



# *Piddle Valley Neighbourhood Plan 2016 - 2031*

## *Newsletter 14*

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

#### **We're getting there !**

Based on what you've told us we have produced and published the first draft of the Piddle Valley Neighbourhood Plan. It is very different from the first ideas that were put forward at last year's village presentations. Is it right, does it say what you want? You now have the opportunity to review the document and tell us which parts you like, which you don't and why. The Neighbourhood Plan will designate which areas of the Valley might be developed over the next 15 years and importantly, which areas should be protected. The Plan carries no automatic rights; planning applications will still have to be submitted. This Plan, together with the West Dorset Local Plan, will be the documents that planning officers consult when considering future applications.

I hope you were able to come to the event at the School last month to see and discuss the Plan. If not, it is available on the Piddle Valley website [www.piddlevalley.info](http://www.piddlevalley.info). The full version contains background information and explanations of what the Plan is trying to achieve. The following pages contain the crucial parts, the policies and the maps. Please read these and then fill in and return the feedback form, as it is essential that we know what you think.

This is the First Draft of the Plan and is being made available for you to comment on. Where there is a consensus we will incorporate changes into a second draft. Later this year as part of the adoption process, the Neighbourhood Plan will need an official statutory 6 week consultation where it is also reviewed by Public bodies.

The goal is to preserve and protect the character and beauty of the Valley and the maps (pages 11-16) are key to how we are trying to achieve this - see notes and key on page 10. I hope the policies are self explanatory. "Policy 11- Development within the Settlement Boundaries" has replaced the identification of specific sites that was very unpopular. There still remain a few exception sites. These are the larger areas of land that could be used to provide a mix of open market and local housing together with additional village amenities. These developments may not go ahead; each will still be subject to all the normal planning application constraints such as highway considerations, sewerage concerns and conservation area restrictions. Please tell us what you think - it is important for the future of the Valley over the next 15 years. The Feedback form in the centre of this publication, should be returned to the Piddletrenthide Village Shop by **May 16<sup>th</sup>**. If there is not enough space on the form, please include your thoughts on extra paper.

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## Spaces and places protected from development

### **Policy 1**      **Local green spaces**

Local green spaces, as shown on the Proposals Maps, are to be protected from development that would detract from their undeveloped character.

### **Policy 2**      **Significant views from settlements**

Development that would noticeably detract from the character or enjoyment of significant views, as indicated on the Proposals Maps, will not be supported. Opportunities should be taken to improve or create new views of the river Piddle (and its tributaries) from public rights of way.

### **Policy 3**      **The open and undeveloped chalk downlands**

Buildings or structures that would be visibly prominent or incongruous within the chalk downlands or on the valley slopes leading up to the chalk downlands will not be permitted, particularly where likely to be seen on the skyline or visible from public places.

## Gaps between settlements

### **Policy 4**      **Important gaps between settlements**

Development that would reduce the openness of the short gaps separating the settlements of Piddlehinton, White Lackington and Piddletrenthide (as shown on the Proposals Maps) will not be permitted. Removal of redundant buildings and structures in these gaps should be secured where possible.

## Features of local wildlife or historic interest

### **Policy 5**      **Improving wildlife areas**

Development proposals should, where relevant and reasonable, take opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area, through (for example) providing buffer areas to protected habitats, including new biodiversity features within the development and measures to improve the biodiversity of the River Piddle and its tributaries.

### **Policy 6**      **Features of historic interest**

Buildings and other features of historic interest are important assets to the Valley and must be protected for future generations, in line with national and adopted local plan policies.

Where historic buildings and features are within the same site as a development proposal, their repair (if needed) and retention should be secured.

## Community facilities

### Policy 7 Important community facilities

Community facilities are important to local residents and should be retained where possible. Every effort should be made to work with the local community to investigate potential solutions before conceding that the loss of one of these important community facilities is not possible. Proposals will be supported that allow such facilities to be modernised and adapted for future needs.

#### Alton Pancras

**Field east of The Old Rectory  
St Pancras Church**

#### Piddlehinton

**Millennium Green  
Piddlehinton Gym in Enterprise Park  
Piddlehinton Rugby Club and pitch  
in Enterprise Park  
Piddlehinton Village Hall  
St Mary the Virgin Church  
Thimble Inn PH**

#### Piddletrenthide

**All Saints Church (including car park)  
Memorial Hall  
Piddle Inn PH  
Piddle Valley CE VA First School  
(including playing field, play area,  
tennis court)  
Poachers Inn PH  
Village Shop and PO**

#### Plush

**Brace of Pheasants PH  
Former Church of St John the Baptist  
Cricket ground  
Jock's Paddock**

The Parish Plan highlighted that there is an appetite for a large, modern community hall that could cater for larger events including sports and leisure uses (to complement and not replace the smaller village halls in each settlement). This would need to be taken forward as a project by the local community. A possible site at Piddletrenthide for such a facility has been identified in this plan, but its delivery will depend entirely on local community support for such a project, to develop the business case and raise the necessary funds (see Policy 15: Kingrove Farm, Piddletrenthide).

## **Flooding and sewerage**

### **Policy 8 Reducing Flood Risk and Sewerage Inundation**

The need to avoid exacerbating current or adding new flood and sewerage problems is an over-riding objective for this plan, and development will not be allowed where it is likely that it would be at risk from flooding or sewerage inundation, or increase these risks to properties on that site or elsewhere.

All proposals for new buildings connecting to the public sewerage system will need to demonstrate that they provide appropriate mitigation to stop any groundwater inundation leading into the sewers from that development. Until such time that a groundwater management strategy has been agreed for the Valley, the appropriate level of mitigation will need to be demonstrated through an independent drainage plan for that site prepared by a suitably qualified drainage expert.

A flood risk assessment will be required for all proposals that are within 200m of either the flood risk zones 2 and 3 or indicative surface water flood risk areas (as shown on the Environment Agency maps). This should clearly assess the opportunities to reduce the causes and impacts of flooding below current levels, including:

- improvements to ground / soil permeability,
- increased floodwater storage,
- improvements to the sewerage network, and
- alleviating run-off from hills

and where these are feasible and appropriate, these opportunities should be taken.

## **Traffic and road safety**

### **Policy 9 Reducing road safety concerns**

Where development adjoins a public right of way, or is proposing a new access onto the highway network, the potential to improve road safety through

- the provision of safe and appropriate cycle and walking connections,
- or
- the design of development to encourage lower traffic speeds should be considered and where reasonable enabled in the design.

### **Policy 10 Car parking requirements**

Development will be expected to provide sufficient parking on-site. In locations where there is a lot of on-street parking causing local problems, the parking for the site should be more convenient than parking on-street.

## Settlement boundaries

### **Policy 11      Development within the settlement boundaries**

Sites within the settlement boundaries (as shown on the Proposals Maps), will be considered to meet the need for new homes, businesses or community uses.

Development sites will generally be limited to small, well-defined plots of under 0.2ha, that would enable infill of up to three buildings, in a gap in a built-up frontage or in a manner otherwise well related to the street scene. Large sites with a developable area of 0.2ha or greater in size may be considered if brought forward as rural exception sites for local, affordable housing, or for employment or community uses. A masterplanned approach will be required, to make sure the proposals are comprehensive and provide an overall enhancement to the character of the area.

Open market housing will only be supported on a large site in order to cross-subsidise the provision of affordable housing, and provided the site has either been identified in this plan as a rural exception site or the site is on previously developed land, and in either case will comprise no more than 40% of the total dwellings. The provision of any open market housing will need to demonstrate that no grant funding will be required to deliver the affordable homes, and the affordable housing must be built at the same time or before the open market housing is built. Restrictions will be applied to ensure that the affordable housing remains affordable to local people in perpetuity. Any development within the settlement boundaries will need to be in accordance with all other policies in this Neighbourhood Plan and relevant policies in the adopted Local Plan, in particular:

- the protection of important local green spaces and significant views
- the avoidance of visually prominent development extending up the valley sides
- the protection of important wildlife habitats and corridors
- the protection of important sites or features of historic importance, including their setting
- the avoidance of areas subject to flooding or sewerage problems, or where development would increase such risks to other properties
- the provision of safe access by car and sufficient off-road parking
- the existence or practicality of pedestrian access routes to the facilities in that settlement
- the protection of residential amenity
- the sympathetic design in keeping with the character of that settlement

### **Policy 12      Development outside of the settlement boundaries**

Outside of the settlement boundaries the policy approach is focused on the need to respect the more undeveloped character of the countryside. Opportunities for new homes, businesses or community buildings will therefore be limited to those cases where a rural location is essential, or where the proposal is in relation to an existing developed site.

### **Rural exception sites**

#### **Policy 13      Land at Austral Farm, Alton Pancras**

The site (as shown on the Proposals Maps) is identified as a rural exception site to provide a mix of affordable and open market homes and small business units (either stand-alone B1 office / workshops or as part of flexible live-work units).

The proposals should be heritage led to respect the setting of the nearby Listed buildings and secure the long term retention and use of the model farm buildings. Any new buildings should be modest in scale and not detract from these heritage assets. The design and layout will also need to be informed by a full flood risk appraisal, and incorporate suitable measures to reduce the risk of flooding downstream. The layout of any vehicular access or parking areas within the site should be rural in character. Street or security lighting would not be appropriate in this location.

#### **Policy 14      Land at West Cottage, Piddletrenthide**

The site (as shown on the Proposals Maps) is identified as a rural exception site to provide up to 10 homes in total. Vehicular access will be provided off the Cerne Road to the rear side of West Cottage. The hedge bank will be replanted to provide sufficient forward visibility whilst maintaining the rural character of this lane.

The development will require the provision of a pedestrian crossing point over to the track running behind West House and connecting to the B3143 at the Piddle Inn, and suitable upgrades must be made to this track to create a safe alternative pedestrian route into Piddletrenthide. These improvements will need to be in place before any new homes are occupied. Provision should also be made for a suitable public footpath / bridleway link through the site to form part of the proposed all-weather off-road pedestrian and cycle route along the Valley.

The hedgerow boundaries and landscaping around the site will need to be strengthened, and arrangements for their long-term maintenance agreed, to protect the setting of West Cottage and other Listed Buildings in the vicinity. The layout of any vehicular access or parking areas within the site should be rural in character. Street or security lighting would not be appropriate in this location.

The design and layout will be informed by a full flood risk appraisal, and incorporate suitable measures to reduce the risk of flooding downstream. Any built development should not intrude forward of the front façade of West Cottage, it should be modest in size and not more than 1½ storeys in height, and respect and be sympathetic to West Cottage as a locally important historic building. Opportunities to enhance the historic interest of West Cottage through suitable repairs or renovation work should be secured.

**Policy 15      Kingrove Farm, Piddletrenthide**

The site (as shown on the Proposals Maps) is identified as a rural exception site to provide up to 8 homes in total. The reuse and (where appropriate) replacement of the farm buildings may be considered for small-scale employment or community uses, with space reserved for the provision of a new community hall (and associated parking) of a sufficient size to accommodate sporting activities such as indoor badminton. If there is no demand for these facilities despite significant marketing and community consultation over a minimum period of 12 months, their re-use / replacement to provide further affordable and open market housing may be considered. Vehicular access will be provided off Wightman’s Orchard.

Opportunities to relieve the on-street parking congestion in Wightman’s Orchard should be secured if these can be reasonably accommodated on the site.

The design and layout will be informed by a full flood risk appraisal, to avoid developing in areas at risk from flooding and to incorporate measures to reduce the risk of flooding downstream. The potential impact on locally historic buildings, the amenity of nearby residents, and wider visibility of the development from the wider countryside will also strongly influence the design, scale and layout of the development and associated landscaping.

Open spaces which should remain free of built development as a result of these factors should be designed to provide wildlife, flood management and, where appropriate, community recreational opportunities as part of the comprehensive design. Arrangements will need to be agreed for the hedgerow boundaries and landscaping in and around the site to be maintained in the long term.

**Policy 16 Land at South View, White Lackington**

The site (as shown on the Proposals Maps) is identified as a rural exception site to provide up to 10 homes. The design and layout should ensure that built development does not creep up the slopes, which should be appropriately landscaped particularly on the eastern and southern boundary, to ensure development is not visible from wider views. The height of the new buildings should noticeably exceed the terrace of existing homes facing onto South View on the western side of the B3143.

The access and parking arrangements for the new homes will need to ensure that there is adequate access to the new development and that on-street parking problems are not exacerbated in the nearby roads.

**Policy 17 Enterprise Park and Bourne Park**

Enterprise Park and Bourne Park will remain important employment sites for the Valley and surrounding area, and the modernisation of existing buildings and external areas to enable employment uses will generally be supported. However the impact of development in these locations must not further degrade the area’s character, and therefore:

- any new buildings and hardstanding should be limited to within the area shown on the Proposals Maps and deliver landscape and visual improvements, such as the removal of structures on the higher ground, and the removal of excessive security lighting
- the existing footprints and heights of buildings should not be significantly increased.
- the historic value of the remaining elements of the second world war camp should be respected
- no development will be permitted that would cumulatively generate an unacceptable level of large vehicle movements using the local highway network. Access to Enterprise Park must not be via London Road.

## Farming in the Piddle Valley

### **Policy 18          New farm buildings**

The provision of new agricultural buildings to improve the operational efficiency and long-term viability of farms and reduce the number of farm vehicle movements along the adopted roads in the Valley will be supported, subject to ensuring the siting and design does not lead to an unacceptable impact on landscape character, heritage, wildlife or residential amenity.

Where new agricultural buildings are proposed where there are redundant buildings within that farm holding (or the proposals will mean that existing buildings will become redundant), opportunities to remove those redundant units should be considered.

### **Policy 19          Re-use or replacement of redundant farm buildings**

The residential, community or business re-use of a redundant agricultural building outside a settlement boundary that makes a positive contribution to the local character will be supported, provided that all of the following tests are met:

- the building is not in an isolated location,
- the building is not in an important gap,
- the building is not in an elevated or open location where the addition of external lighting, garden, parking areas etc would be clearly visible in wider views,
- the proposals would respect the fabric and appearance of the building and its redundant, and its setting in the wider landscape.

The replacement of a redundant agricultural building that detracts from the natural beauty of the area may be supported subject to the above tests and the following:

- the building has been in existence prior to 2000 and is shown to be genuinely redundant, and
- the proposed replacement building would provide an overall enhancement and its silhouette is no greater in height than the building it is replacing.

Where a large part of a farm complex is redundant (of 0.2ha or greater in size), a masterplanned approach will be required. Any such development will need to be in accordance with all other policies in this Neighbourhood Plan and relevant policies in the adopted local plan.

## Type and design of new development

### **Policy 20            The character and design of new development**

Development, including extensions and porches, should have regard to the character of the surrounding area to which it relates, in terms of the plot size, density, scale and massing, and not significantly change the character through over-intensive development. The design should be sympathetic to the form, style and colour of nearby existing traditional buildings. It should respect but not necessarily copy the style of existing buildings. Imaginative designs using well-chosen materials that weather well will be supported. Traditional building materials such as stone, flint, brick, slate, timber and lime mortar and render are appropriate. The use of modern materials may also be appropriate because of their character (in relation to contemporary building designs) and sustainability credentials. To be fit for the future, the ability to adapt housing to allow people to work from home is supported. Where possible, ducting (that can accept fibre optic cabling or its future equivalent) should be provided to the public highway or other suitable point of connection.

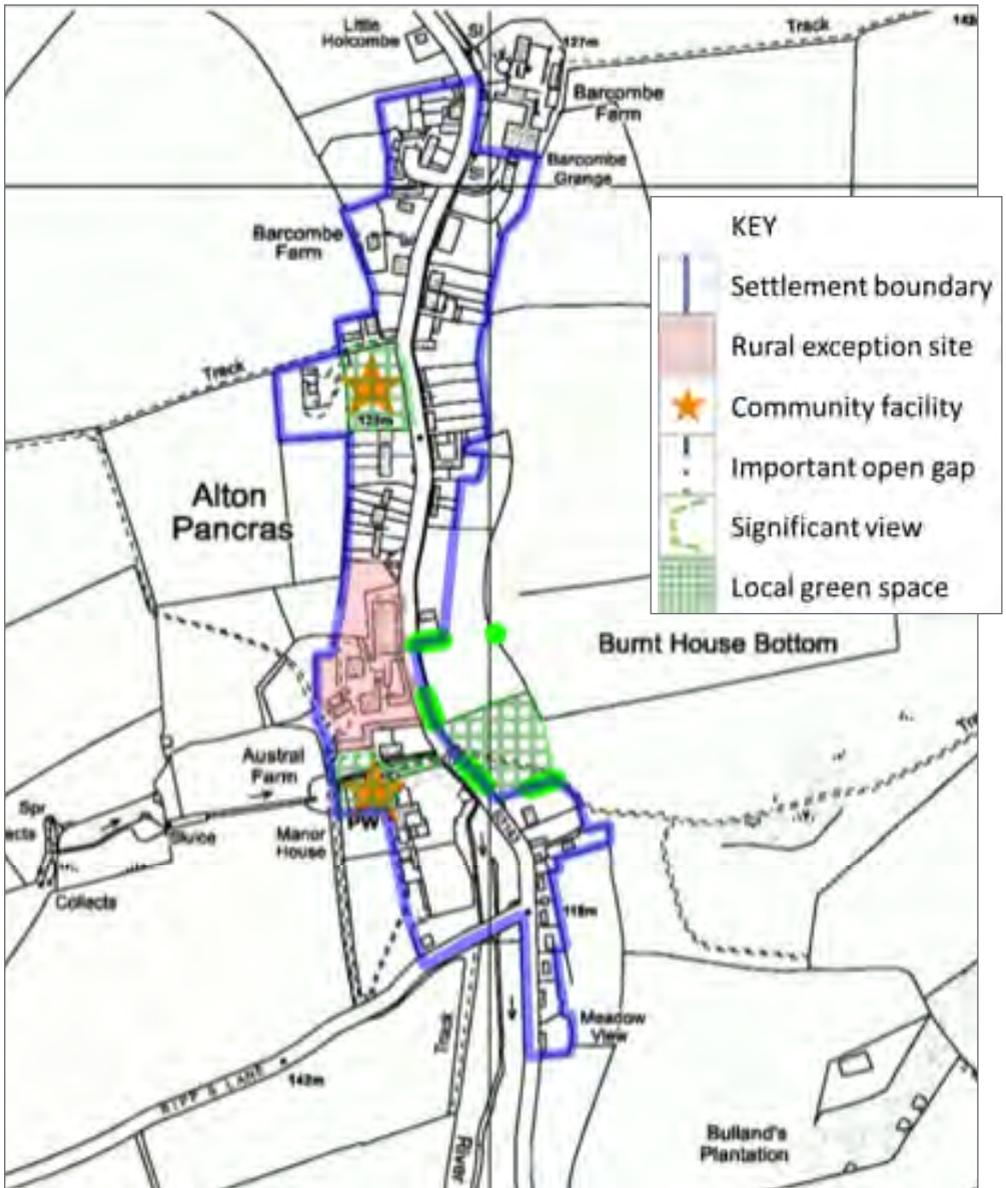
### **Policy 21            External lighting**

Approval for external lighting schemes will only be supported where it is the minimum needed for security and operational purposes and does not give rise to unnecessary light pollution from glare and spillage. Where such schemes are likely to have a significant adverse impact on local landscape character, the benefits of the lighting scheme must be shown to outweigh any adverse effects. Where development may give rise to pressure for external lighting, a planning condition will be necessary to ensure that the impact of such a scheme in future is properly considered.

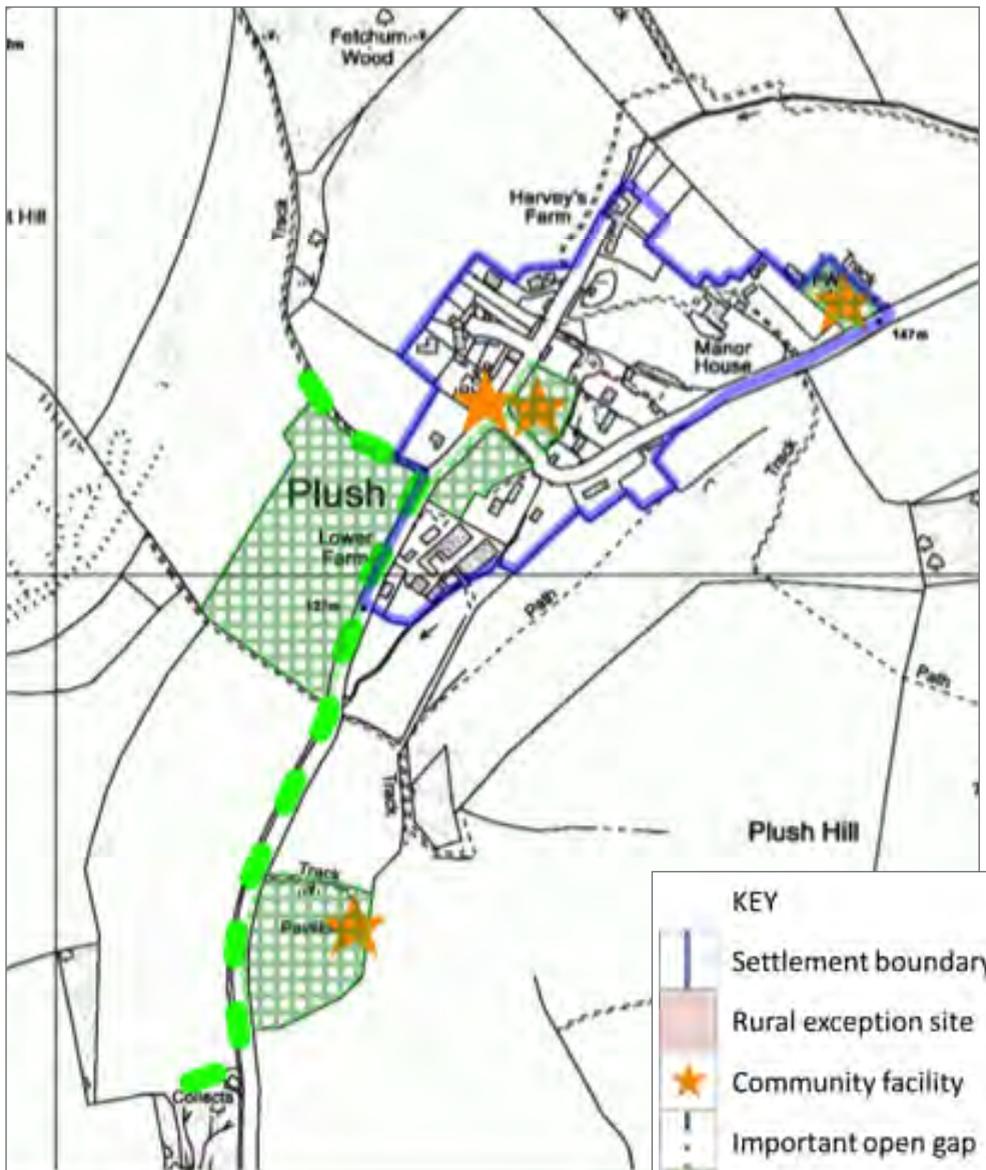
## Maps (on following pages)

The goal is to preserve and protect the character and beauty of the Valley; these maps are key to how we are trying to achieve this.

- General aim is that no new housing should be built outside the blue lines designating the settlement boundaries.
- Spaces within villages that are important to be preserved are shown with green hatching.
- Spaces between villages that need to be kept to keep the open feel of the valley are shown as a chain dotted line along the road.
- Finally the magnificent views that we think should not be interrupted are surrounded by green dashes with the view being toward the open side.

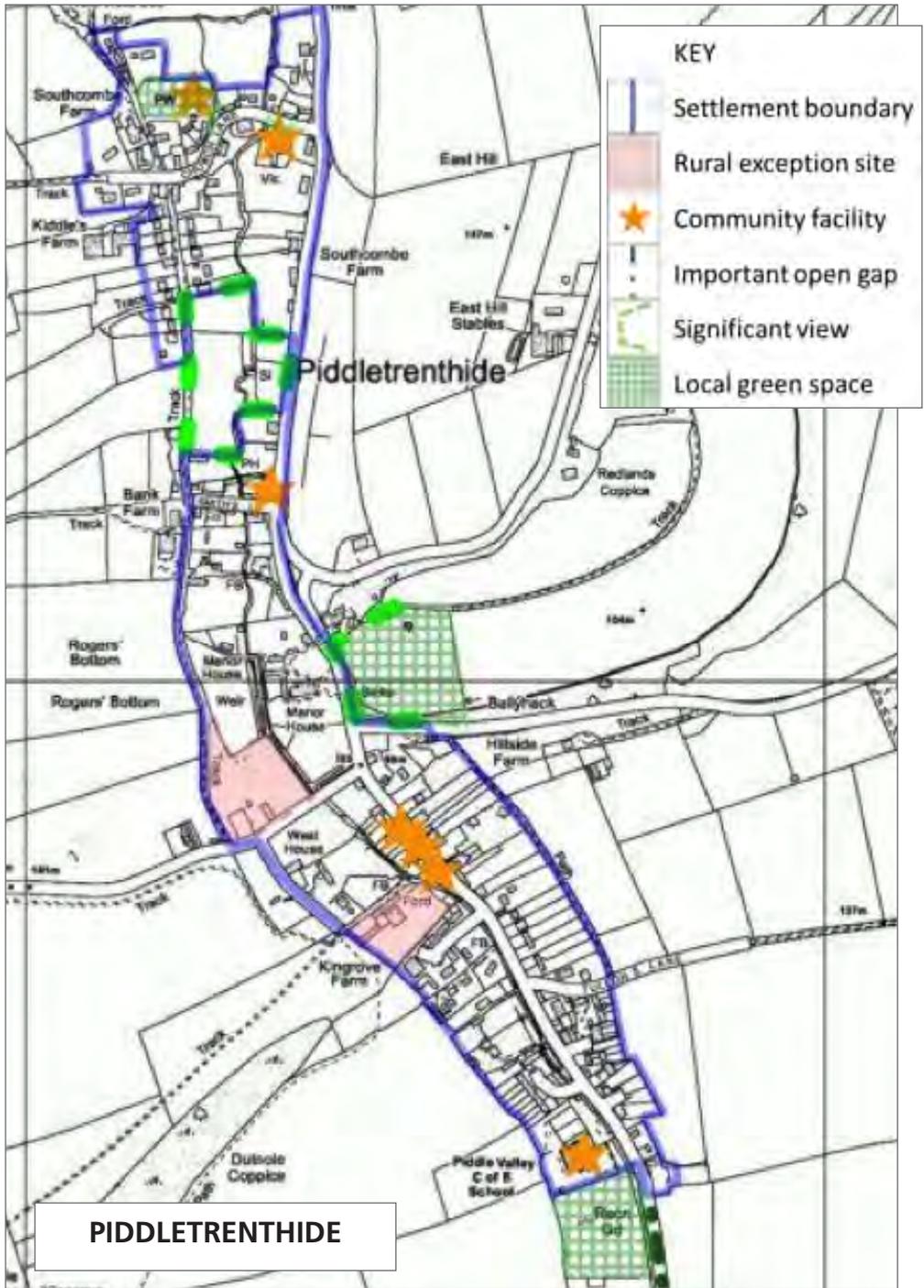


**ALTON PANCRAS**

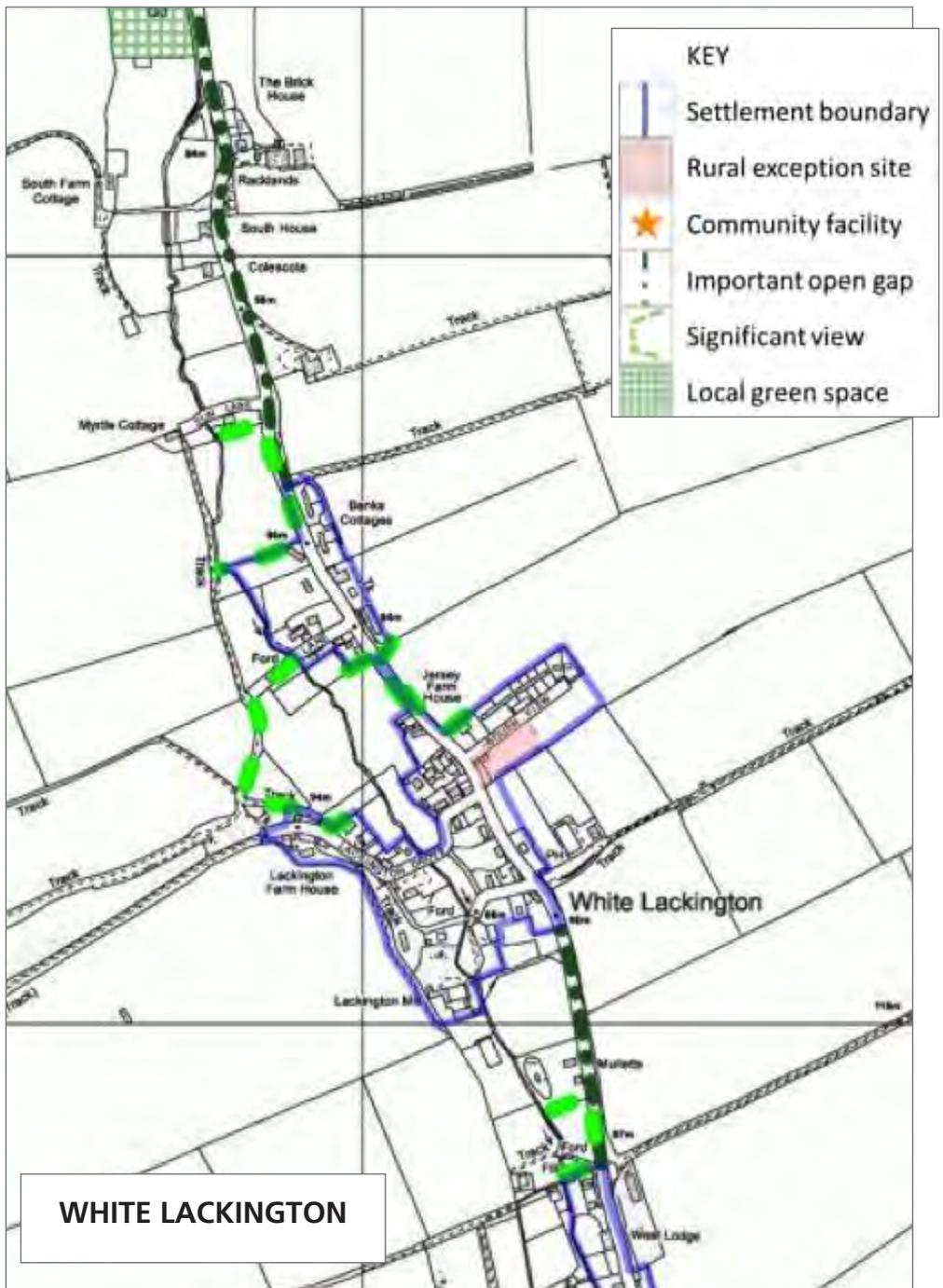


KEY	
	Settlement boundary
	Rural exception site
	Community facility
	Important open gap
	Significant view
	Local green space

**PLUSH**



**PIDDLETRENTHIDE**







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	Settlement boundary
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**BOURNE PARK + ENTERPRISE PARK**