

VILLAGE MEETING NOTES

MEETING ARRANGEMENTS

Notice of the village meetings was included in the November 2014 Piddle Valley News and Views, the piddevalley.info neighbourhood plan webpages and through leaflets distributed to all houses in the neighbourhood plan area (using the Piddle Valley News and Views distributors). The 5 village meetings were held between 19 November and 03 December 2014.

Alton Pancras meeting	(AP)	St Pancras Church	Wed 19 Nov	7:30 to 9:30pm
White Lackington meeting	(WL)	Piddle Valley First School	Thurs 20 Nov	7:30 to 9:30pm
Piddlehinton meeting	(PH)	Piddlehinton Village Hall	Wed 26 Nov	7:30 to 9:30pm
Piddletrenthide meeting	(PT)	Piddle Valley First School	Thurs 27 Nov	7:30 to 9:30pm
Plush meeting	(P)	The Brace of Pheasants	Wed 03 Dec	7:30 to 9:30pm

The meeting was facilitated by Geoff Wright of G W Planning , an independent planning consultant, with input from the Piddle Valley neighbourhood plan working group. Notes of all the meetings were taken by Jo Witherden of Dorset Planning Consultants. Attendees were also asked to sign the log book.

This note is a composite record of those meetings, which broadly followed a standard format for the first part (there were some variations as the meetings evolved – this record shows the general thrust of the discussions), and then was opened for discussion and debate in the second half, focusing on the issues specific to that location. Where possible, discussion points have been attributed to people to the best of the group’s knowledge.

Attendees at the various meetings are listed in Appendix A.

Photos of the meetings are included in Appendix B.

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INTRODUCTION

Geoff Wright introduced himself and Jo Witherden (taking notes), and explained his background working for the Commission for Architecture and the Built Environment (CABE) and his independence from the group.

Geoff explained how the Localism Act had introduced neighbourhood planning in 2011, and that these plans, if made, would guide future development in the local area. The idea of neighbourhood planning had cross-party support. Neighbourhood plans had to follow certain guidelines, and be positively prepared. This means that the plans should be about making positive changes to the environment, to the way we live and meeting local needs, ultimately making places better. To be accepted the plans would ultimately need to have local support in the referendum stage.

Geoff talked about how plan making is an opportunity to influence change. Change has always happened historically and it is inevitable that places will continue to change in the future – there really isn't a choice to 'opt out' of change. In planning the future it is useful to consider how places are connected, how they relate to each other and the role green spaces might play, and what makes places different and distinctive – it's not just about what the buildings look like and what type of materials are used.

WHAT HAS HAPPENED SO FAR...

John Cox, the Piddle Valley Parish Council Chair, explained how a working group was formed back in 2012, chaired by Richard Drewe. Their first task was to get the neighbourhood plan area decided with the district council, and the three parishes of Alton Pancras, Piddletrenthide and Piddlehinton were agreed as a single neighbourhood area.

The group then gave local people the chance to say whether or not they wanted a neighbourhood plan, explaining what a neighbourhood plan could achieve at a presentation given at the school in October 2012. Of the 113 voting slips returned (representing about 11% of the electorate), the majority were in favour (81 for, 31 against). This result was then reported back to the Parish Council, who took the decision to proceed that December.

Some people left the working group and more joined. There are now 11 people on the group representing different interests and different parts of the area. There are also five focus groups that were formed around that time to look specifically at transport, landscape and environment, housing, energy and business. Our district councillor, Jacqui Cuff, and Sally Lloyd-Jacob from the district council both support the working group.

TRANSPORT AND COMMUNICATION

Neil Herbert informed the meeting that he had lived in Piddletrenthide for 4 years, had attended the initial Neighbourhood Plan meeting in early 2013 and somehow ended up looking after the Transport Group. He updated everyone on what the transport focus group had done to date. They had started by looking at the parish plan and the first school travel plan, both of which highlighted concerns about road safety, speeding and heavy traffic on the valley roads, and a lack of footpaths in the villages with little usable pathways.

An analysis was carried out of the traffic surveys that had been done by the county council in Piddlehinton and Piddletrenthide in 2011 and in Rectory Road in 2013, and an additional visual survey was organised by local volunteers in Alton Pancras. The results of these were published in the News and Views. The surveys and comments collected at the village fete in 2013 confirmed residents' concerns.

As a result, a community speed watch group has formed. Since March 2014 the group has recorded over 4,500 vehicle movements, and over 300 motorists were caught speeding.

The group have worked with the school and Dorset Police to produce the "KEEP US SAFE" posters that have been put up on the valley roads. What do people think of them – are they a good idea to continue?

Another initiative being looked into is to have an all-weather route between Piddlehinton and Piddletrenthide using the existing bridleway that runs along the valley. If it were

extended up to Alton Pancras where there is no existing bridleway, a route would need to be found here. Dorset County Council have walked the existing bridleway with members of the transport group, and think it would be feasible, and are putting the idea into their future works programme. No funding has yet been set aside for this though, and a scheme has not been costed.

In terms of broadband, latest news is that superfast broadband should be coming to the valley by next spring in Piddlehinton and parts of Piddletrenthide (although how effective this would be reaching Plush we don't know), and in Alton Pancras in summer 2015. Unfortunately the Enterprise Park area isn't at present going to be covered.

ENVIRONMENT AND LANDSCAPE

Peter Chance talked about how the valley was a very special place. It is comparatively large (about 20 square miles or 4,500 hectares), and most of the area (apart from a small strip in the south around Enterprise Park) is of national value because it is part of the Dorset Area of Outstanding National Beauty, which has the same status as a National Park. The area also contains 17 Sites of National/Local Importance for Nature Conservation and 25 Scheduled Monuments.

Over 90% is farmed, with a mix of crops and animals, and there is also quite a lot of woodland in the northern part of the valley and on the valley slopes, much of which is of wildlife benefit. So farmers have a big hand in the character of the area.

Farming has changed a lot over the last 30 or 40 years, with farms becoming much larger. The number of dairy herds has reduced, and where farmers own different parcels of land there are more tractor and other farm vehicle movements along the roads, which can be a problem. The neighbourhood plan could include guidance to help in deciding where and how new farm buildings are built so as to reduce some of these problems.

Woodland is an important feature of the landscape, but many areas of woodland are not actively managed. The group therefore instigated, with the agreement of land owners, a survey of six of the larger wooded areas. This was carried out by a retired Forestry Commission Consultant who prepared a report. The report showed that most of the Piddle Valley woodland was in a state of decline, and, if the decline continues, this will have a detrimental effect on the landscape. He suggested a co-operative approach could be developed to include the processing of timber as a fuel and replanting as appropriate.

Peter also explained how the character of the area changes. The valley floors are where almost all the buildings are found, with lovely green spaces within and separating the different villages, and fine views we all enjoy. Many of the buildings are characterful, and not densely packed. There has been some building up the slopes in recent times, but this hasn't fitted in. The higher land is undeveloped and there are magnificent long-distant views, which must remain. People can still enjoy starlit nights as there is not much street lighting in the valley.

ENERGY

Dot Browning talked about the progress made by the working group looking into energy.

There has been quite a lot of work looking into the potential for hydro power along the river, as historically the river has powered 7 mills. Initial work suggests that a scheme should be feasible, which could benefit the local school by providing power particularly in the winter months, when they don't get so much energy from their solar panels.

As mentioned, local woodlands could provide a local source of wood fuel, if we can work out how the different landowners can work together, as there is a lot of woodland that is underused especially in the north part of the area. Another source of potential fuel – horse manure – was considered as well, but does not seem to be likely to be workable.

The group understand that the valley isn't likely to be suitable for major wind turbines.

There are areas where solar panels could be sited, like those recently put up near Enterprise Park (but on a smaller scale), and energy and heat from such a source could link to some of the new houses. The group would also like to include some guidance in the neighbourhood plan about how buildings can be designed to reduce their running costs.

BUSINESS AND COMMUNITY

John Browning explained that there wasn't a working group on this focus area at the moment, but he hoped this would change. A group had been established at the start, but due to various personal reasons it had folded up.

While the group had been active they had looked at the types of business found in the area, not only at Enterprise Park but also the school, farms, pubs and restaurants and other businesses that are often 'hidden' in people's homes and outbuildings such as craft workshops. Some, like the shops, are vulnerable – we have already lost the shop in Piddlehinton, and nearly lost the post office in Piddletrenthide.

A rough estimate is that the businesses in the valley altogether produce a turnover of around £40 million. About £15 million is through the various businesses in Enterprise Park that employ about 230 people, although very few from the valley itself. The farms employ around 40 people and have a turnover of about £20 million. Better transport and modern communications (mobile phone and broadband coverage) are key to supporting future businesses.

There are also a lot of community places, such as the halls and churches, which are home to a range of groups and activities. John wondered whether these would all be there in the future – were they getting enough income to keep going? The modern village hall in Cerne Abbas is an example of a larger, multipurpose hall that seems to be thriving. More catering establishments could also support the wider tourism industry in the area.

John reflected that the ideas set out in the village design statement about a decade ago are still relevant in terms of the possible agenda for how businesses can be supported in the valley. He is still looking for volunteers to think about what the valley really needs, so we can make things happen ourselves and set ideas out in the neighbourhood plan.

HOUSING AND VILLAGE BOUNDARIES

Malcolm Johnston explained that he was relatively new to the area so, in leading the housing group, had no real preconceived ideas or knowledge of past planning upsets. As a group, they had gone about identifying areas that may be possible for new housing, and some of the sites had been suggested by the landowners. They had also looked at which green spaces were particularly important either for recreation or in key views. The group had drafted some general aims and policy direction, which would set the context for any new development, and he ran through these first. These included:

- Protecting the green spaces and building within village boundaries to maintain the character of the valley
- Prioritising low cost affordable local housing, while allowing open market housing developments which will assist in this aim
- The density of buildings should be appropriate to their surroundings and purpose – so for example, large houses would have larger gardens. There should also be a mix of house sizes.
- New buildings should be designed to be sustainable and visually appropriate to their surroundings - this was very much akin to what was in the village design statement
- Opportunities would be supported that would help achieve wider benefits, such as funding village halls, allowing the development of local (low cost) housing, or encouraging small business units.

The village boundaries (shown by the blue line) were also explained. These had been defined using the natural boundaries and features on the ground for example between gardens and fields. These were different from the boundaries contained in the local plan, which had shrunk and overly limited the opportunities for development over the past decade. Within these boundaries would be where it would be appropriate to look first for development opportunities.

If you look back to the 1950s, development records clearly show that there has been development in all of the settlements along the valley, with them all growing by more than double in size since that time.

Malcolm then ran through the number and maps of the potential development sites identified at each village in the valley, before focusing on the sites specific to that village meeting.

FACILITATED DISCUSSION

Geoff Wright facilitated the remainder of the meetings at all five events, the following is a record of the discussion points at each meeting, and broadly follow the flow of the discussion (although some parts have been moved so that the main points about the same sites / issues are not split over different paragraphs).

1. Alton Pancras

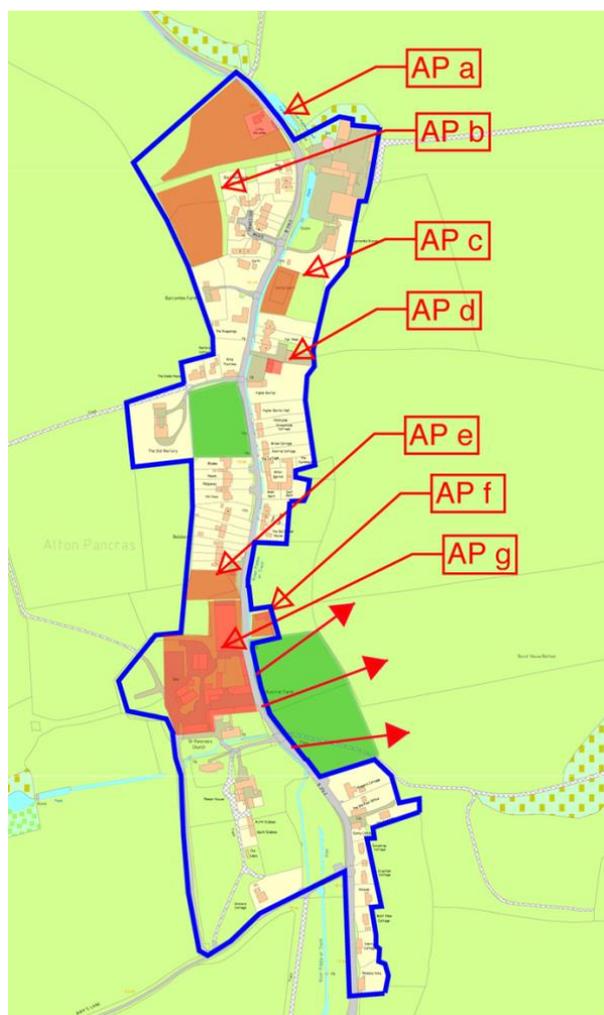
John Waterman spoke to say that his family had lived and worked in Alton Pancras for more than 100 years, and he would like to give something back to the village. He was therefore

proposing to give the land to the rear of the brickyard (AP b) to the village, to be used for up to 8 low cost homes and perhaps a village green.

Malcolm Johnston explained that there were new owners at Austral Farm (AP g). He understood that the district council owned site AP e. Although site AP d had planning permission, it was understood that the current owners were not intending to develop it. And John Hiscock, who owned site (AP a) was happy to give something back to the village if it that site could have some development value. He pointed out that not all the landowners may want to develop the sites, but that land ownership and other factors would change over the 15 year life of the plan.

Kelvin Bland asked whether it would make sense to develop between site AP f and the Old School House (to the north) to better frame the green space and views to the south. It was suggested that this may be in the flood plain. Jo Thornton said the area was boggy and also the green strip this area provides was part of the character of the village. Geoff Wright suggested that the community need to think which of the green areas were the most important and why, as the relationships between the built and green areas were particularly interesting here. Brian Johnson recalled that this area was proposed for development some 25 years ago (Sally Dangerfield said it was 1993) and that it had caused a lot of controversy at that time. He felt that it works well as a cattle nursery, and pointed out that many people use the land to walk their dogs. Geoff reminded the group that planning decisions are taken in the context at that time – so previous decisions may not be relevant today.

Roland Dangerfield said he felt that the site to the north (AP a) should be just affordable, and given the amount of development that could happen, shouldn't the village also get a new community hall? Geoff Wright said that where community benefits such as affordable housing or halls were wanted, these could normally only be afforded if there was enough open market housing to raise the money to fund them. Kirstie Gooding wanted to know how many houses were being proposed on site AP a, as her house was next to it and development could change her outlook significantly. John Browning said that the site would mean that John Waterman's land (AP b) could be accessed, but that with creative design perhaps the existing bungalow would be converted into a hall, with the land south of it used as green space for the village. Geoff Wright pointed out that the village would need to consider where the best place for a hall would be in the village. Roland Dangerfield added that he was concerned about the traffic blackspot at the possible access point to the site. Heather Bland questioned whether John Waterman's site (AP a) could be accessed via Holcombe Mead rather than through AP b. Kirstie Gooding felt development on both sites



would drastically alter the character of that end of the village. Geoff Wright explained that it would be possible to phase the development, but if the village wanted more of the community benefits for the greater good, then this would be easier to achieve if it was linked to larger sites. Cllr Jacqui Cuff gave Lydden Meadow at Buckland Newton as an example where the design had been carefully considered (such as the retention of the hedge at the front) to soften the visual impact. A neighbourhood plan could 'drill down' and provide more certainty about how the site is laid out and the design of any buildings. Edward Willis said he was concerned about stormwater running off these sites into surrounding properties, as there was already flooding at the bottom of AP a.

Jonathan Gooding raised the point that a safe footpath through the village was needed as a priority. This may be tricky along the road and an off-road route may be the better option. Cllr Jacqui Cuff called for a show of hands in favour of a footpath – about 30 were in favour (none opposed). Neil Herbert suggested that people sketch on the response forms routes that the working group could investigate. Geoff Wright pointed out that, although walking along the road may be closer to passing traffic, having a footpath away from people's homes (where it would not be overlooked) may create other safety concerns. There was no support for the type of solution that had recently been implemented in Buckland Newton.

Peter Chance asked whether a community hall was needed in the village. John Ridell said that the hall at Piddlehinton needed more users. Another person asked whether more use could be made of the Alton Pancras church. Kelvin Bland suggested more use was made of the memorial hall in Piddletrenthide.

There was concern raised that development at Austral farm (AP g) would result in the loss of businesses. Malcolm Johnston said that the sites were not necessarily all intended for housing, and that particular site may be better for businesses. Andrew Prentice agreed that it could provide an attractive alternative offer to Enterprise Park. John Browning felt that there could be demand for quality meeting or workshop spaces for local businesses and creative industries.

Charlotte Gerard asked how the business units would be funded. Cllr Jacqui Cuff added that there can be difficulties renting out business units if there isn't sufficient interest, and cited a recent case in Buckland Newton where two units had not been let for a long period. John Cox suggested that the plan would need to build in some flexibility if such situations arose. Geoff Wright said that tourism as a business may be a strong alternative for the area.

Charlotte Gerard asked where the access to AP e would be. John Browning explained that this was not decided but there appeared to be scope for access off the road at this point – taking on board factors such as the sloping nature of the site and the hedgerows.

Geoff Wright reminded the group that they may also want to comment on the proposed protected green spaces – and whether these should form specific functions, and whether they needed public access. Sally Dangerfield said she owned the field opposite Austral Farm, and it would remain as a field.

Geoff Wright closed the meeting by explaining that the feedback from these events and the forms would be used to help bring together a draft plan, and there would be further events held in the first part of the new year where there would be further chance for people to comment. It was generally agreed that the attendees felt that the working group were engaging and listening to local people.

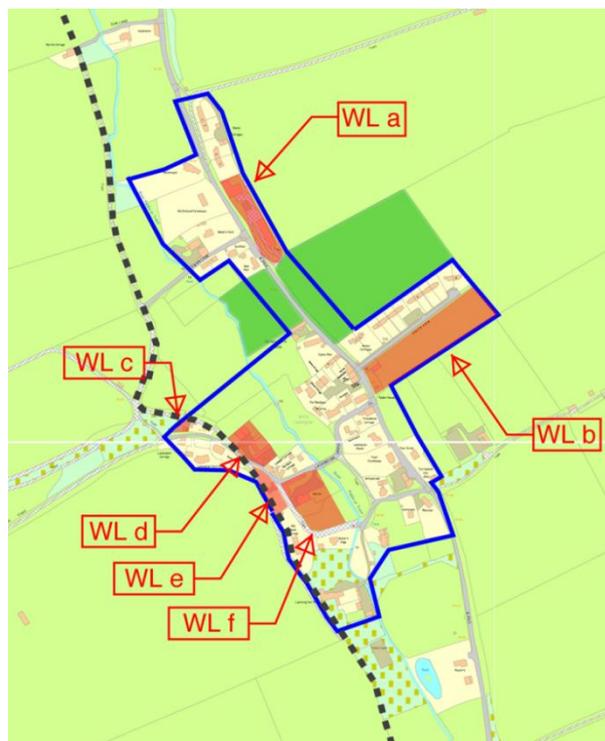
2. White Lackington

Shirley Allen said that the site opposite South View (WL b) had previously been turned down by planners because of the narrowness of the road and the bus stop at the bottom. Richard Drewe added that it had gone to appeal, there had been a great deal of local opposition and that it had been turned down mainly on landscape impact because it climbed up the valley slope. He asked how the site had been chosen. Malcolm Johnston explained that the housing group had thought there may be benefits of 'balancing' the existing development. Paul Green said he owned the lower part of that site.

June Green made the point that there was a need for housing in the village, as young people were moving away, and there would always be someone who was against each site.

Geoff Wright said that planning is about identifying the solutions that were to the good of the village as a whole. Chris Ebdon asked whether there were specific housing targets set for the area. Cllr Jacqui Cuff said that there were no specific targets set by the district council, unlike in other parts of the country. Another person questioned whether priority was being given to holiday lets – John Cox said this was not the case, but had been the case in the district's local policies for the re-use of buildings. Shirley Allen said she only knew of one holiday home in White Lackington. This was much less than, for example, Plush. Chris Ebdon asked how many people in White Lackington required local housing. The housing survey carried out by the group had identified that about 50 people were on the housing register for the Piddle Valley, which was much higher than other areas. Cllr Jacqui Cuff offered to see if she could find out how many had specifically mentioned a connection with White Lackington. But she pointed out that many people who want to live here do not necessarily register as they don't think they will get offered housing because of the waiting lists, so this may not show all the need. John Browning explained how a locally run community land trust could work with a housing association, so that the homes would be allocated to people with a local connection, and that they would buy what they could afford (say up to 80%) and pay rent on the rest at a ratio that was affordable to them, and when they moved on they would be able to take the money from the part they owned to help them get on the housing ladder. It was possible to get grants from the government to help build these types of local housing. Cllr Jacqui Cuff explained how this had worked at Lydden Meadows in Buckland Newton.

Alan Neades said that there were likely to be issues with visibility splay for where sites WL d to f would access onto the main road. Paul Johns confirmed that the group were going to get feedback from the highways engineers at the county council, and this might rule out some sites. There was some discussion about whether more traffic should be directed along the higher road, but Cllr Jacqui Cuff said this had been looked into in the past and there were problems with the other road (where there are narrow bridges across the watermeadows) and a need for deliveries to go to and from Enterprise Park.



Shirley Allen asked about the flooding, and Malcolm Johnston confirmed that, like access, this was still to be checked before any decisions would be made. For example, some of the site boundaries might need to be adjusted. Richard Drewe said that a flood risk map had been drawn up in 2004.

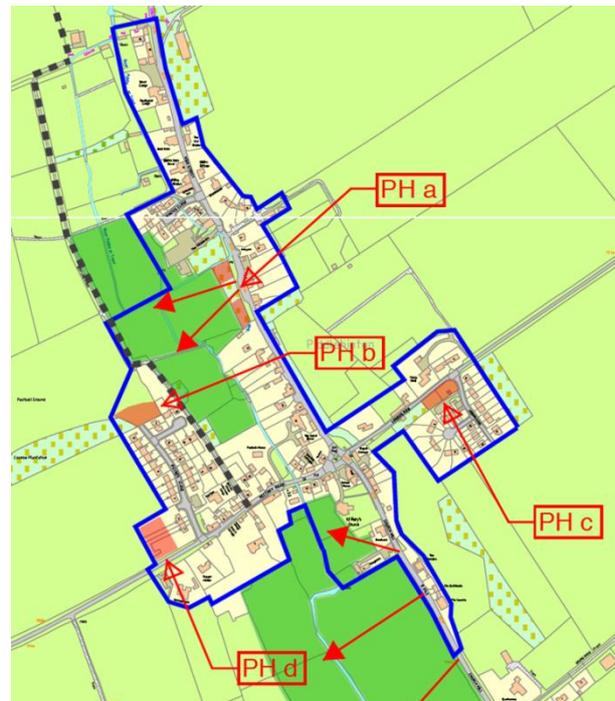
There was a lot of discussion about where White Lackington started and ended, and whether this could be based on the tithe or ecclesiastical boundaries. People had different ideas. Paul Johns explained that the blue line is intended to differentiate between the more built-up areas where development would be focused and the countryside. The Village Design statement stated that building should be on the valley bottoms and that the spaces between the villages should be preserved; so the blue line is a way of trying to achieve this.

Another point that was raised was whether the amount of building proposed would completely change the character of the village. John Browning commented that the village had changed within people's lifetime, it had grown by 117% from the 1950s, with a lot of that growth occurring in the 1990s and 2000s.

The need to upgrade the bridleway was also questioned, how wide it would be, how much it would cost etc. Neil Herbert said that it hadn't been designed but it would probably be about 2m wide, and sufficiently surfaced to be walkable in all weather. Some sections would not need upgrading, but other parts currently go through ploughed fields. Some people in the room didn't think this was necessary, and that the current bridleway was already walkable in the type of weather when people would be more likely to walk to school.

3. Piddlehinton

Malcolm Johnston explained that Phil Gardner had resigned from the housing working group to avoid possible accusations of any bias, as some of his land was included as a possible site. Phil had also offered to gift the land between the two sites in PH-a (which would be reduced in size to allow about 1 house at either end) to the village as community open space, in the event that these sites were included for development. Malcolm also explained that it would be helpful if the residents could complete the questionnaire, as although this did to some extent duplicate the questionnaire that had been sent round by the Piddlehinton group, the neighbourhood plan group did not want accusations that the village was being treated differently and hadn't had the same opportunities to respond. It also provided an opportunity for people to make other comments.



Elise Henry said that she felt quite shocked that sites, which they thought had been agreed to be taken off following the last meeting, were still on the maps. Catherine White raised similar concerns about the treatment of the sites and how the earlier decisions had been reported in the News and Views. Alan Phillips felt that the questionnaire he had organised meant that the group now had a record of local opinion, and that fewer people may fill in

the form tonight, and could therefore be less representative. Marcus Browell said he agreed that showing all the sites that had been considered was the right thing to do – so that they could be discussed at this meeting. Geoff Wright made clear that the neighbourhood plan had not been drafted yet, and it was right to be exploring what solutions might exist before ruling everything out. Malcolm Johnston confirmed that the blue line would be re-drawn to follow the built area once the sites were taken off the map.

Ian Thomas said that it had been reported in the News and Views that he supported the site off London Row (PH c) but this was not the case.

Vicky Stevens asked whether the whole of site PH-a could be bought by the village as an extension to the Millenium Green, which would make it more accessible and provide better links to the cycle path. Sara Milne felt that more information was needed about the proposed gift – and thought would need to be given to whether the village would want to take on the maintenance of that piece of land. Others agreed that more detail of the proposal was needed.

Ian Thomas asked whether the meeting could talk about Piddlehinton Camp. Should this have a blue line around it? John Browning explained that this was about a mile to the south, separate from Piddlehinton village. The question was – should it be defined as a settlement in its own right? Alan Phillips felt that as there were travellers living there it was a settlement of a type. John Cox felt that because of the local plan's protection of important employment sites it may not be possible to include it as a settlement for houses. Cllr Jacqui Cuff agreed. She explained that the county council run the traveller site, and had granted the temporary permission. Bertie Lamb felt it should be either a business place or for travellers – but it didn't work well being both. Sara Milne asked whether we should try to ensure that Enterprise Park should be limited to start-up businesses, or whether businesses should be allowed to expand there. She noted that there were several big industries operating from there at the current time, and that the larger businesses tend to be the ones that generate the larger lorry movements. Susie Harland said that some of the premises were lit up at night. Cllr Jacqui Cuff said she would investigate this.

Ian Thomas asked if the boundary could be drawn to include more opportunities south of the existing village. Cllr Jacqui Cuff said that she was aware that the landowner was not interested in having that land developed. This was confirmed by Sara Milne. Geoff Wright said that if this was the case, although it was possible to include land for development that was not available (as things do change), it would not be realistic or appropriate to have a plan that relied on such sites for its housing needs. Susie Harland felt that land in this area wouldn't impact too much on the village – particularly the area adjoining the houses up Bourne Drove.

Sara Milne suggested that consideration was given to having houses at the area around Bourne Farm where there was already a cluster of about 10 houses. Susie Harland raised the issue of traffic along London Row. The land is sunken with no pavements, so any traffic is in conflict with pedestrians. Geoff Wright asked whether it would be possible to introduce any measures to solve this problem. Sandy Milne commented that there was not a lot of traffic currently, but Rosemary Agg strongly disagreed, and mentioned that their boundary wall had been knocked down three times this year. Reg Hanbury said that more use could be made of the private road going through Enterprise Park to Bourne Park as an alternative route to

London Row. Bob Cunningham said that it was private so that this wasn't going to be possible.

Bob Cunningham said that many of the sites that had been proposed simply weren't viable – for example the 1:2 slope on the land off Paynes Close (PH-b) would be too expensive to engineer. The group needed to look elsewhere.

Bob Cunningham and Linda Bellini both felt that the village had had more than its fair share of housing compared to the rest of the valley.

Geoff Wright asked for a show of hands whether people were broadly in agreement that sites outside the blue line (as currently drawn) should be considered. A clear majority of those present were in favour. No-one felt that the focus should be kept on sites in the village. Catherine White asked whether the neighbourhood planning group was listening to the clear voice of local people. Cllr Jacqui Cuff assured her that the group were listening, but it was important that they had a record of what was said to show why decisions were made, and that the questionnaires were part of this clear audit trail.

Honor Brown said that traffic along Rectory Road was also problematic, as it was part of the “unofficial” north Dorchester bypass. She was hoping to collect enough signatures for a traffic speeding sign in this location. Neil Herbert said that unfortunately there doesn't seem to be much money to do traffic measures unless there is a serious accident. Geoff Wright said that the neighbourhood plan could be used to show the strong degree of local support, and should not be underestimated as a lever for pulling in funding.

Alan Phillips ran through the results of the questionnaire. Sites PH-a, PH-b and PH-d were not supported by the majority of those that responded (67 forms had been returned), with only 28%, 25% and 34% in favour respectively. There was more support for PH-d, where 43 (60%) of those were in favour of this site. However the landowner of No.1 didn't want his garden included, which would cut down the area likely to be developed.

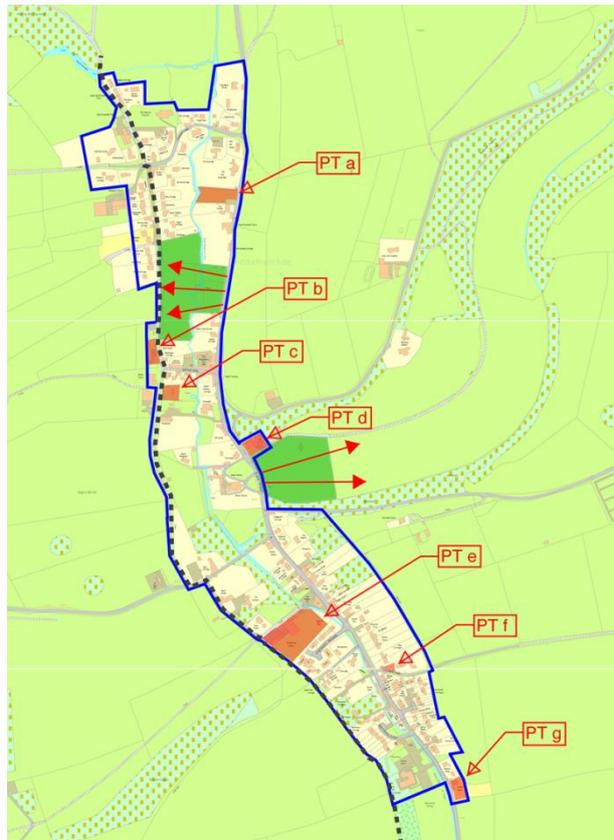
A lot of people could see the benefit of neighbourhood planning process. Vicky Stevens commented that it was a shame that more of the village hadn't got involved earlier, as it may have saved the upset and time spent on the unsuitable sites.

4. Piddletrenthide

Colin Davis asked whether the site extending Egypt (PT-b) was possible as the access lane was a bridleway and there was no legal right for vehicles to drive along it, although it was noted that the dustbin carts use the track. Geoff Wright explained that such technical issues would need to be investigated.

Derek Cuff thought that site PT-e shouldn't be developed as it regularly floods, and that any development there would also increase flooding to nearby properties. This was confirmed by Phil Rummins, who said the adjoining orchard has flooded a number of times in the last two years. Geoff Wright explained that local knowledge of flood events is clearly important. The district council's flood engineers had not yet commented on the sites. Malcolm Johnston explained that sites that flood or may cause flooding would be ruled out unless the problems could be overcome. Ann Hawker explained that Northover Close used to be an apple orchard which flooded regularly, but despite this it was built on and there are problems with the sewers when the area floods. John Sterck said that even the sites in Alton Pancras would ultimately increase flooding further downstream.

John Cox updated the meeting on the improvements made to the main sewer and some of the laterals, which had been relined, but agreed that there were still problems with the sewers flooding. Elizabeth Joliffe reported that the agencies had been pumping the sewage for 3 months in the last year, and that development on sites PT-a and PT-b would similarly exacerbate these problems. John Franklin said that none of the agencies would take responsibility but kept passing the blame to the other. Ann Hawker asked that this issue was taken on board. Anthony Joliffe explained how he had met with the Environment Agency and Wessex Water, but they had not been helpful, and that any solution would be too expensive. Ian Condon suggested that a working group could be set up to look into the flooding and sewage issues. Paul Johns said that this would be welcomed.



Elizabeth Joliffe raised the issue that all the proposed sites seem to access the main road in places which would not be safe, especially PT-d. She understood that the highway officers had rejected site PT-a because of the difficult access. Cllr Jacqui Cuff explained that the county council's highways officers would be asked to comment on the sites before the plan is drafted.

Elizabeth Joliffe commented that there had been a lot of open market housing permitted already, and she questioned whether the sites would come forward for local affordable housing. Phil Gardiner said that the housing group had not been able to find many sites in this village large enough for more than one or two houses. Cllr Jacqui Cuff confirmed that there were about 48 people registered on the housing list with a local connection to the valley, and she had said she would try and get this broken down by settlement.

Mike Howard-Tripp asked whether the neighbourhood plan group had considered the conservation area. Geoff Wright explained that the conservation area designation cannot be changed in the neighbourhood plan, but it doesn't prevent development. There should be appraisals of the area that would help guide development.

Mike Howard-Tripp asked why the blue line had been extended beyond the current development boundary. Malcolm Johnston explained that this was to include sites with development potential – for example site PT-g already has planning permission. Site PT-b would extend development along the track but should not be visible in the views from the main road.

Sally Howard-Tripp said that traffic was a problem, the levels of traffic had increased to such an extent that it was dangerous to walk to or park outside the shop. However she didn't agree with improving the bridleway. Bin Roy said that at one time the county council were going to upgrade the C12 which would have taken traffic away from the valley, but this plan

had failed as they couldn't sort out the Lower Burton section. Cllr Jacqui Cuff said that this was the case and that there wasn't any funding to sort the problem out. She would encourage someone to organise a campaign to raise this issue again. Suzy Rushbrook agreed that traffic was a problem for pedestrians, and she thought upgrading the bridleway would be a good idea. She also suggested the idea of a 20mph limit between Cerne Lane and the school. Chris Lelliot said the facilities for parking at the school were inadequate as people were parking on the pavements and in people's driveways. A walking bus idea may help. Suzy Rushbrook reiterated that if the bridleway was improved people could push buggies etc along it as an alternative. However another person was concerned that the bridleway surfacing would be an eyesore as it would be made from recycled tarmac and would take years to blend in. Cllr Jacqui Cuff suggested that the Sustrans route through Sturminster had been done in more sensitive materials, and this may be possible here if we can tap into appropriate funding grants. However it was not proposed to make it accessible to 4x4s as this would counter any benefits to pedestrians, cyclists and horseriders. Bronwen James pointed out that if sites PT-b and PT-c were developed these sections would be open to vehicles. Geoff Wright asked for a show of hands as to who thought the bridleway should be improved – about 16 people were in favour of it being improved, against about 8 people who would prefer it remained unchanged.

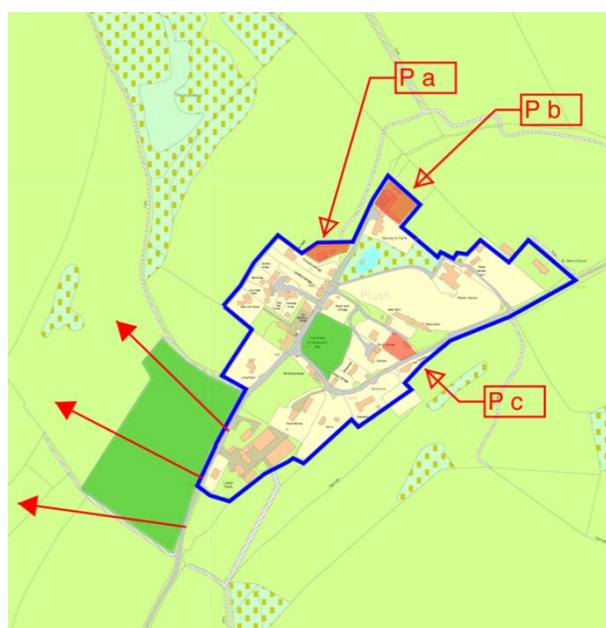
Ian Condon asked how the neighbourhood plan would be policed. Geoff Wright explained that it would become a statutory document used by the council, so the district council would enforce any potential planning breaches.

There was some discussion about whether the land used by travellers at Enterprise Park could be used instead for local affordable housing. Cllr Jacqui Cuff explained that the site was run by the county council, although a further site has been put forward by a private landowner. The land is opposite the sewage works so may not be suitable for any type of housing.

5. Plush

Paul Bishop questioned whether we actually need more housing as there would be plenty of housing if the second homes were freed up for local people. Jenny Sherwood added that any new homes built could also be sold off for second homes. Malcolm Johnston commented that the neighbourhood plan group were aware that there was a particularly high concentration of second homes in Plush, and it was interesting to hear that in other places such as St Ives the neighbourhood plans were trying to put restrictions on who could buy the homes to guard against this, but he could see this may be difficult to enforce.

John Browning said that a CLT (Community Land Trust) could be formed to provide the local control over sites, and there should be enough affordable housing developed in the area to provide the sort of critical mass that would work for a housing association to manage the homes. Cllr Jackie Cuff supported the idea of reducing the proportion of second homes, but



pointed out that the neighbourhood plan could not set restrictions on those houses which were already built. Susan Chance said that she understood about a third of the homes are second homes and none are run as holiday lets, so they don't bring tourist business to the area. Geoff Wright explained that in planning terms it was difficult to separate the two.

Jenny Sherwood asked why the maps only included the villages, as there was potential to have houses on the farms for local farm workers. The group explained that, although they hadn't had many suggestions of sites outside the villages, farm workers dwellings would be allowed under national and local policy as an exception to the normal requirement for housing to go to the towns and villages. Geoff Wright said that the neighbourhood plan could include a policy about this, but it would need to be carefully worded to make sure it didn't lead to a lot of housing in the wider countryside. Peter Chance said that there were fewer farm workers needed in modern agriculture so many of the former farm worker homes had been sold off in recent years, and he couldn't see this changing.

Jenny Sherwood commented that the road past P-a and P-b floods and when this happens it makes it very difficult to get to those properties. She was also worried that building in those locations would increase flooding to existing homes nearby. John Preston said that, despite the floods, people continued to live here. John Cox explained that the issue of flooding had been raised at the other village meetings, and that the group recognised that this should be covered in the plan and as a result were going to be asking (in the next News and Views) for local people to send in information about flooding in their area. Peter Hiscock said that there were springs in the local area, and that flood surveys had been carried out more recently when building had been proposed. Cllr Jacqui Cuff explained that the group would also talk to the Environment Agency, and wouldn't put in sites that were known to be a flood problem.

Paul Hiscock said that there was a need for local housing, and that they shouldn't rely on sites that landowners aren't intending to develop, on the off-chance that they may come forward in the next 20 years. Dick Hiscock added that he thought the blue line was too tightly drawn. He had a site and had submitted a planning application for 8 affordable homes outside the blue line. John Browning explained that the lines had been a starting point for working out what was in or outside the village – if people felt that these should change then they could be changed. Malcolm Johnston pointed out that there could be exception sites outside the blue line. Peter Hiscock supported the idea of a blue line, but pointed out that villages needed to evolve. Paul Bishop added that there was flooding in much of the area covered by the blue line, and that the only developable area was as you come into the village.

Ashley Rawlings asked what happens next – what are the timescales? John Cox said that the group hope to have a draft plan by Easter, but this would depend on the feedback from the consultation meeting they were planning for February.

Ashley Rawlings asked how the voting process would work. Geoff Wright explained that it worked like a district council election, that the vote would be on the plan as a whole, at the end of the process, and that there would be a lot more meetings and discussion before that stage. The group were listening to what was being said and they would be making changes as a result. It was important that there was consensus, but also that people thought about the good of the valley, and not just what might get developed near them. Geoff explain that without a neighbourhood plan, planning decisions would be based on the policies that were

in the district's local plan – so there would still be protection of the countryside, but the community would not have the level of influence over decisions that a neighbourhood plan would bring.

Ed Hiscock said he thought that farmers should have been more involved. The group explained that there had been a lot of information sent out in the News and Views asking for volunteers, and that it simply wasn't possible to knock on everyone's door. It was good to see the turnout of people at these village meetings.

John Lush comments that he thought the children's road signs were really effective and should be continued.

A note (by email) was also sent to the neighbourhood plan group from Chris and Caroline Burnham who were unable to attend the meeting but wanted to support the retention of the green space on the land opposite Lower Farm and at Jock's Paddock. They had no objections to the areas outlined in the plan as possible areas for development. They also raised concerns whether Plush would be the right location for low cost housing compared to other locations in the Piddle Valley, as has no village shop and virtually no public transport.

APPENDIX A: ATTENDEES

The following lists are based on the signed register and notes of working group members. We apologise for any omissions or mis-spellings.

Working Group Members attending all events:

Browning, Dot (Energy)
Browning, John (standing in for Business / Community)
Chance, Peter (Environment)
Cox, John (Parish Council Chair)
Cuff, Cllr Jacqui (Piddle Valley District Councillor)
Herbert, Neil (Transport)
Johns, Paul (Chair, NPWG)
Johnston, Malcolm (Housing)

Independent support from: Geoff Wright (G W Planning – Facilitator) and Jo Witherden (Dorset Planning Consultant – Recorder)

ALTON PANCRAS MEETING

Attwooll, Joan	Caleb, Andy	Gerard, Charlotte
Attwooll, Ken	Clifton, Bernard	Gooding, Jonathan
Barlow, Ian	Clifton, Marlene	Gooding, Kirstie
Barlow, Jane	Cowley, Andrew	Johnson, Brian
Bland, Heather	Cowley, Terry	Olley, Rachel
Bland, Kelvin	Dangerfield, Roland	Payne, Susie
Brazier, Nigel	Dangerfield, Sally	Pethen, Maree
Brazier, Sue	Dean, Colin	Prentice, Andrew
Burnett, Chris	Durston, Caroline	Ridell, Ann
Burnett, Janet	Durston, Mike	Ridell, John
Calder, T	Edwards, Gillie	Squibb, John

Thornton, Jo
Trevis, Anthony

Waterman, John
Willis, Alison

Willis, Edward
Willis, Victoria

WHITE LACKINGTON MEETING

Abbot, Dave
Allen, Shirley
Brackstone, Margaret
Brackstone, Steve
Castlemaine, Peter
Cox, Lynne
Drewe, Richard
Ebdon Chris
Ebdon, Jacqui

Gardiner, Phil
Green, June
Green, Paul
Hawkins, Michael
Howard, Andy
Latimer, David
Latimer, Hilary
Milne, Sara
Murphy, Rob

Neades, Alan
Neades, Mary
Peach, Jo
Peach, Nigel
Rennison, Elisabeth
Sevier-Summers, Kate
Sevier-Summers, Phil
Walker, Minnow
Wick, John

PIDDLEHINTON MEETING

Agg, Richard
Agg, Rosemary
Alston, Robert
Baker, Howard
Baker, Maureen
Baker-Copp, Katrina
Belgrave, Susan
Bellini, Linda
Bellini, Peter
Blyth, Colin
Brackstone, Steve
Browell, Marcus
Brown, Honor
Brown, Ted
Burrow, Simon
Carless, Stuart
Christian, Gill
Copp, Andrew
Cruttenden, Simon

Cuff, Joyce
Cunningham, Bob
Cunningham, Pat
Curtis, Jean
Dennison, Jane
Foulds, Mary
French, Anne Marie
Gould, M
Hanbury, Gay
Hanbury, Reg
Harland, Susie
Hennessy, Sue
Henry, Elise
Hudson, Claire
Hudson, John
Hynes, Vanessa
Lamb, Ann
Lamb, Bertie
Legg, Cynthia

Leighton, Fiona
Leighton, Matt
Lester, Ken
Lord, Fay
Miles, Vikki
Milne, Sandy
Milne, Sara
Phillips, Alan
Pound, Ann
Rennison, Bridget
Rogers, Di
Steven, Vickey
Sutton, David
Thomas, Ian
Thomas, Jackie
White, Catherine
White, Paul
Willitts, Jane

PIDDLETRENTHIDE MEETING

Abbot, Dave
Burrige, Jan
Christian, Gill
Clears, D
Condon, Ian
Cotton, Judith
Cox, Frank
Cuff, D
Cuff, E
Davies, Julia
Davis, Colin
Dawe, Angela
Dawe, Chris

Franklin, John
Gardiner, Phil
Gilder, E
Hawker, Ann
Herbert, Janet
Howard-Tripp, Mike
Howard-Tripp, Sally
James, Bronwen
Jollife, Anthony
Jollife, Elizabeth
Jolman
Keen, Graham
Keen, Janet

Lelliott, Chris
Lewins, G
Lewins, K
Mailer, Lynn
McRae, Richard
Neate, Angela
Pollock, James
Raiuhs, Alan
Roy, Bin
Rummins, Philip
Rushbrook, Suzy
Simson, Valentine
Sterck, John

Thomson, SM

Willitts, Jane

PLUSH MEETING

Abbott, Dave
Bishop, Colin
Bishop, Paul
Bishop, Ralph
Blackman, Cathy
Cake, Richard
Chance, Susan
Christian, Gill
Hiscock, Lucy
Hiscock, Dick

Hiscock, Ed
Hiscock, Julie
Hiscock, Peter
Hiscock, Vanessa
Johns, Paul
Johnston, Lucy
Jordan, Ann
Jordan, Bil
Lawrence, Adrian
Lawrence, Hendrina

Lush, John
Lush, Mary
Monike, Kurc
Preston, Jane
Preston, John
Rawlings, Ashley
Sherwood, Jenny
Whittle, Liz
Willitts, Jane
Wiseman, Alan

APPENDIX B: PHOTOS OF THE VILLAGE MEETINGS

