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Sent: via Email only

Date: 06 October 2020
Ref: Puddletown
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Dear Mr Mead

PUDDLETOWN NEIGHBOURHOOD PLAN SUBMISSION LPA SUBMISSION

Thank you for your letter and questions dated 23 September 2020 in response to the submission of the Puddletown neighbourhood plan.

Please find Dorset Council's response to your questions attached.

Yours sincerely,

Jo Langrish-Merritt
Senior Planning Policy Officer
Community Planning

1. AA (Attached)
2. April 2020 Consultation response from NE (Attached)

Question to Dorset Council

1. Whether Policy 7 is more appropriate for the Dorset Council Local Plan and not the PNP?

Dorset Council Response

Whilst Dorset Council's and Natural England's preferred approach is to include Policy 7 in the neighbourhood plan such a policy could possibly be dealt with as a strategic matter in the Dorset Council Local Plan. The Statement of Common Ground prepared and agreed by Puddletown Parish Council, Natural England and Dorset Council will provide further details.

Question to Dorset Council

6. What is the evidence to justify adding No.16 Mill Street, Northbrook Farm/Orchard Cottage and 5-6 Northbrook to Table 3 Locally Important Buildings?

Dorset Council Response

The buildings are considered to qualify as heritage assets and have been identified by the Council's Conservation Officer as having a degree of significance, here on a local level, which we would take into account in any planning decisions affecting them because of their heritage interest. Please see the comments below which provide more detail for each building:

No. 16 Mill Street

This is identified as an 'important local building' in the Conservation Area Appraisal owing to 'group and townscape value' (p. 19). As the list in the NP basically follows that in the Appraisal, then this building should also be included in the NP list. We presume its omission is just an oversight.

Northbrook Farm/Orchard Cottage

- Architectural interest as a good example of 4No relatively intact mid-19th century (1842x1886, probably 1860s) estate workers cottages with original sash windows, high quality brickwork and detailing including gauged brick arches with keystones, probably reflecting their visibility across the meadows from the village;
- Historic interest owing to their connection with the IIsington Estate, historically belonging to the Earls of Orford, but here in particular with the improvements to the estate carried out by John Brymer (1804-1870) after his purchase of the estate in 1861; the buildings are thus connected with others in the village built for workers as part of

these same improvements. The buildings also contribute to our understanding of the development of the historic agricultural hamlet of Northbrook on the N side of a tributary stream to the River Piddle (hence its name);

- Elements contributing to their setting include:
 - their visual experience from the village and The Moor, where they are read as part of the Northbrook hamlet;
 - their historical, spatial, functional and architectural relationship with Northbrook Farm/Orchard Cottage;
 - their spatial and functional connection with buildings of similar date and style on the Northbrook Farm site, such as the stables and threshing barn;
 - their spatial and historical relationship with the agricultural setting of the hamlet of Northbrook, which is referenced as a place-name in the 14th century (*'Bynorthebrouk'*) and in its current form in the late 16th century, and Stafford Park Farm;

5-6 Northbrook

- Architectural interest as a good example of also intact estate buildings of the late 19th century (dated 1884 on monogrammed date-stone); style a more decorative version of Northbrook Farm/Orchard Cottage reflecting the later construction date. Details include: high-quality brickwork with flared headers, fretted bargeboards and gables, soft red brick dressings and soldier-arch heads to windows with keystones and hoodmoulds, monogram 'WEB' (see below);
- Historic interest owing to the connection with the Ilington Estate and the improvements to agricultural workers' dwellings in Puddletown. These buildings reflect a continuing of those improvements in the second generation of Brymers: the dated monogram 'WEB' refers to William Ernest Brymer (1840-1909), 2nd son of John Brymer and MP for Dorchester. As above, this building also contributes to our understanding of the development of the historic agricultural hamlet of Northbrook;
- Elements contributing to their setting include:
 - their historical, spatial, functional and architectural relationship with Northbrook Farm/Orchard Cottage;
 - their spatial and functional connection with buildings of similar date and style on the Northbrook Farm site, such as the stables and threshing barn; and their spatial and historical relationship with the agricultural setting of the hamlet of Northbrook, which is referenced as a place-name in the 14th century (*'Bynorthebrouk'*) and in its current form in the late 16th century, and Stafford Park Farm