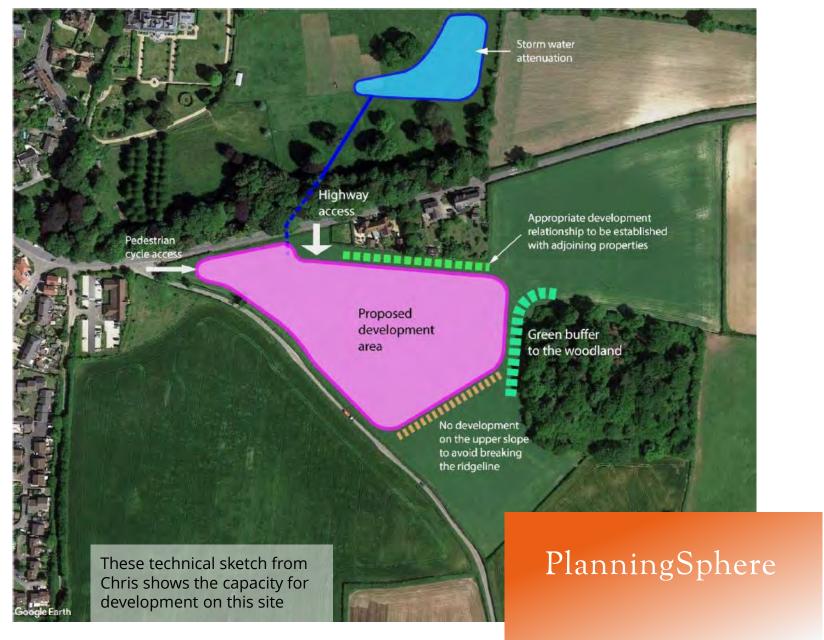
- Want to provide a variety of buildings appropriate to local requirements
- Layout of development should reflect both the compact and open nature to a village
- Careful design of houses relative to their location and orientation

Questions to Wyatt Homes

- Is the site encroaching on landscape works? (Section 106 land)
- Is the site boundary in the correct place?
- How will access be mediated with single access point for existing development?



Chris Beaver and Simon Banfield presented a proposal for development on Chapel Ground.



Chris Beaver & Simon Banfield Land South-East of Puddletown

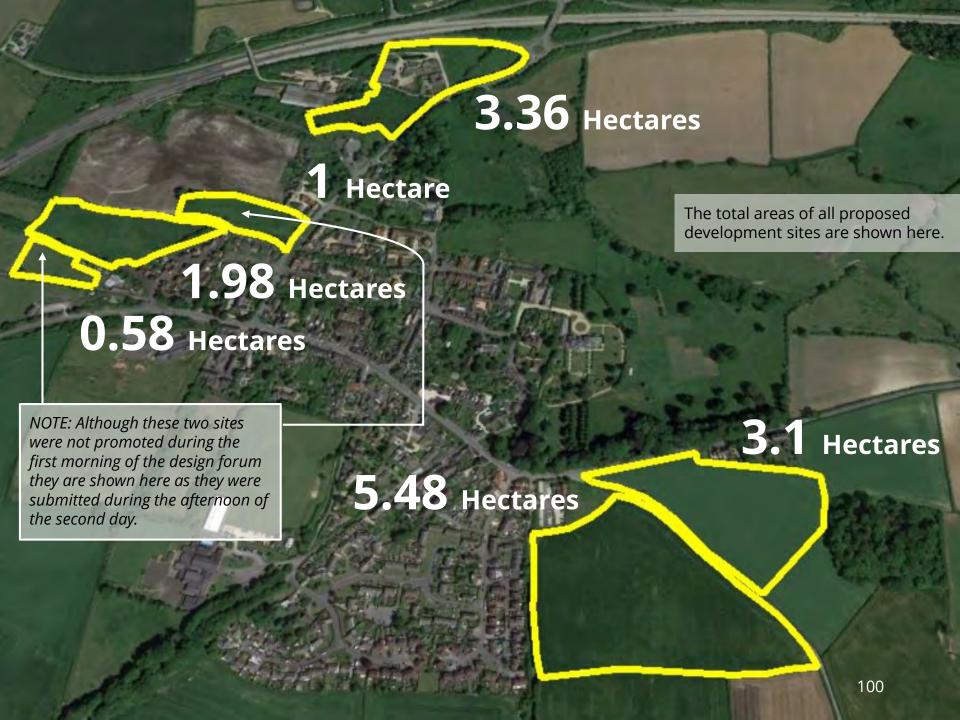
- Site is arable land, a section of which is ecological conservation
- Drainage that runs through the site will be managed
- Opportunity for new access & public realm improvement to green triangle

Questions to Chris & Simon

- Does your development depend on the site next to it being developed?
- Will there be funding for community facilities?
- Can there be principles put in place to assist residents in local affordable house-buying?

















commercial use, but lack of business investment led to residential conversion































Land beside Greenacres Wyatt Homes



Group 2

Group 2 visited the land beside Greenacres to understand the potential benefits and disadvantages to developing this site.





























Group 3

Group 3 visited the land at Rod Hill Lane and Athelhampton Road, to understand the potential benefits and disadvantages to developing these sites.































Group 1 Northbrook Farm (Weatherbury)

- Bypass noise and lack of infrastructure could be an issue
- Remote from the village, this is both a good and not-so-good attribute
- Development could be a good use of underused brownfield site
- Good access as keeps some traffic away from village

Group 1 Northbrook Farm (Weatherbury)

- Development would have to reflect high quality of the listed building it surrounds
- Site location = minimal landscape impact

Group 1 Northbrook Farm (Weatherbury)

- Options for affordable housing
- Addition of a public wetland area could help link village and provide green breathing space
- Provides a convenient walking route to the pub!





Group 2 Greenacres (Wyatt Homes)

- Single access route is a concern and creates a potential congestion point
- Parked cars are already "an issue" outside First School
- Introduce design techniques to alleviate bypass noise for the new and existing residents

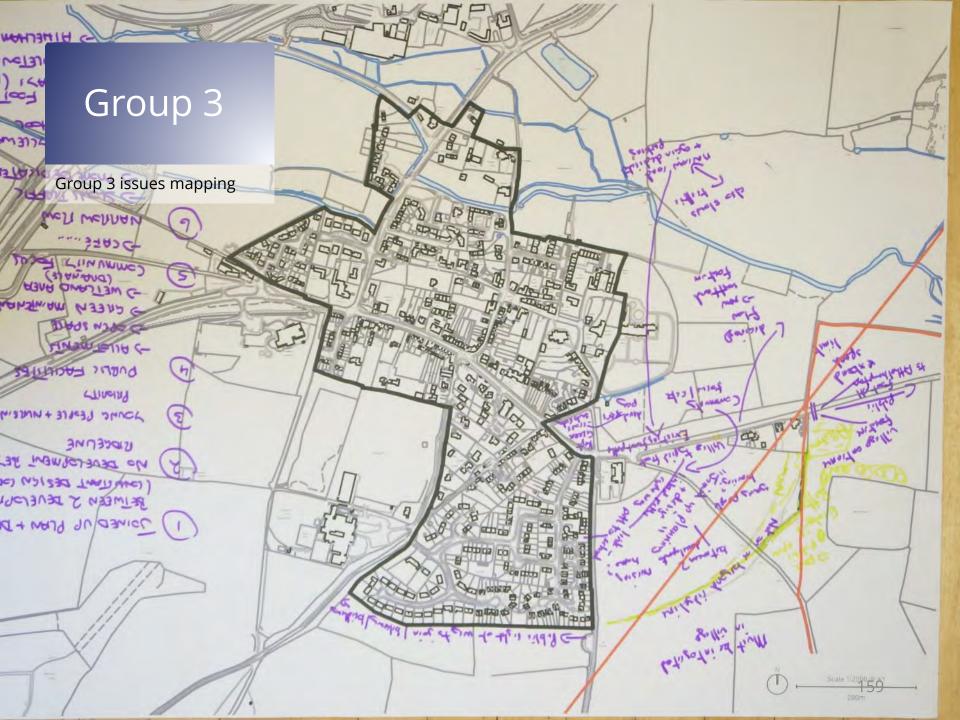
Group 2 Greenacres (Wyatt Homes)

- Good to be adjacent to an existing development. It is close to schools and recreation ground, yet further out from commercial centre
- Low level site = minimal landscape impact

Group 2 Greenacres (Wyatt Homes)

 Potential for small and affordable housing e.g. many one bedroom units designed to appear as large family home





Group 3

Rod Hill Lane & Athelhampton Road (Feniton Park & PlanningSphere)

- Two adjacent developments that need a shared approach to design
- There should be no building beyond the ridgeline
- Affordable housing needed for young people and including a nursing home will help our elderly

Group 3

Rod Hill Lane & Athelhampton Road (Feniton Park & PlanningSphere)

- Developers could contribute to allotments and public open spaces in designated green areas
- Copse needs an ecological buffer
- Let the parish take control of the central village green space, at developers' expense!

Group 3

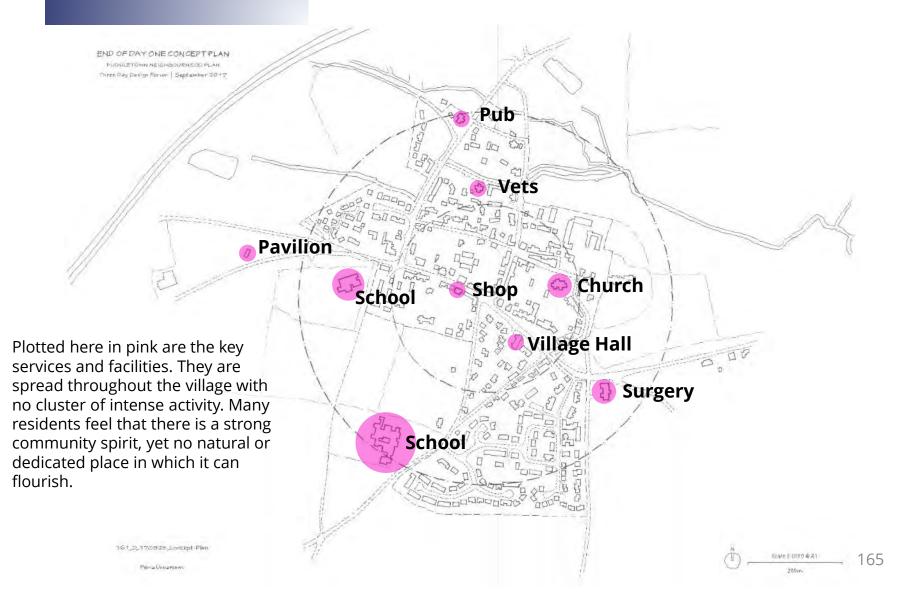
Rod Hill Lane & Athelhampton Road (Feniton Park & PlanningSphere)

- Concerns over traffic and speed
- Reduce width of carriageway and provide formal on-road parking
- Introduce foot/cycle paths through green spaces, across the village

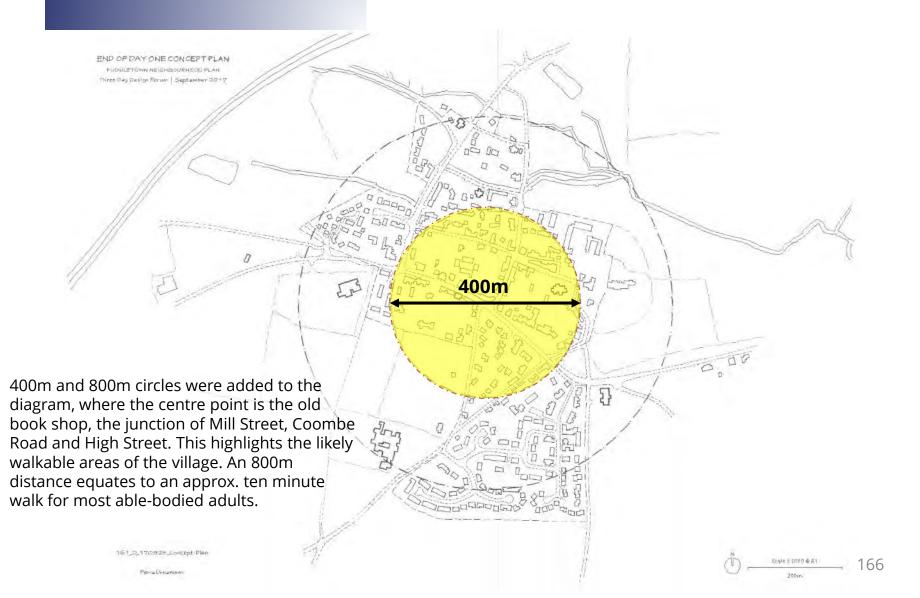


Bringing all the ideas together from the first day.... Three Day Dasign Horum | September 2017 The Feria Urbanism team produced a concept plan based on the first day's outputs. This version shows the existing village as it is today for use in the ongoing design exploration. 761_D_170925_Loncept-Plen 164 Feral Walaniam

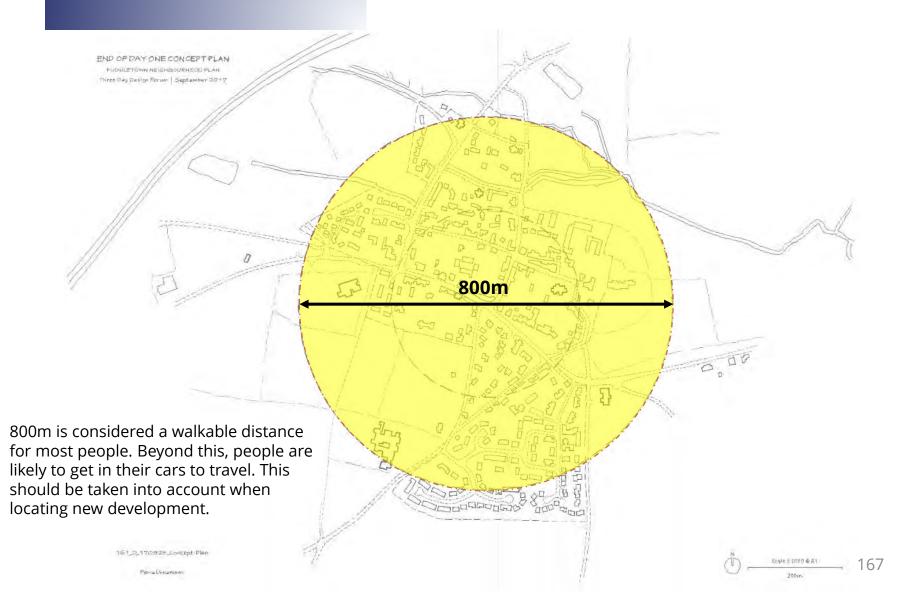
Key Buildings



Walking Distances

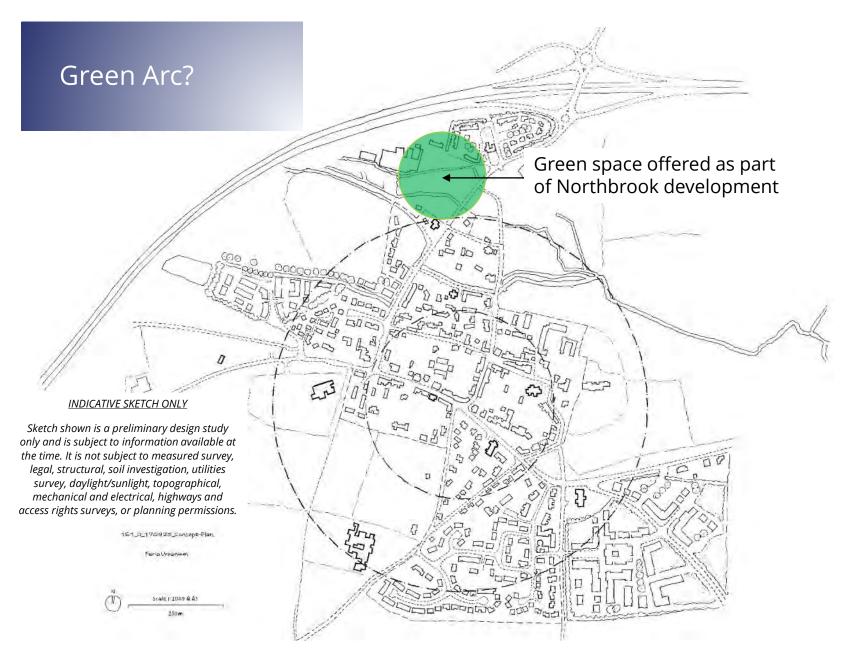


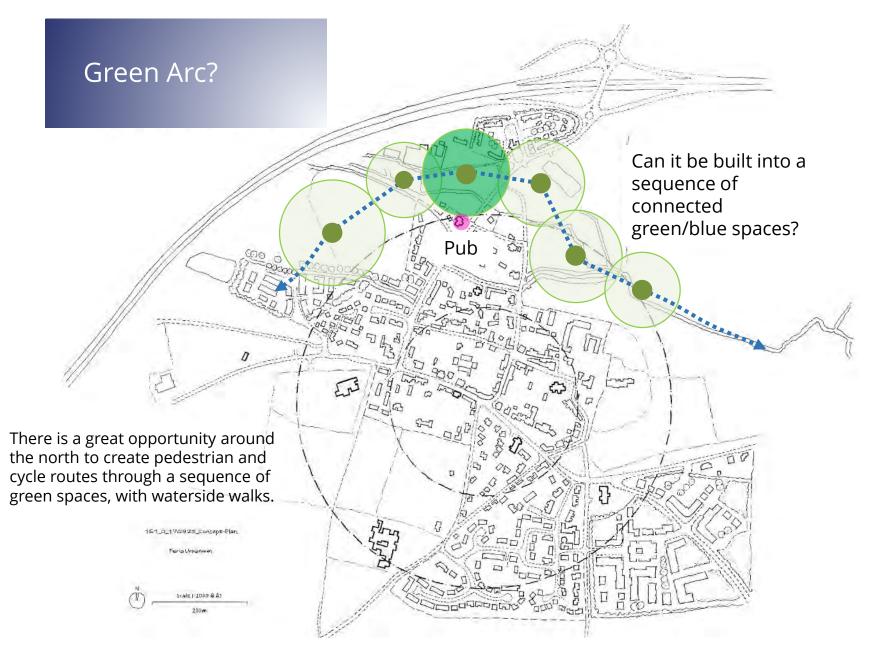
Walking Distances

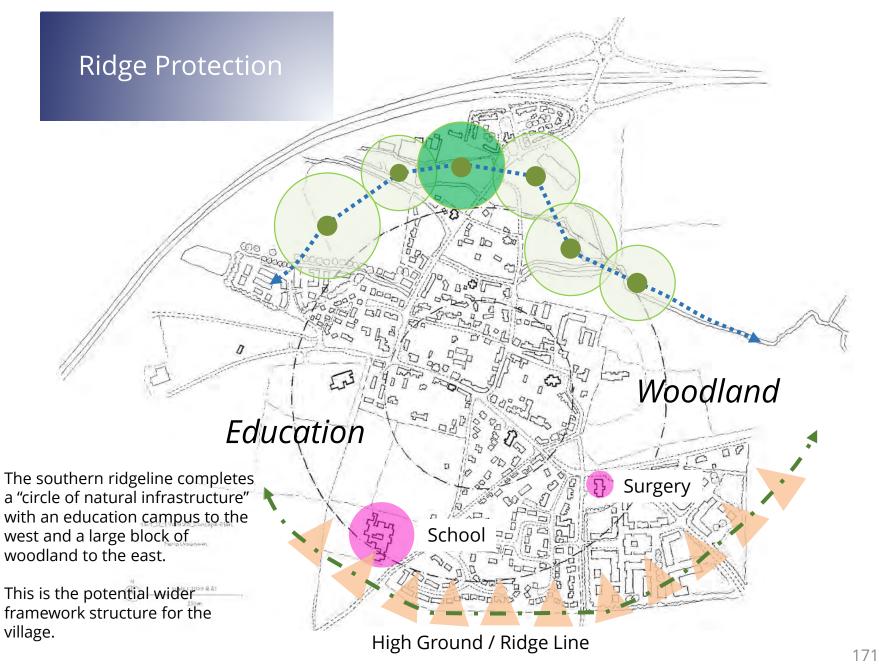


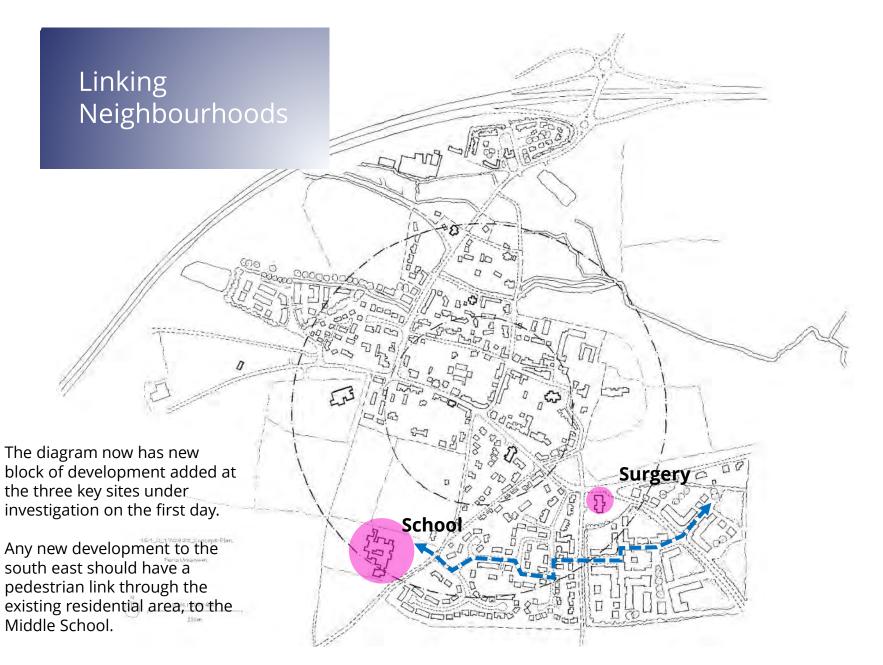
Key Spaces











Lanes Link?



Quiet Route Through Village?







End of Day One Concept Plan These were the questions given to the design forum on the second day to help steer the interrogation of the concept plan.

Over to you to test the concept

- How do different sites contribute to the bigger picture?
- What do you want to keep, delete, amend and why?
- How can local character be better reflected?
- What social and community benefits can be realised on each site and why?
- What policy headlines are needed to deliver the right result on each site?

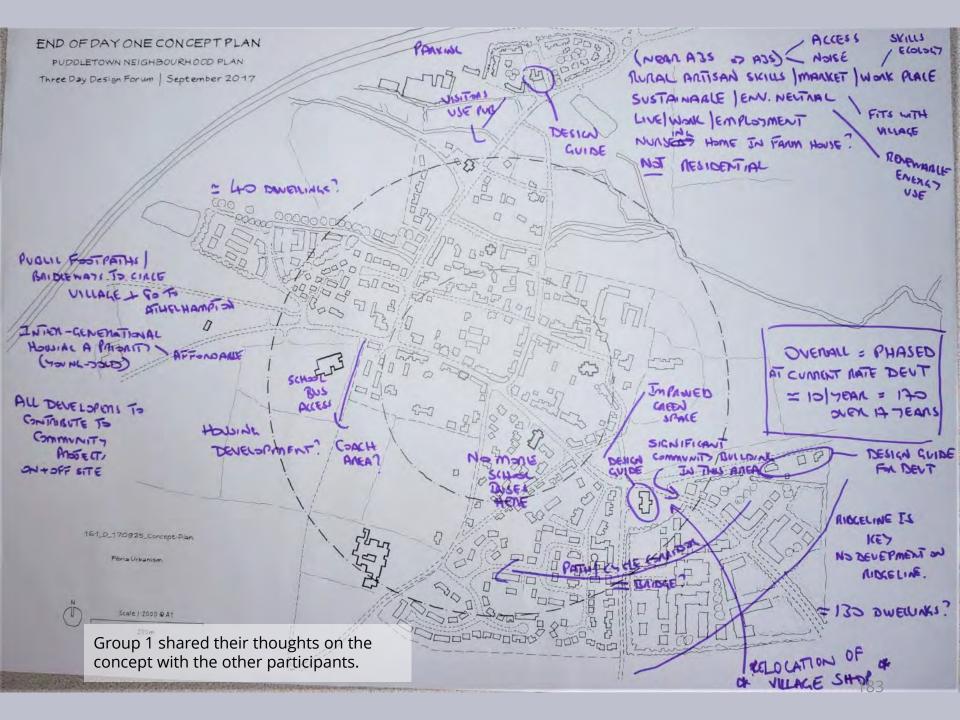












- Proximity to A35 could lend the Northbrook Farm to being commercially viable for employment uses
- A skills-centre, a social interest hub for workshops/crafts etc

- Development should not go beyond the parish's current housing delivery estimates over the plan period
- The ridgeline is a key element for rooflines to follow in the south

- Is a new, significant community facility needed to the south-east?
- Could the village shop be relocated to this area?
- Or could the village hall be relocated and a bigger shop take its place?

- Connect the western edge of the village through educational buildings/grounds
- This opens up green space to the public and the potential for smallscale development

- Understand the types of requirements for facilities and housing for the young and old are very similar
- Provide for both to allow for flexibility and for generations to interact

- Renewable energy and sustainability has been a key aim throughout this process
- Small-scale business units or commercial areas could assist here



Group 2 shared their thoughts on the concept with the other participants.



- Northbrook will have noise issues but design could alleviate this
- Chapel Ground land appears suitable with minimum access impact

- The two potential developments to the north may have less impact/strain upon the village
- New development at north and south east could provide new, attractive entrances to the village

- Development at Chapel Ground would require some form of communal facilities (shop/village hall) to be built
- Need some green areas/open spaces and play parks within the village

- But, are we in danger of changing our village because of all this?!
- What is village life and what to people desire from this?
- To what extent can development enhance the current qualities and character?



Site Visits Afternoon

Working as a single group now, the design forum made their way back out and around the village for a further assessment of ideas.

































Are 3D zebra crossings the future?



The 3D zebra crossing has been installed in the Icelandic town of Ísafjörður Credit: Facebook/Vegamálun GÍH

Perhaps a piece of 3-D street art like this is needed outside the First School! That'll slow the traffic down!





















Rod Hill Lane access















Day 2 Afternoon

- Permitted development land behind the shop has to keep footpath open
- Should there be dedicated bus roads/routes for school buses?
- How do we allocate/compensate land for public pathways/roads without building houses?

Day 2 Afternoon

- Can good quality arable land be allocated for development?
- Chapel Ground: Development should occur further back from the road and keep the green space that leads into the site













The Vision of the Community

- What do we love about Puddletown?
- Quirky, countryside links, welcoming community spirit
- Friendly, courteous, accepting
- Our shop, pub, schools and exceptional surgery

Evolving Village

- Steady growth of housing development across the village,
- Approximately <u>120 new dwellings</u>
 <u>by 2034</u>* the end of the plan period, as indicated by survey results

^{* 2016} Survey suggested that an acceptable rate of growth moving forward should be similar to that of the last decade. This equates to 120 dwellings over the plan period.

Evolving Village

- Puddletown is the biggest parish in Dorset...
- How do we be inclusive of development outside of the centre of the village?

Housing Mix

- Accommodation suitable for intergenerational use
- A healthy mix of starter homes, down-sizing for the elderly and family homes

Housing Affordability

 A significant proportion of new housing should be affordable, relative to local incomes

Site Connectivity

 Where two potential sites are adjacent to one another, collaboration between developers and a joint planning application is required, to ensure connectivity

Chapel Ground & Rod Hill Lane

 Advantages: Opportunity for community benefit, e.g. allotments/green space, improved gateway to village, local & receptive landowner, possibility of integration

Chapel Ground & Rod Hill Lane

 <u>Disadvantages</u>: Distance from village centre, building on greenfield land, outside of development boundary

Northbrook Farm

 Advantages: Brownfield site, listed building would ensure high architectural quality, good access to A35, potential for mixed use, live and working.

Northbrook Farm

 <u>Disadvantages</u>: Noise from bypass, outside of development boundary, contamination issues

Adj. to Greenacres

 Advantages: Previous planning approval (now expired), close to school, opportunity for green space, infrastructure already in place, adjoins existing community

Adj. to Greenacres

 <u>Disadvantages</u>: Noise from bypass, access issues (cul-de-sac), outside of development boundary

Judge's Meadow

- Advantages: Opportunity to link with other sites e.g. foot/cyclepath, proximity to school
- <u>Disadvantages</u>: Noise of bypass, access issues

Other issues that must not be forgotten...

- Pedestrian/cycle links
- Traffic management
- Employment opportunities
- Social interaction community café
- Environmentally friendly policies
- Infrastructure to meet need
- Continue to be safe & secure village



The group continued writing draft policies into the afternoon.

Evolving Village

comments, details, qualifiers etc.

based on the evidence convected PNP

120 rens hurchigs

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Policy:

Housing mix

comments, details, qualifiers etc.

Suitable for

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Policy:

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comments, details, qualifiers etc.

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4. Greenacres (WyaH)

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Linkage

comments, details, qualifiers etc.

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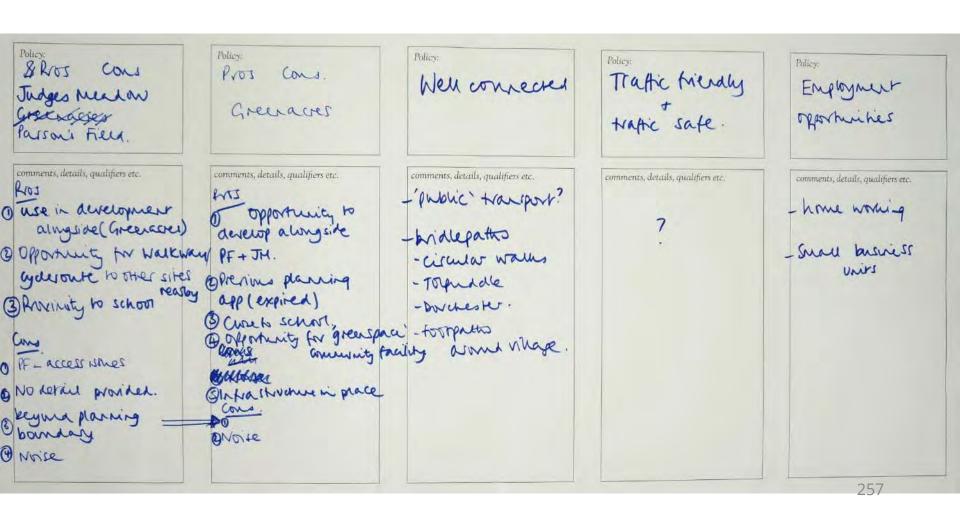
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Opportunities for

community benefit

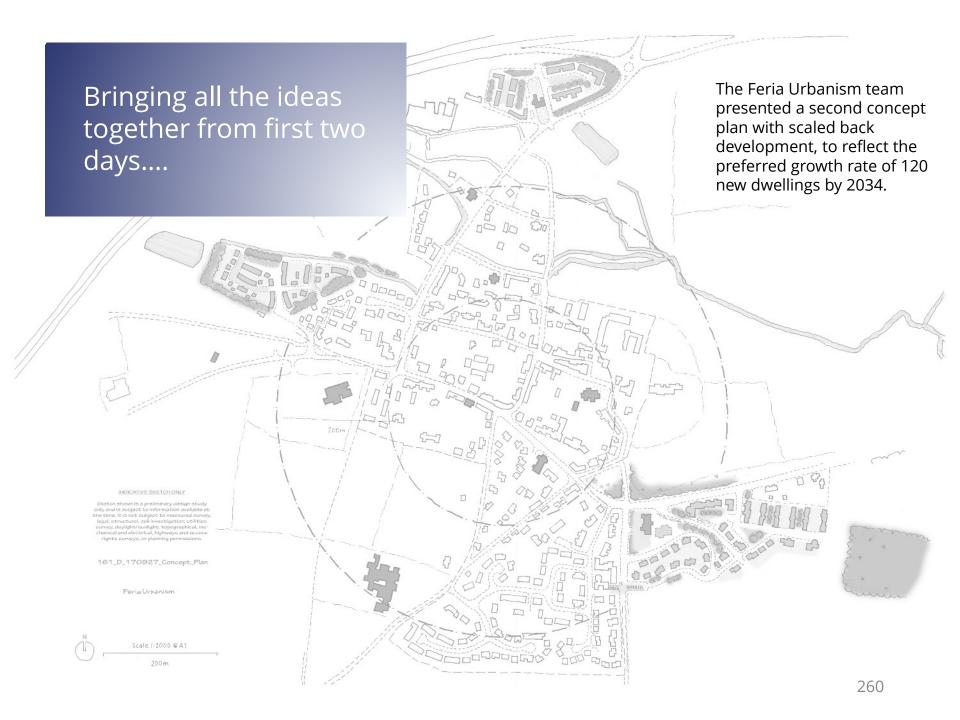
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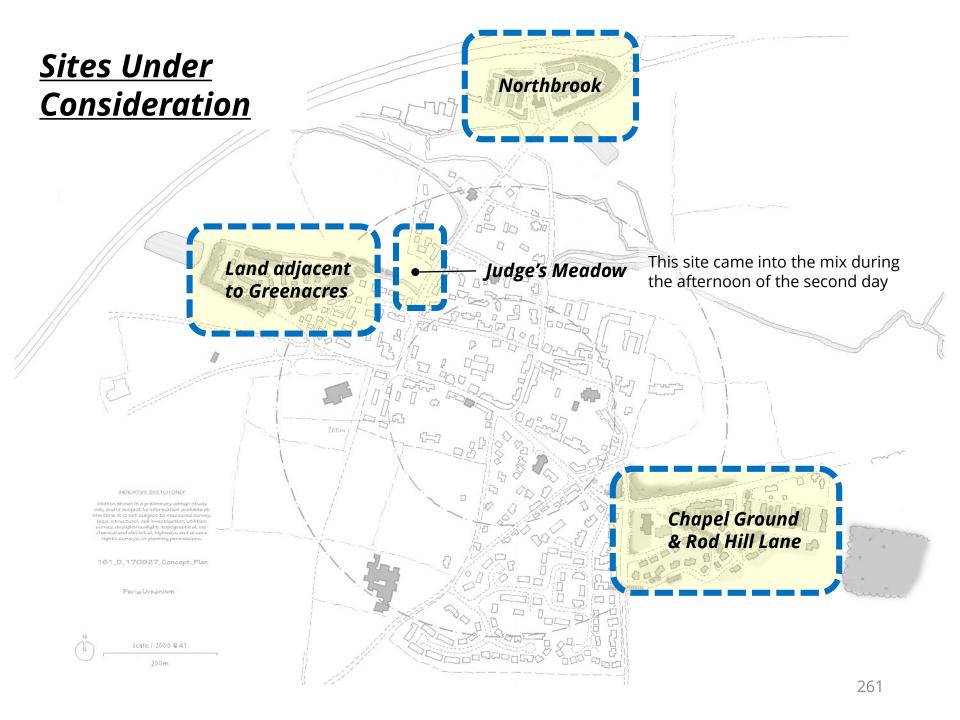
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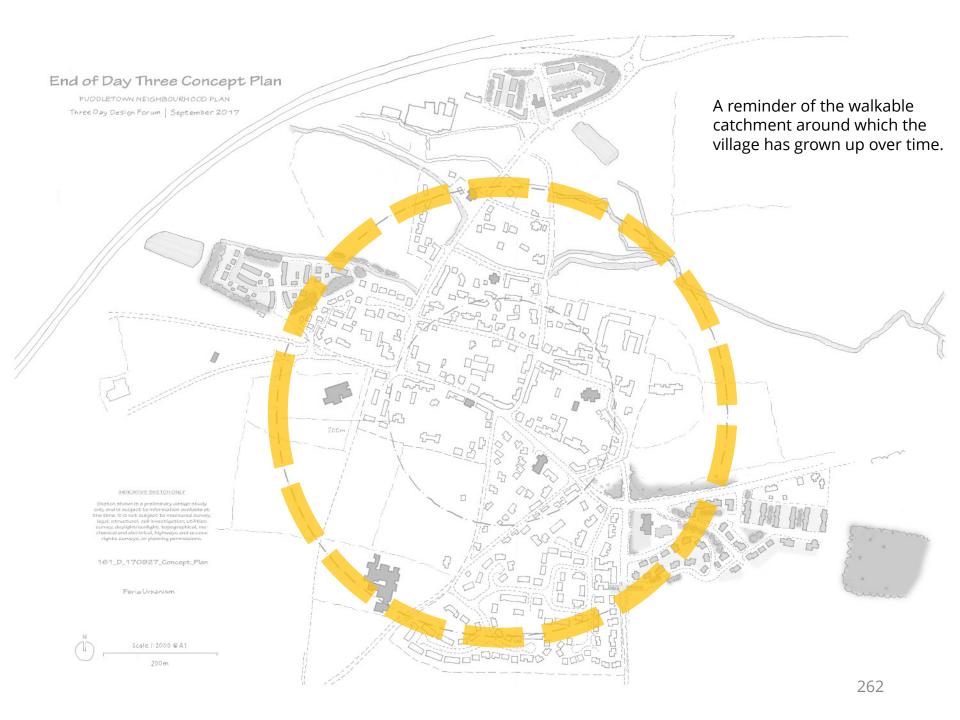


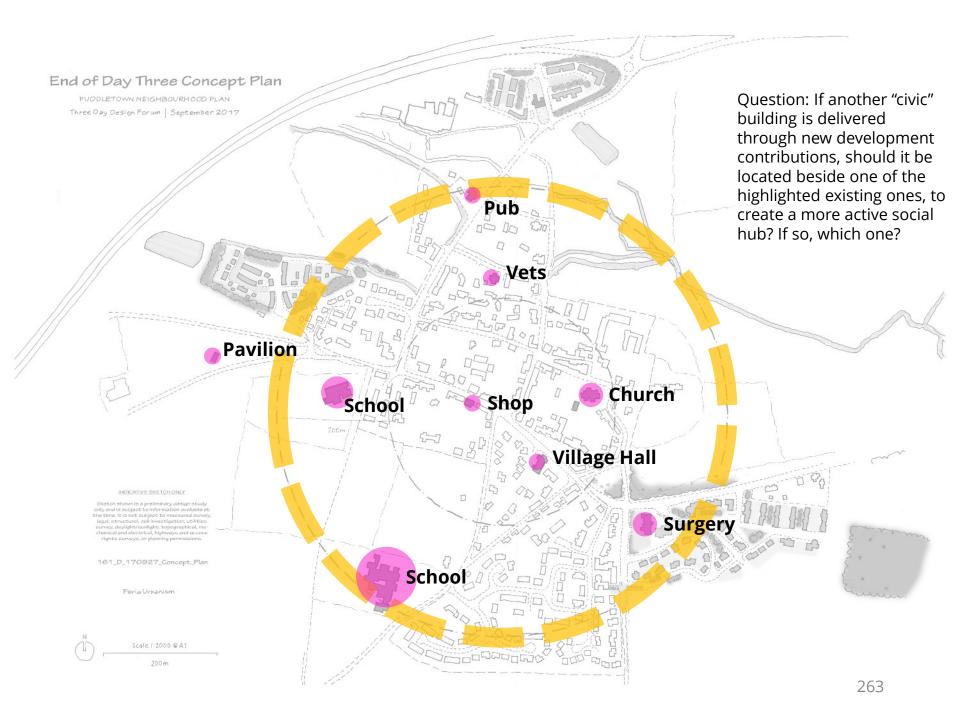
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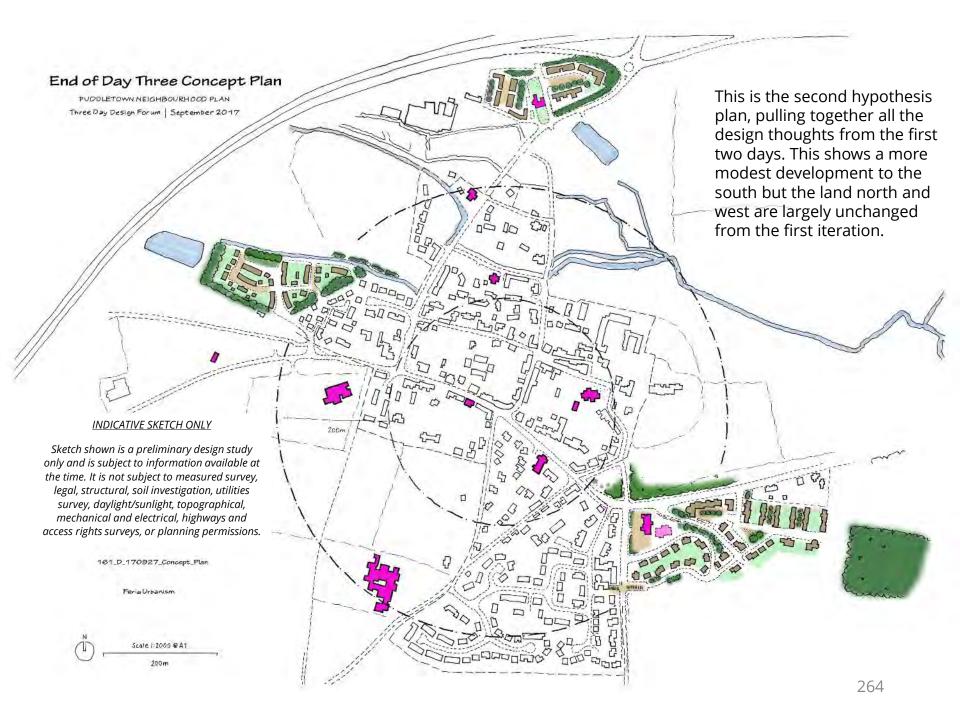










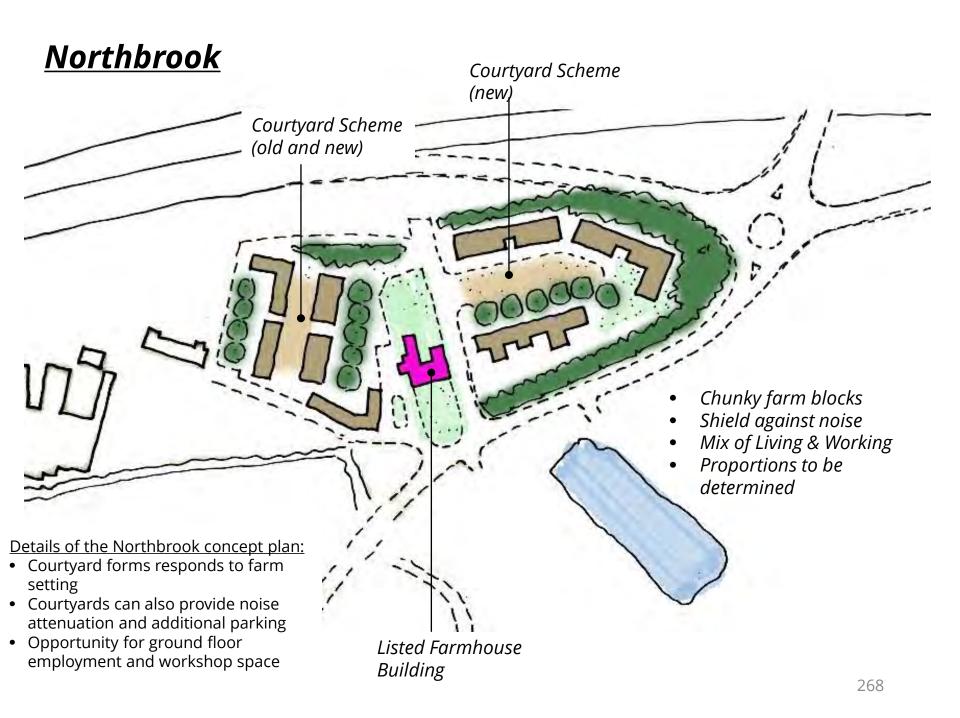


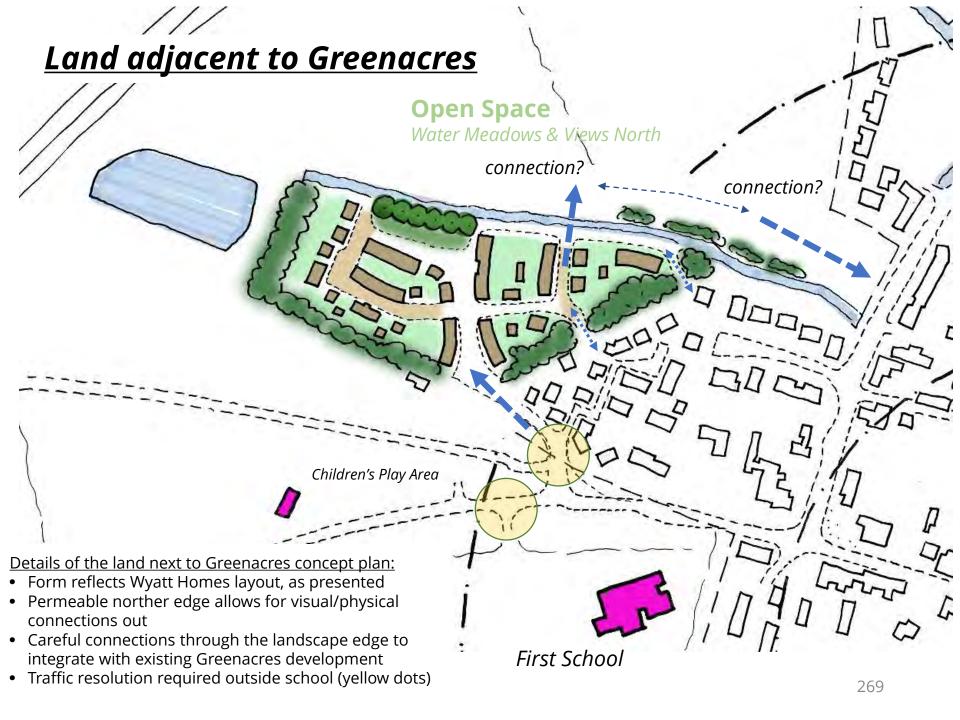




<u>Northbrook</u>

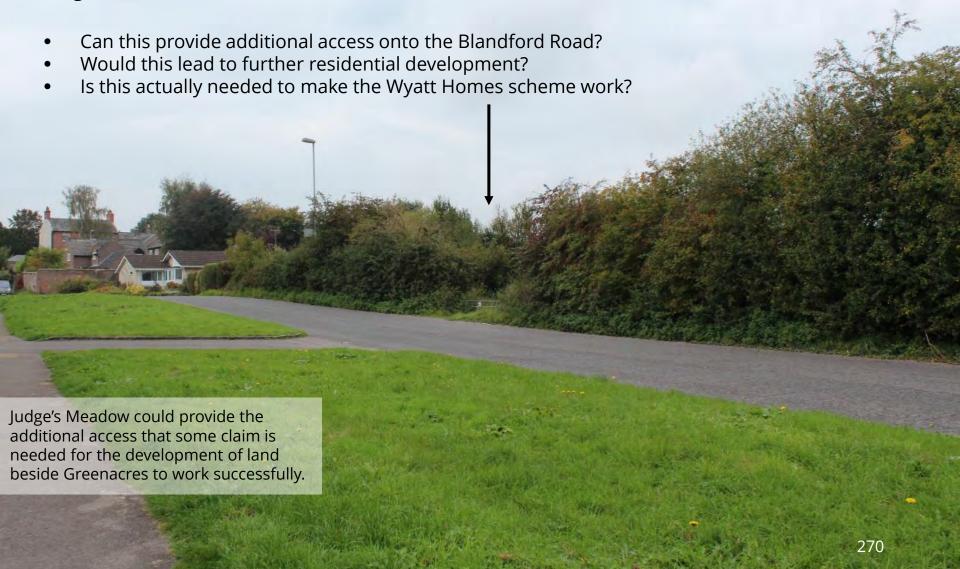




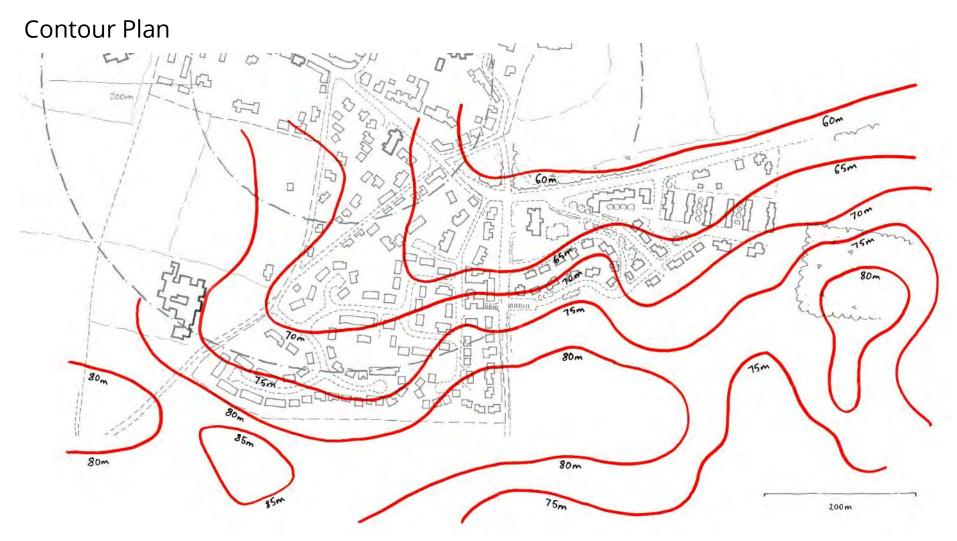


Land adjacent to Greenacres

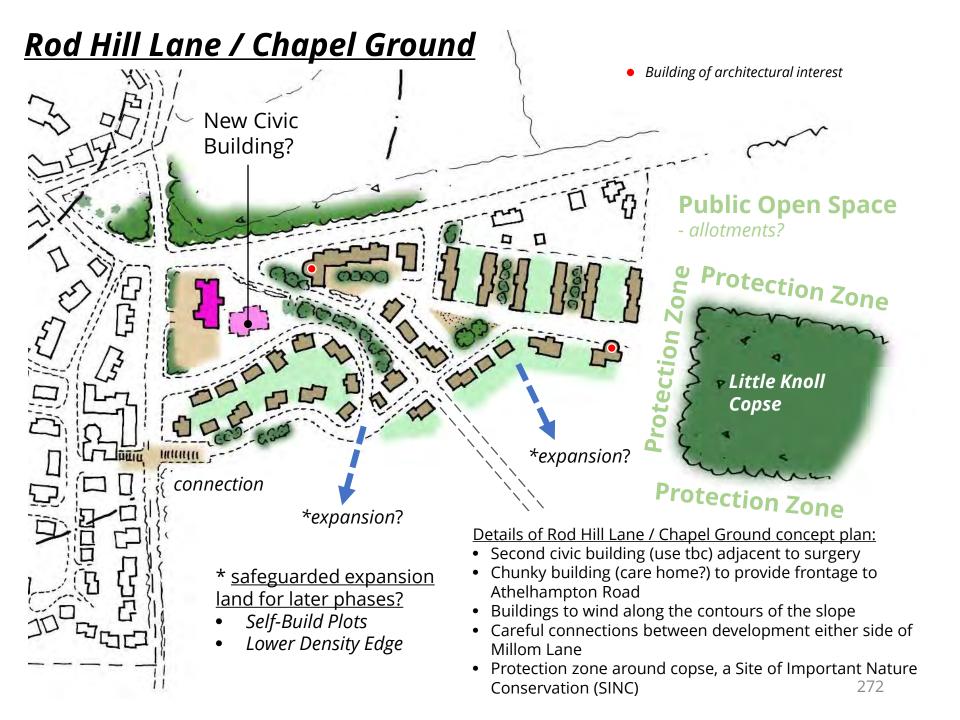
Judge's Meadow

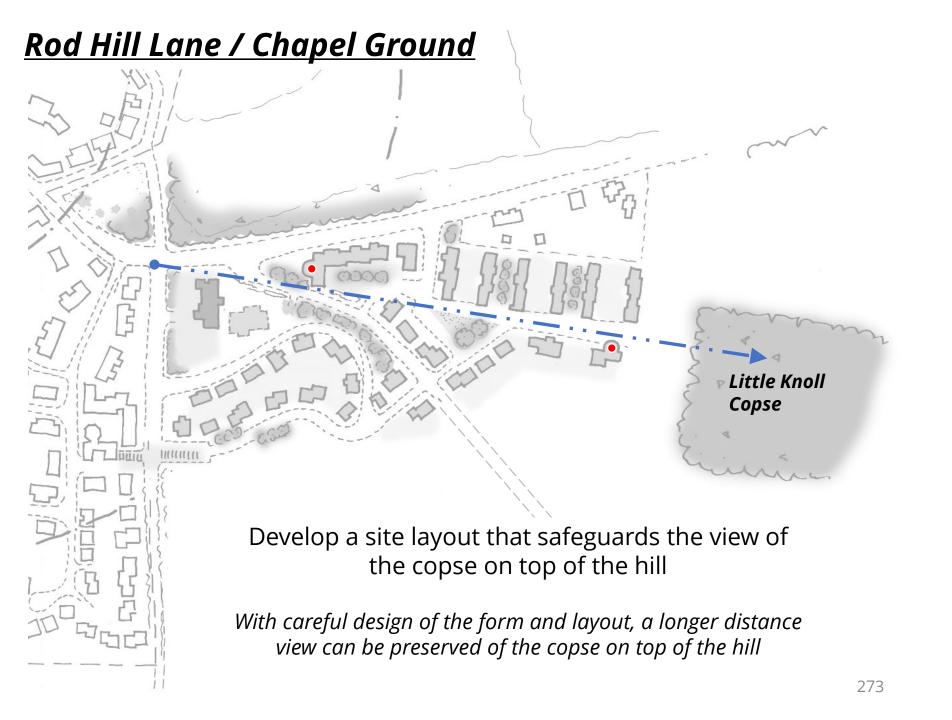


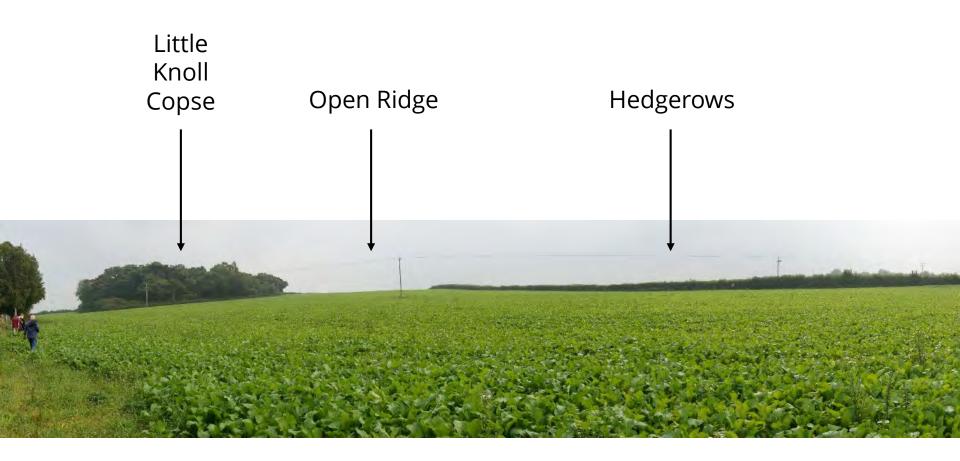
Rod Hill Lane / Chapel Ground



There are significant contours across these two sites in the south east, which should positively influence the layout of any new development here.

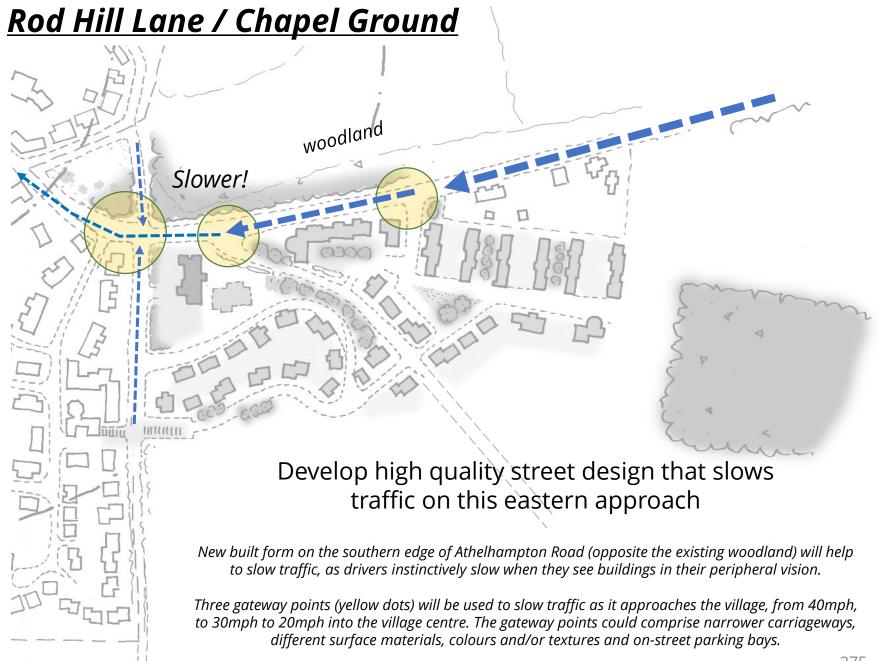


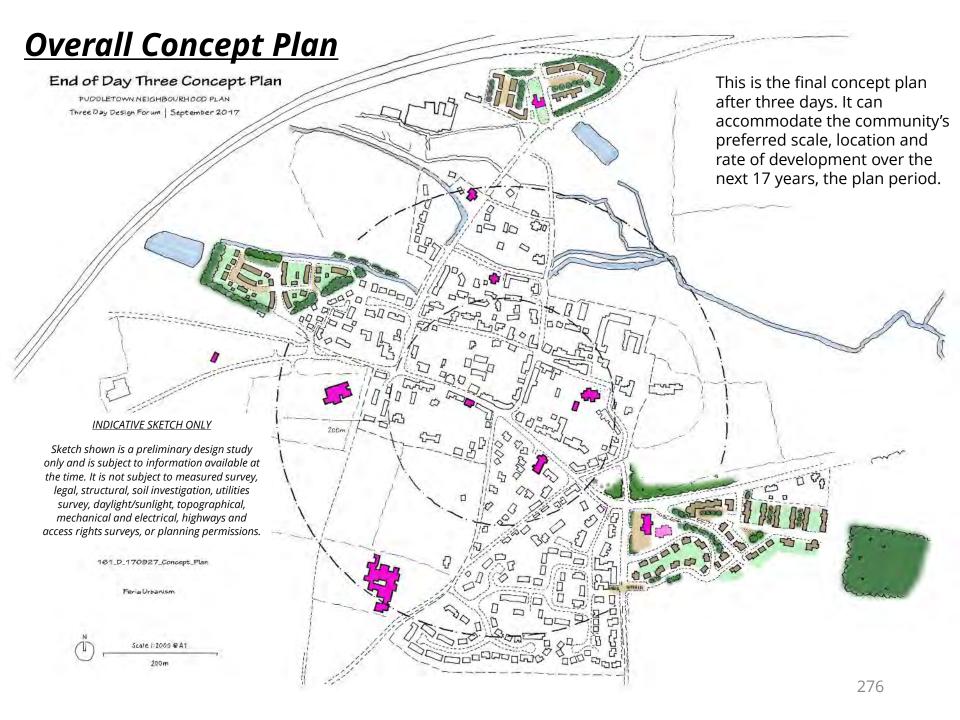


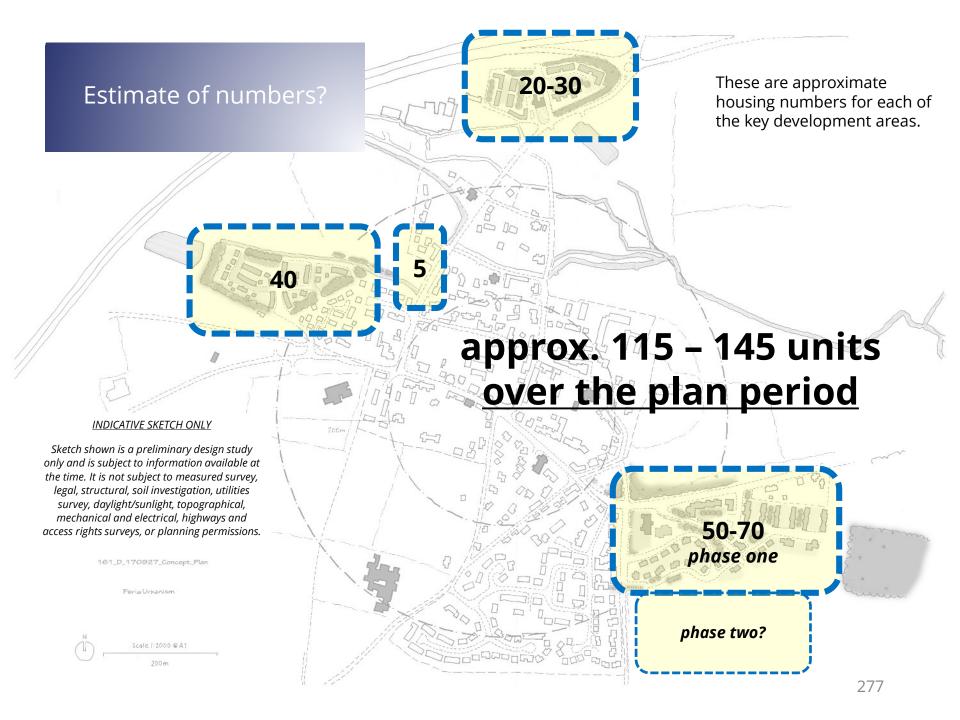


"We need to borrow the landscape"

The best architectural design incorporates and exploits (in a positive sense) the landscape that exists and uses it as a backdrop. It's free, after all!







So, what do we do next?

- Over three days we now have a huge amount of knowledge and material
- Some key ingredients for your plan are in place – policy structure, illustrative materials and particular projects
- Need to reflect on all the work so far, refine, prioritise and streamline.

So, what do we do next?

- More research needed to strengthen understanding of certain areas
- There will need to be site assessment work, more detailed appraisals before sites can be formally included in your draft plan...
- ... but this has been an invaluable exercise in seeing how they all contribute to a vision

The Process

- Defining the neighbourhood area
- Preparing the Plan
- Formal Six-Week Consultation (Reg.14)
- Consider revisions and changes
- Submission to WDDC
- Formal Six-Week Consultation (Reg.16)
- Examination
- Referendum
- Legal Force

So, what do we do next?

- Share the body of work you now have with the wider community
- Constant engagement with WDDC
- Engagement with your neighbouring parishes too
- Keep up the enthusiasm and momentum!

Puddletown Neighbourhood Plan



Puddletown Neighbourhood Plan

Shaping the future of our parish