



## *Piddle Valley Neighbourhood Plan*

*Help make the  
Vision  
for our future*

## **Newsletter 5**

To all residents and friends of the Piddle Valley

**This month we would like to reserve our main message for the subject of our Housing Needs and Land Survey which gives us an invaluable snapshot of wishes, needs and resources throughout the Valley settlements.**

**You will find the Housing Survey with this copy of News and Views but if you need more copies, photocopy a blank one. It should not take long to complete and give us a much clearer understanding of the present position. All forms should be sealed in the accompanying envelope and handed to one of the individuals who have agreed to collect them, for onward delivery to our office. This needs to be done by the end of the month of November 2013 for a summary to be prepared for publication in the next issue of this magazine.**

**The form is fairly general in coverage at this stage but once we are able to assemble our summary, we shall be in touch with all those who have contributed for a discussion in enough detail for us to show ways in which these needs can be met. It will give us the best possible basis for including specific policies in our plan and help designate possible sites in an area in which external surveys of Dorset have shown is most in need of help. To put minds at rest, we do not envisage significant blocks of housing appearing anywhere but rather better use made of existing land and buildings, possible new workplaces for individuals and the attraction of more, enterprising young people to live and start a business or provide more facilities for visitors and tourists.**

**We live in a beautiful environment but we need to make it sustainable for the future. The Neighbourhood Plan will be the over riding document in terms of the development and protection of the Piddle Valley over the next 10 to 15 years so we must make every effort to get it right.**

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*Piddle Valley Neighbourhood Plan*

## **Housing - both for open market and low cost for local people**

led by Malcolm Johnston     [malcolm.johnston@zaffre.co](mailto:malcolm.johnston@zaffre.co) / 01300 34869

It is likely that readers of PVNV would assume a neighbourhood plan is about where houses are built and little else and we hope the regular reports published here have demonstrated that there is much more than this involved. However, housing will be a central plank of the plan and this report will update you on our thinking.

The plan offers the great opportunity for us to decide how we want housing in the valley to develop over the next 15 years. It will change, whether there is a plan or not, as can be shown by looking back at changes over the past 15 years and we need to ensure that the beneficiaries of future change are the whole community. Young families who need to have a larger house; older people wanting to downsize; land owners wanting to build for their families or others; people who need to work and live in the community; people wishing to offer tourist accommodation and in so doing will help the local economy. And, of course, people wanting to move into the area to enjoy its wonderful countryside and resources. An 'open market' approach to development will serve some of these needs satisfactorily but many people who need to be in the area for family or work reasons, will not be able to afford commercial prices. In consequence, part of our plan will be to identify ways in which the building of lower cost housing can be supported.

The NP Housing Group has reviewed current and future West Dorset District Council housing plans and walked around all our villages. We have seen exactly where current defined development boundaries lie (limiting areas within which development may be allowed) and where there are clear opportunities for some houses to be built should landowners wish to do so. Our remit is to protect the integrity of villages and where appropriate enhance their future viability by generating plans for growth without this damaging their character. The stages of our work are:

- Understand development areas as just described.
- Understand central government requirements placed on the District Council for future housing numbers.
- Understand the existing housing stock – we are compiling plans for each village identifying whether houses are owner occupied, let, etc.
- Understand the local demand for housing. Enclosed with this edition of PVNV, is a Survey asking you to respond if you have a need for or a wish to build housing whether low-cost or not.
- Investigate ways in which low cost housing can be developed and prevented from subsequently entering the commercial market.
- Identify demand for live/work accommodation and potential locations.

We need all the feedback we can get to inform our work, so please do respond to the Survey, come to the Housing Focus Group Open Meeting on the 25th November and please do write to us if you wish to comment on what we are doing.

## **Business and community needs**

led for the time being by John Browning 01300 348580 / or as above

Progress in this area has been cut short by the loss of several members involved who, for reasons quite unrelated, are unable to help us forward. As a result we have been in touch with several other residents to see if their experience and knowledge of community needs, new business opportunities, workshop and office space for local employment can take us forward in this important area. While we are shorthanded in this area, we shall ensure this important aspect is not forgotten in considering other areas of focus where progress is now more detailed.

## **Community energy generation and low energy design**

led by Dot Browning dot.descon@easynet.co.uk / 01300 348280

**Hydropower + Woodland fuel** - advice from Pete West (leader DCC Renewable Energy Strategy) and Rupert Lloyd (Climate Adaptation Officer) suggests

- funding available for a pre-feasibility to confirm the viability and potential of the identified Piddle Valley locations. With the permission of landowners, a full feasibility on the recommended locations can follow.
- mechanism for managing community woodland for fuel, the need for specific storage and drying facilities.

**Solar voltaic panels, reducing energy costs + recycling** - advice is being compiled and the new waste arrangements from 2014 include wider collection of plastic items. See <http://www.dorsetforyou.com/recycle-for-dorset/recycling/plastics>

## **Environment, landscape and farming**

led by Peter Chance peter\_chance@btinternet.com / 01300 348311

The group is now in the final stages of the walks over the Piddle Valley landscape with only Piddlehinton outstanding.

In Newsletter 4, we detailed 11 aspects to be addressed; our forthcoming report will form an important part of our Neighbourhood Plan. We have no doubt that with our local knowledge we can prioritise particular aspects of our landscape and therefore afford greater protection than offered by the West Dorset, Weymouth and Portland Local Plan. This covers a wide area and cannot by definition cover all the aspects we feel makes the Piddle Valley a very special area in which to live.

It will be most helpful if the community can identify their specific interests and aspects for particular attention. Suggestions might range from areas on which future development could take place, to areas already with protection that could be enhanced by improved management eg woodland and hedge planting, improved supervision of wild flower pastures, Rights of Way etc.

We look forward to receiving your comments.

## **Transport, traffic speed, footpaths, cycleways and communications**

led by Neil Herbert [sherbetnj@yahoo.co.uk](mailto:sherbetnj@yahoo.co.uk) / 01300 348479

### **Broadband Speed**

Very limited feedback from residents so please check and send me your broadband download speed to enable us to produce an accurate report by checking : <http://www.dorsetforyou.com/superfast-dorset/check-broadband-speed>

### **Traffic on the Valley Road (B3143)**

Sixteen 'KEEP US SAFE' boards produced by children from Piddle Valley CEVA First School, and endorsed by Dorset Police, have been erected along the road so we shall hope drivers take notice and drive accordingly. As a result of feedback to the Neighbourhood Plan Group, a separate group is starting a 'Community Speed Watch' to cover the B3143 from Piddlehinton through to Buckland Newton. A traffic survey of Rectory Road, Piddlehinton is currently in operation by DCC and will be added to the B3143 report. See website : <http://www.dorset.police.uk/default.aspx?page=6983>

### **SatNav**

Transport Group members are checking routes in the area to establish preference in routes being taken through the valley.

### **Rights of Way**

Representatives from Dorset County Council and the Transport Group met on 16th September and walked the whole route of the existing bridleway from Rectory Road, Piddlehinton to Church Lane, Piddletrenthide in order to view the route and discuss the feasibility of an all-weather surface suitable for all users, including horse riders, cyclists and pedestrians. DCC officers intend to carry out further surveys and investigations, reverting to the Transport Group when these have been completed.

### *Piddle Valley Neighbourhood Plan Timeframe*

Responses from residents on first outline of Plan	September/ October 2013
Preparation of Draft Plan by focus groups	October / December 2013
Final Draft Plan to residents	February 2014
Submission to West Dorset District Council	April 2014
Consultation period 6 weeks	May 2014
Adjustment period	June 2014
Independent Examination	July / August 2014
Further adjustments (if needed)	September 2014
Notification period for Referendum	October 2014
Referendum	November/December 2014