Neighbourhood Plans:
DECISION STATEMENT
11 March 2021

PUDDLETOWN NEIGHBOURHOOD PLAN 2019-2031

Dorset Council is satisfied that the Puddletown Neighbourhood Plan 2019-2031, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held. The date of the referendum is the 6 May 2021.

Background

The Puddletown Neighbourhood Area was designated by the former West Dorset District Council in January 2014 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Puddletown Area Parish Council and the designated neighbourhood area covers Puddletown parish.

On 12 May 2020 Puddletown Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 26th June to 7th August 2020 and an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 3rd December 2020.

In summary, the examiner's report concluded that the Puddletown Area Neighbourhood Plan 2019 to 2031 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agreed that the legal requirements and basic conditions had been met. The final version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended…

(i)   meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and

(ii)   is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and

(iii)   complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

…can now proceed to a referendum.

The area covered by the Puddletown Area Neighbourhood Plan 2019 - 2031

The neighbourhood plan area covers the parish of Puddletown only.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the parish of Puddletown. In accordance with the Neighbourhood Planning (Referendums) Regulations 2012, as amended, the referendum for the Puddletown Neighbourhood Plan 2019 – 2031 will be held on 6 May 2021 and information about it will be published on the Council's website and made available for inspection no fewer than 28 days before the referendum.

Where to find more information…

Copies of the specified referendum documents including this decision statement, the examiner's report and the neighbourhood plan can be viewed online at

https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/puddletown-neighbourhood-plan.aspx

Appendix A: Modifications / Recommendations from Examiner's Report

Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner's Report.

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy 1	Delete the phrase: "… harm their green character or …".
PM2	Policy 3	Delete bullet point 1. Insert: **"limiting infill, where possible, to the re-purposing and/or extensions of existing buildings within the defined development boundary. New build infill development should be avoided if it would result in the loss of large areas of garden/paddock or other undeveloped spaces which make a positive contribution to the local character."**
PM3	Table 3: Locally Important Buildings page 17	Amend the text in the box by inclusion of: "… and also make changes that are possible under permitted development rights, **subject to any restrictions arising within the Conservation Area or areas subject to current or future Article 4 Directions.** However, ….".
PM4	Table 3: Locally Important Buildings page 17	Amend "6 Mill Street" to **"16 Mill Street"**.
PM5	Table 5: Puddletown Planning Design Guidelines pp. 22/23.	Building styles and materials: What to avoid… Add: **"PVC-u used as an external material on buildings in historic areas, where feasible and practicable."**
PM6	Policy 6	Delete the second paragraph: "A certified Biodiversity Mitigation and Enhancement Plan, etc," including the four bullet points. The first and final paragraphs would remain.
PM7	Policy 7	Delete the final sentence and make corresponding modifications to paragraph 3.2.9 and 3.2.10 as set out in the SOCG.[1]
PM8	Policy 8	Delete existing policy and replace with: **"New development or intensification of existing uses should avoid flood risk from all sources and must incorporate a viable and deliverable drainage**

[1] See paragraph 4.4, page 5: https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/pdfs/puddletown/examination/socg-final-29.10.2020-004-redacted.pdf

		system to manage surface water runoff. The future maintenance, upgrade or replacement of flood infrastructure must not be adversely affected by development. The design of any measures included in the drainage plan should take into account the desirability of improving the ecological quality of the River Piddle."
		Transfer the second paragraph of the existing policy, except for the final sentence, to a new 3.3.6. as justification prior to Policy 8.
PM9	Policy 9	Delete existing policy and replace with:
		"Noise sensitive development will not be permitted within the area shown as "where road noise may be a concern" on Map 6 without a noise assessment confirming that noise is either below a significant observed adverse effect level or can be mitigated through design or layout."
		Add to the justification the definition of "significant observed adverse level" from the Noise Policy Statement for England: March 2010.
		Transfer the current text of the policy to a new 3.4.8 as justification prior to Policy 9.
PM10	Policy 10	Delete: "… (including the identification of a reserve site) ….".
		Amend third sentence of paragraph 4.1.7 to:
		"Land has therefore been allocated for up to 32 – 34 dwellings."
PM11	Policies Map	Amend the Defined Development Boundary (DDB) at Coombe House, Whitehill to reflect the adopted WDWPLP.
PM12	Policy 11	Amend the third bullet point to: "one, two, three **and four** bedroomed open market homes …".
PM13	Policy 11	Amend the table on page 37 by:
		The alteration of the definition of local connection to:
		"local connection" is a person who satisfies the local connection criteria of the Dorset Housing Allocations Policy.
		The criteria shall be applied firstly to those with a connection to the parishes of the Puddletown Area Parish Council (PAPC). The local connection criteria may be extended to the adjoining parishes of Charminster, Cheselbourne, Dewlish, Piddlehinton, Stinsford, Tincleton, West Stafford, Wewst Knighton and Woodsford if there are no people with a local connection to the parishes of the PAPC, and then to the rest of the Dorset Council area."
		Delete the final criterion of the policy and replace with: "Where affordable housing is provided, this should be made on the basis of meeting the needs of local people and should be subject to a suitably worded

		condition or legal agreement to ensure that the housing will remain affordable for local people.”
PM14	Policy 12	Add to requirement f): "The scale, design and layout of the buildings should respect the character of the village as set out in Policies 3 to 5 **and the setting of the Conservation Area**, in particular taking into account …". Add new requirement i): **"A comprehensive heritage strategy is agreed with the Local Planning Authority, in accordance with Policy 4, that:** - **assesses the significance of all heritage assets potentially affected by the development, including any contribution made by their setting;** - **demonstrates how significance will be taken into account in the design process, i.e. how harm to heritage assets has been avoided or minimised; and** - **identifies any opportunities to enhance or better reveal the significance of any heritage assets."** Delete the second and third bullet points from requirement f). Delete the final phrase from requirement h) "… which can be achieved by adhering to the Nitrogen Reduction in Poole Harbour SPD."
PM15	Policy 13	Amend heading to: **"Policy 13. Housing allocation: Northbrook Farm"** Delete "… as a reserve site …." from the first sentence. Delete the second sentence. Delete: "… also…" from the third sentence. Add new requirement i): **"A comprehensive heritage strategy is agreed with the Local Planning Authority, in accordance with Policy 4, that:** - **assesses the significance of all heritage assets potentially affected by the development, including any contribution made by their setting;** - **demonstrates how significance will be taken into account in the design process, i.e. how harm to heritage assets has been avoided or minimised; and** - **identifies any opportunities to enhance or better reveal the significance of any heritage assets."** Delete the final phrase from requirement h) "… which can be achieved by adhering to the Nitrogen Reduction in Poole Harbour SPD."
PM16	Policy 16	Delete: "… or exceed …" from the first sentence.