

# THE 2004 PARISH PLAN



Plan of Action and Planning Advice  
for the Combined Parish of

**Affpuddle and Turnerspuddle**

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# Parish Plan 2004

## for the Combined Parish of Affpuddle and Turnerspuddle

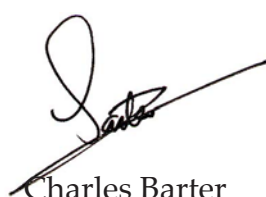
The idea of a Parish Plan arose out of the Countryside Agency “Vital Villages” Initiative and through informal enquiries with Purbeck District Council (PDC) and Dorset Community Action (DCA) officers in July 2002. After public presentation and much deliberation concerning the effort that might be involved it was decided to go ahead in January 2003. A Steering Group was formed in March to take the work forward under guidance issued by the Countryside Agency and PDC.

This document is the result of well over 700 hours of local voluntary effort. The information it contains was derived from a 60% return of a comprehensive questionnaire supported by a supplementary youth survey. The issues raised were developed by 13 working groups with the assistance of PDC and Dorset County Council (DCC) officers as well as many other organisations. The questionnaire results were tested at two public presentations, on each occasion well attended by over 50 people. The Plan was given a limited first circulation as a preliminary draft to the Parish Council with copies to PDC, DCC and DCA officers, before it was distributed in draft form to the entire parish and contributing organisations for local endorsement.

The Parish Plan gives a local perspective on important issues and provides information for any decision making process affecting the parish. It includes an Action Plan and a Village Design Statement. The **Action Plan** lists the major concerns of parishioners and suggests ways to help resolve the issues that became apparent through the consultative process. Whilst the conclusions drawn represent the majority view of those who live within the parish, all comments received have been recorded and may be referred to by the Parish Council in future. The **Design Statement** describes land use and the built environment and offers a community policy on development to complement the Action Plan.

The Plan has been adopted by the Parish Council. It was assessed for District Council adoption against evidence of the extensive research and analysis used to justify the conclusions and against public involvement and endorsement at local level. It was also assessed against the ability of the District Council to implement actions appropriate to them and other authorities and to the degree of compatibility between the desires of the parish and the objectives and strategies of the Council. Their recommendations, appropriate to each of the detailed conclusions, are given in the summary table of the Action Plan, a detailed report of which is held by the Parish Clerk. The Design Statement has been accepted as valuable, informative and relevant local planning advice and may be considered for adoption as a formal Supplementary Planning Document (SPD) in due course. In the meantime it will be used to assist with local authority decision making at all levels.

This Parish Plan will be used as a working document by the Parish Council and formally reviewed annually.



Charles Barter  
Chairman  
Affpuddle and Turnerspuddle Parish Council

## The parish in an historical perspective

The area is steeped in history, indeed even prehistory, with a number of prehistoric tumuli scattered across the parish. In historic times the names of the 'Puddles' in the parish were recorded in the Great Domesday Book of 1086 as three manors, one belonging to Jean de Tonerre, one to Brian de Turbeville, and one, 'Affapidela', belonging to the Abbot. The combined boundaries have not changed much over the centuries, though the land has changed hands many times. A notable change in modern times occurred in 1914 when Sir Ernest Debenham acquired land here and created the Bladen Estate as a scientific test bed for agricultural experimentation. At its peak the estate covered over 10,000 acres and employed about 600 people. Many houses in Briantspuddle and some in Affpuddle are typical examples of Bladen Estate buildings: whitewashed block and thatch in keeping with the older cob and thatch cottages in the region. Prominent examples include the "Ring" at Briantspuddle and the parallel rows of cottages in Bladen Valley on the edge of Briantspuddle. Like other such endeavours of the time, the Bladen Estate was badly affected by the Great Crash of 1929 and was finally broken up on Sir Ernest's death in 1952. Many of the surviving estate buildings have been listed and their owners take pride in maintaining their homes in a way that blends with the older, traditionally built Dorset cottages.



The Central Dairy, Briantspuddle 1929 (now "The Ring")



Before Bladen Estate moved the bulk of its activities towards Briantspuddle, Affpuddle was the central village. It is now the second largest community in the combined parish of Affpuddle and Turnerspuddle. With its church and two farms still active, it once had a working mill, post office and school, and a good number of cottages, some dating to the 16<sup>th</sup> Century. Few of the original cottages survive but the photograph opposite shows what the main thoroughfare of Affpuddle once looked like.

An early photograph of the Post Office, Affpuddle







*Piddle Valley viewed from the north*

## The Parish Today

**Area** The Combined Parish of Affpuddle and Turnerspuddle covers an area of about 11 square miles at the northern end of the ward of Winfrith in the north western corner of Purbeck District, about 9 miles equidistant from Wareham, Blandford and Dorchester, 14 miles from Poole and 120 miles from London. In the north are the settlements of Affpuddle, Briantspuddle, Turnerspuddle, Throop, and Brockhill, with Clouds Hill, Waddock and Pallington in the south. Briantspuddle is the central community and contains most of the publicly used amenities.

**Population** The electoral roll at Affpuddle contains 362 people living in 201 homes and on the Turnerspuddle roll there are 54 voters in 25 homes – a total population of 416 declared voters for the combined parish. Including non-voters the population numbers approximately 450. The majority of houses within the parish are privately owned, although the local authority owns 14 properties in Briantspuddle. Holiday homes and the general state of the housing market have almost eliminated the stock of low cost properties, leaving very little opportunity for the first time buyer inside the parish.

**Piddle Valley Conservation Area** In classic Thomas Hardy country - an area of great natural landscape value - the parish contains the largest part of the Piddle Valley Conservation Area. One of eighteen conservation areas in Dorset, the Piddle Valley Conservation Area encompasses all the settlements except Clouds Hill, Pallington and Waddock, which places some legal provisions on the preservation of the character of the area. It also contains a stretch of the river Piddle, one of the few chalk streams in the county, home to otter, trout, salmon and a rare population of native crayfish, amongst other species. The river and the underground aquifer are a source of water for more than just the Parish itself, and the Environment Agency is keeping a careful eye on the equilibrium of the river.

**Sites and Trails** Within the Parish there are six **Sites of Special Scientific Interest (SSSI)** and thirteen **Sites of Nature Conservation Interest (SNCI)**. There is also the **National Trust property at Clouds Hill**, the home of T. E. Lawrence. Together with large tracts of heath and forest, in part classified as *ancient woodland* and home to a wide range of wildlife including nationally and internationally rare and interesting species, the entire Parish is vulnerable to pressure from human activity. A major feature of Parish Council thinking has therefore been to maintain the environmental balance across the area, and both Tilhill Forestry and the Forestry Commission aim to manage wildlife sympathetically and to improve the amenity value of the area. The parish is a rural area that is highly valued by residents and by the many visitors who delight at seeing a little bit of old Dorset. There are many rights of way through the parish including the **Jubilee Trail**, the **Hardy Trail** and the **Purbeck Cycle Way**. All are well used by walkers and bicyclists.

**Roads** With the exception of the A35 cutting across the northern tip of the parish, and the B3390 which runs from the A35 south through Affpuddle and Waddock to meet the A352 at Warmwell, the roads within the parish are little more than country lanes. The B3390 is used as a short cut to Weymouth and especially in the summer the traffic on the severe Z bends at Affpuddle is a danger to road users as well as local residents. The junction at Waddock cross is a constant source of concern and an acknowledged accident black spot. Any future development in the area would increase the traffic even further. The subsequent danger is of concern to residents, especially at Waddock, Pallington and Affpuddle.



# Map of the combined parish of Affpuddle and Turnerspuddle



Based on the Ordnance Survey Landranger Map no. 194, Edition C1, 2002.

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## Key

Scale in 1 km squares (5 km is approximately 3 miles)



Piddle Valley Conservation Area



Areas outside the parish of Affpuddle and Turnerspuddle



Traffic 'black spots' (Waddock & Affpuddle)

Land belonging to the Ministry of Defence straddles the south eastern boundary of the parish. Part of the army tank training camp at Bovington is within its borders, and at times the noise of army tanks moving and firing can be heard throughout the Parish. Some explosions tend to rock the houses at Throop, Brockhill and Turnerspuddle.



## Facilities

Parish facilities are limited but include a church, a village hall, a shop/post office and a social club.



The **Church of St Laurence** at Affpuddle was rebuilt in 1840 after a fire, although some parts are over 700 years old. The church is well attended and the churchyard and peace garden are much valued and maintained by the wider community. The church at Turnerspuddle, also a pre-reformation church but smaller, was declared redundant in 1974.



The well-used **Village Hall** in Briantspuddle (*centre of picture*) is a fine, thatched, 200-year old barn that was made usable by the addition of a kitchen some 50 years ago. The barn and outbuildings to the rear are now in need of modernisation, and a project is underway that will improve all facilities, and make the buildings comply with current standards for accessibility.

There is a combined **Shop and Post Office** (*right of picture*) to one side of the Village Hall in Briantspuddle. Originally a granary, it now provides a useful local service run on a volunteer basis “by the village for the village”.

The **Bladen Social Club** (*white building, left of picture*) is a Registered Club. It uses premises built onto the west side of the Village Hall in the late 50’s to provide “recreational, sporting and social activities” for the community. Its present membership approaches 200, drawn mainly from inside the parish, but with additional members from outside the parish.

## Services

Services to the Parish comprise bus services, the police, fire and rescue services, refuse collection and a mobile library.

- Bus services include the Wilts and Dorset number 186 and 187, with morning and afternoon services to and from Dorchester, Monday to Saturday, a Monday to Saturday late morning service to Weymouth, a mid-morning service to Weymouth and Poole on Wednesdays, and Monday to Saturday afternoon services to Blandford and Poole. The daily late afternoon 189 bus from Poole will set down by request at Briantspuddle.
- A limited police response is run from the Wareham station, manned 24 hours a day, but with a front desk available only during working hours. Parishioners are developing a complementary Neighbourhood (Home) Watch scheme that will be run from Briantspuddle.
- Fire and Rescue services respond through the HQ at Colliton Park, Dorchester. The nearest appliance is at Bere Regis and is manned by retained (on call) firefighters.
- There is a weekly waste collection service.
- The Dorset County Mobile Library Service visits the area once a fortnight.

There are no licensed premises within the Parish, nor is there any significant wish to introduce one. There are several public houses in neighbouring parishes: in Tolpuddle to the west, Bere Regis to the east and Moreton and Bovington to the south.

The Affpuddle Village School closed some years ago and pupils now travel to Puddletown for first and middle school education and to Dorchester for upper school. There is a school bus service to Puddletown, and children attending Hardye's School in Dorchester use the normal bus service. Parents with children attending other schools make their own arrangements.

There are no doctors' surgeries or veterinary practices within the Parish. General Practice Surgeries in Puddletown to the west and Bere Regis to the east provide adequate medical cover, and the nearest hospital is at Dorchester. Veterinary practices are located in Puddletown and Wool.

There is no garage within the Parish, but there are a number within easy reach just outside the parish.

## Local Economy *(For full details see Design Statement, page 20)*

Forestry and farming (livestock, arable and fish) are the principal commercial activities within the Parish with watercress production in the south on the river Frome, and at Brockhill on the river Piddle. Although not currently in production, fish is still sold from Brockhill.

The only industrial plant is a metal fabrication factory alongside the watercress farm at Waddock Cross. Beyond this small workforce employed within the parish, and apart from a number of self-employed parishioners working from home and those who are retired, residents work outside the Parish.



# PARISH APPRAISAL and ACTION PLAN

## Local concerns - an overview

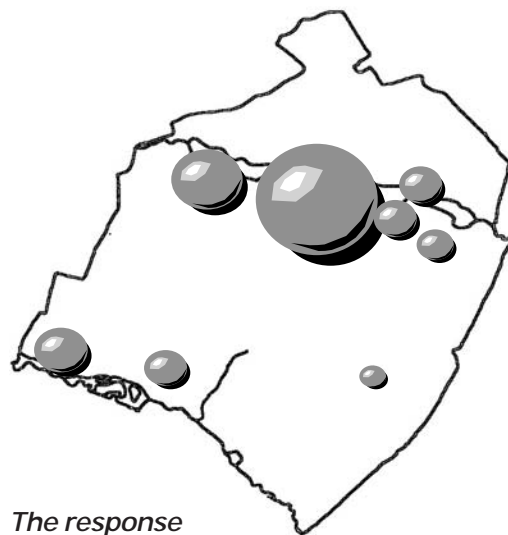
The results of the May 2003 questionnaire survey (*details available from the Clerk to the Parish Council*) suggest that the majority of those who live in the parish recognise that a certain amount of change is inevitable. The results also indicate that the local community wishes to have a hand in the management of local affairs. In 1991 for example, the parish community successfully opposed gravel extraction to the south of Throop, on the basis that gravel extraction would have had a major impact on the environment, visitors and local residents.

With the exception of traffic concerns shared by all who responded, the weight of opinion comes from the population living in the north of the parish. The few households at Clouds Hill, Waddock and Pallington in the south have developed closer affiliations with other parishes, as often happens in communities close to the edge of a parish. This does not mean that any contribution they chose to make to this parish will be regarded as of lesser value, nor will their need for services provided by the parish be neglected.

Most parishioners are pragmatic about the general lack of facilities and services versus the benefit of living in a rural area, but not to the extent of wishing to become an area 'lost in time' or a pretty suburb. Three topics - **rural character**, **care for the environment** and **appreciation of local needs**- surface again and again regarding the resolution of the issues discussed here.

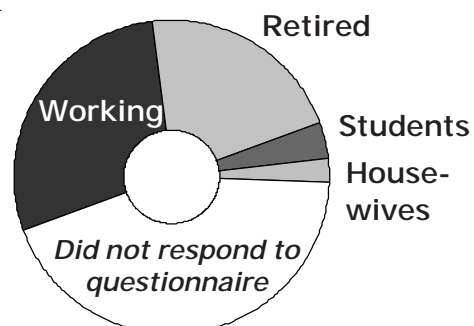
Those who live in the parish wish to retain the distinctive Dorset character of this relatively unspoiled area, remarkable for its wildlife. There is a fear that noise and light pollution, and an ever greater volume of traffic on the many narrow lanes may escalate to intolerable levels. There is also a perceived need to encourage opportunities for local employment, although this must be carefully balanced against any negative impact on present infrastructures and the natural environment. A desire for affordable homes, low cost housing and better provision for the young was also mentioned in response to the survey.

It is hard to believe that the view on parish matters among those who did not respond to the questionnaire differ from respondents' views. The assumption must be that they feel nothing is likely to change whatever they say.



### The response

Just over half of those who responded to the questionnaire live in Briantspuddle, the remainder represents all other communities in the parish. Gender distribution among respondents was fairly even: 57% female and 43% male.



### Respondents' occupation

Half of respondents were working or in full time employment, almost 40 % were retired, 7% were in full time education and 4% were housewives. There were no unemployed respondents.

**Specific Issues of Concern;** An analysis of the responses to the questionnaire showed that parishioners are particularly concerned about the twelve issues discussed in the following pages: housing, community facilities, crime prevention, traffic dangers, bridleways and footpaths, waste recycling, facilities for tourists, conservation and wildlife, access to information, noise, transport and flooding.

## Housing

*“...Council should cease selling houses to private buyers”*

*“...social housing.... good for the socio-economic balance in the parish”*

The past fifty years has seen a considerable change in parish housing occupancy. As agricultural jobs have dwindled following the mechanisation of British agriculture, locally also due to the break up of Bladen Estate, some former villagers have move away to find work. Houses are now occupied by residents who commute to work in surrounding towns, and, in common with other regions in the south-west, house prices have risen. From a housing stock consisting mainly of tied cottages, homes are now ninety per cent owner/occupied with only about twenty houses still available for long-term letting. At present Purbeck District Council owns fourteen of these houses but negotiations are under way to transfer them to a Housing Association. The remaining houses are what still remains as tied cottages. Together they represent the total stock of “affordable housing” in the parish, *i.e.* houses available to rent long term for those who cannot afford a house available on the open market.

Government policy and the Purbeck Local Plan presume against large developments in small villages but support the provision of affordable housing. Purbeck District Council has produced Supplementary Planning Guidance on the subject, which for this parish rules out any housing development except for

- open market housing on in-fill or brownfield sites;
- affordable housing to satisfy the demonstrated need of local people;
- extensions or alterations to existing dwellings.

If a local need for affordable housing can be demonstrated the Parish Council and Purbeck District Council will together consider offers of land as “exception sites” for planning purposes, *i.e.* a way for sites otherwise not permitted for housing under general planning policies to be made available for affordable housing.

The results of the May questionnaire indicated a reluctance to increase the number of houses within the parish. However, the majority of those who responded supported the proposed survey of affordable housing needs, which is now under way with the help of Dorset Community Action.

### Parish Policy

**Proposals for new houses** and for extensions and alterations to existing buildings in line with the Parish Design Statement will be considered.

**Provision of affordable housing** to satisfy any demonstrated local need will be considered, given that a landowner presents a suitable site and that the design is in accord with the Parish Design Statement.

### Action

The Parish Council to consider the results of the current **Housing Needs Survey** and, depending on the findings, to present the results at a special open meeting.



Summer fete



Summer Fete



Shop and postoffice



Wildlife

## Community Facilities

In general, residents feel satisfied with the facilities within the parish and are not seeking any radical changes. We have a thriving Village Hall hosting a number of activities, a Community Shop and Post Office, a Church and a Social Club which all add greatly to village life.

The May questionnaire produced some positive suggestions for improvement worth exploring, and these have now been passed on to the relevant local committees for consideration. For example, in direct response to the production of this Parish Plan, a group of local wildlife enthusiasts has printed and distributed its first Newsletter. The group has already hosted its first lecture in the Briantspuddle Village Hall, and more talks are to follow.

Responding to the May questionnaire, a number of residents recommended that a Parish Welcome Pack should be put together for new residents, with information about the parish and about facilities available here and in neighbouring villages. This project is now complete.

A sports field/play park came high on the priority list of some residents. With no dedicated area for children to play, a play area with swings and a slide would be an excellent and much needed facility, and a sports field would be a great asset to the parish. This sentiment was echoed by the results of the October Youth Questionnaire, where 83% stated they wanted a playing field. Many problems need to be solved before a project of this kind can become a reality. It will require the support of the whole community. There was also some interest in a Youth Club for the parish with just under half of those who responded to the youth questionnaire saying they would use this facility.

A number of people also felt that bus shelters would be good, particularly for children waiting for the school bus. The siting, building, financing and maintenance of any bus shelter need to be carefully researched if shelters are to gain general approval within the parish.

*"...to tell of local garages, shops, doctors etc."*

*"...a sports field for football and cricket!"*

*"...a discreet bus shelter might be useful"*

### Parish Policy

Whilst generally content with present arrangements of community facilities within the parish, special attention will be given to the **promotion of any youth group** and to the **provision of a sports field/play park** for general use.

### Action

The Parish Council to conduct a **feasibility study** in order to gauge the level of local support for a sports field/play park and to identify possible sites, sources of funding and future management of the project.

The Parish Council to gauge level of support for bus shelters with a special survey.



# Crime Prevention and Police Response

*“...a policeman on  
the beat!”*

The majority of people feel that a more visible police presence within the parish would be worthwhile and there is a limited view that the police are not interested in petty crime. There is however some recognition that some benefit is to be gained from an effective home watch scheme.

Allocation of police manpower is based on reported crime statistics, incident logging and police response, in order to meet the policy priorities to combat anti-social behaviour, violent crime, drugs and non-traffic motor vehicle offences.

From a station complement of 19 officers, Wareham Police Station provides 24-hour response to a rural area of 130 square miles, an area that includes this parish. To serve this large area, two or three Constables are on duty at any one time. The view that the police show poor response to reported petty crime is possibly because today's police officer is overburdened with paperwork and administrative duties. A reintroduction of the Community Beat Officer (CBO) should increase the visible presence of police in the parish, and help to dispel the misconception that the police can't be bothered with the parishioners' problems. Local Authorities and the public themselves have a responsibility toward crime prevention, for example through the development of effective 'Home Watch' organisations, or by targeting anti-social behaviour and concentrating on particular problems. To achieve this the Purbeck Crime and Disorder Partnership has established three geographic task groups with access to Home Office funding to help solve local problems. Our parish would fit within the North Purbeck Task Group which meets every two months.

*“...the most effective  
deterrents are the  
awareness and  
preventative  
measures of each  
individual  
household”*

No-one believes that two or three Constables are sufficient to police this large rural area. We believe that one single CBO - shared with 8 other parishes - will be inadequate. With police manpower in crisis and their limited ability to respond we acknowledge that we all have a bigger part to play in crime prevention than was once thought necessary.

## Parish Policy

We will continue to press for a proper level of **police service for rural areas** whilst encouraging the CBO initiative and the evolving Home Watch organisation. We will also urge parishioners to be vigilant about home security.

## Action

The CBO to liaise closely with the **parish Home Watch Co-ordinator** and to advise the Parish Council every six months on the level of crime within his allocated area. This will improve our understanding of the issues involved.

The Parish Council to arrange attendance at the North Purbeck District bimonthly Tasking Group meeting, in the unhappy event of the area becoming a crime 'hot spot'.

## Traffic dangers

The majority of the residents who live near the cross roads at Waddock and the Z bends at Affpuddle say that these roads represent major hazards for road users. At Affpuddle in particular there is also a significant additional danger to pedestrians. It is also generally believed that speeding on all the remaining roads, many of which are no more than country lanes, has worsened over the years. Speeding presents a danger worth dealing with today, especially on the roads through Affpuddle, Briantspuddle (including the Hollow) and Throop, and along the road between Waddock and Pallington.

*“...30 mph through villages”*

**B3390** The volume and weight of traffic has worsened since the opening of the A35 bypass, with continual damage to the curbs and severe danger to pedestrians from speeding vehicles. Traffic problems are also caused by articulated lorries attempting to manoeuvre on an unsuitable road. At Waddock Cross the problems are exacerbated due to restricted visibility on exit from the side roads.

Now within a well established “rat run” for all types of vehicle, the Z bends at Affpuddle not only require traffic weight and speed reduction measures but also a footpath to minimise the risk to pedestrians as they make their way from Affpuddle church, or from the North Barn footpath, to Briantspuddle.



*Part of the multiple z-bends at Affpuddle*

**Rural Roads and Country Lanes** The parish is not alone in being apprehensive about the increase in traffic on what were once quiet rural roads and country lanes. These narrow roads are more suited for a slower tempo; cars sharing the space with walkers, bicyclists and horse riders. The ‘Quiet Lanes Initiative’ in nearby Corfe Mullen has been included in the County Local Transport Plan for implementation in 2004. This is a pilot scheme for Dorset in an attempt to contain the problem, and would include a number of measures including ‘Gateway’ signing similar to that used in ‘National Parks, coloured road surfacing and hedge and verge enhancements.

*“...the road is lethal!”*

*“...speed humps at Waddock Cross would be good”*

### Parish Policy

We will continue the longstanding effort to have the **B3390 downgraded** whilst concentrating on making it safe. We will also turn our attention to the burgeoning traffic problems on the minor roads and lanes.

### Action

The Parish Council to seek, through appropriate authorities, a study of the traffic problems at Waddock crossroads with a view to implement significant **improvements as soon as possible**.

The Parish Council to seek, through appropriate authorities, a study of **traffic and pedestrian hazards** along the B3390 at Affpuddle, with a view to introducing a roadside footpath between North Barn and the turn-off to Briantspuddle.

The Parish Council to seek a survey of all the parish minor roads by the Dorset Traffic and Safety Management Department followed by early implementation of **traffic calming measures**.



*The old estate road, Turnerspuddle*



*A ford on the Piddle at Turnerspuddle Farm*

## Bridleways and footpaths

*“...motorbikes and cyclists should stick to assigned paths”*

The overwhelming majority of residents believe that there are enough bridleways and footpaths in the parish, though some paths and trails are not in very good condition. There is a limited view that it might be a good idea to introduce a riverside walk along the River Piddle and to provide small car parking places. This would help to stop random roadside parking by people wanting to walk particular areas.

Many parishioners have expressed growing resentment that some of the forest tracks are misused by motorcyclists and drivers of other motor vehicles on and around some of the more accessible bridleways. Their actions damage the environment and have become a nuisance and a hazard for legitimate users.

### Parish Policy

We will **maintain the present number of bridleways** and footpaths and keep them clear for use by all except motorcycles and other motor vehicles. We encourage the installation of properly authorised barriers to preclude such use.

### Action

The Parish Council to carry out an **audit of bridleways** and footpaths and to arrange for the appropriate maintenance to be carried out in order to keep them in a usable condition.

The Parish Council - subject to the findings of the audit - to investigate whether a riverside walk can be constructed and also whether space for limited off-road parking can be allocated at selected sites.

Dorset County Council to take note for inclusion of the Parish Audit in the 05/07 Rights of Way Improvement Plan.



## Waste Recycling

Whilst generally satisfied with the weekly waste collection service, many residents have expressed a keen desire to expand and improve recycling services within the parish. The current facilities are restricted to mini recycling containers at Tolpuddle Ball, 1 mile north of Briantspuddle and Affpuddle, and to recycling of papers through the Social Club. The Club uses this as a fundraising opportunity for local charities. Assuming there is a will to recycle, then the reduction of waste and how best to dispose of it become the significant issues.

Dorset is already recognised as a leading authority in waste management, currently at a cost of about £60 per year per household. The county is gradually running out of options on what to do with ever increasing amounts of rubbish and is developing a “Bournemouth, Dorset and Poole Waste Local Plan” to provide a framework for planning, effective until 2016. Although still in its first draft stage the plan aims to reduce bio-degradable municipal land fill waste to 75% of 1995 levels, to recycle at least 25% of household waste by 2005, 30% by 2010 and 33% by 2016. Full implementation of the plan will double the cost of waste disposal.

From 2003 Purbeck District Council (PDC) plans to expand kerbside recycling to include collection of paper, glass, cans and textiles (it is no longer practicable to include plastics because of their bulk) from all dwellings. In the meantime, and perhaps for some time to come in view of the problem associated with plastics, mini recycling banks will continue to play their part. The Council also plans to introduce a green waste collection service in 2003/2004 for 40% of Purbeck households, increasing this service to 65% by 2005/2006. In the meantime they offer free delivery and a 60 day trial of composting bins (235 and 335 litres), which can be purchased following the trial period (£11.95 and £15.95 respectively plus a £5 retrospective delivery charge).

Packaging material and junk mail are significant sources of waste, which it is difficult to eliminate entirely. But it is possible to minimise this waste by reducing the demand for excessive packaging and, for example, by reducing junk mail through one of the Mailing Preference Schemes.

*“...recycling must be expanded and improved”*

*“...a green box scheme, please!”*

### Parish Policy

We strongly support the concept of **recycling** and will play our part in helping to develop an overall plan for the county. We will also try and make local recycling facilities more amenable and encourage reduction of waste.

### Action

Purbeck District Council to consider **this parish a priority area** to be included in the kerbside collection service, a request backed by the parishioners’ clearly expressed interest.

The Parish Council to seek a site closer to Briantspuddle for the mini recycling bank at Tolpuddle Ball, in order to put it within reach of more households. [With kerbside collection of glass, siting a ‘quiet’ recycling bank for plastic only should cause minimal controversy close to domestic buildings.]

The Parish Council to conduct a **waste awareness promotion**.



*Picnic site at Culpepper's Dish*



*The National Trust property at Cloud's Hill*

## Facilities for Tourists

*"...car parking is available but nothing else"*

*"...a tearoom would be welcome"*

Although generally accepted as at least adequate, some parishioners feel that facilities and information for tourists could be improved. A parish map or information board could be set up, and the parish could perhaps provide better arrangements for litter disposal, refreshments and public toilets.

The parish receives many visitors throughout the year including a number of rambling clubs because it lies within an area of outstanding landscape value and has a number of features worth seeing. Locals benefit from talks and events, but visitors have to make do with their own research and the occasional signpost. Many other parishes offer information boards, which include maps of paths. Some also provide information leaflets. Our woodlands offer two car parks with picnic areas but neither provide information or litter bins. Whilst we recognise that information about the parish could be improved, it is likely that providing litter bins and waste removal from the sites might encourage many to deposit large, unwanted items there.

The Briantspuddle village shop is open 7 mornings a week and at present provides the only easily accessible source of cold refreshments within the parish. It is doubtful that the number of visitors would warrant a purpose built tea-room, which would have to contain or have access to toilet facilities, but this should not prevent entrepreneurial endeavour willing to adapt private facilities.

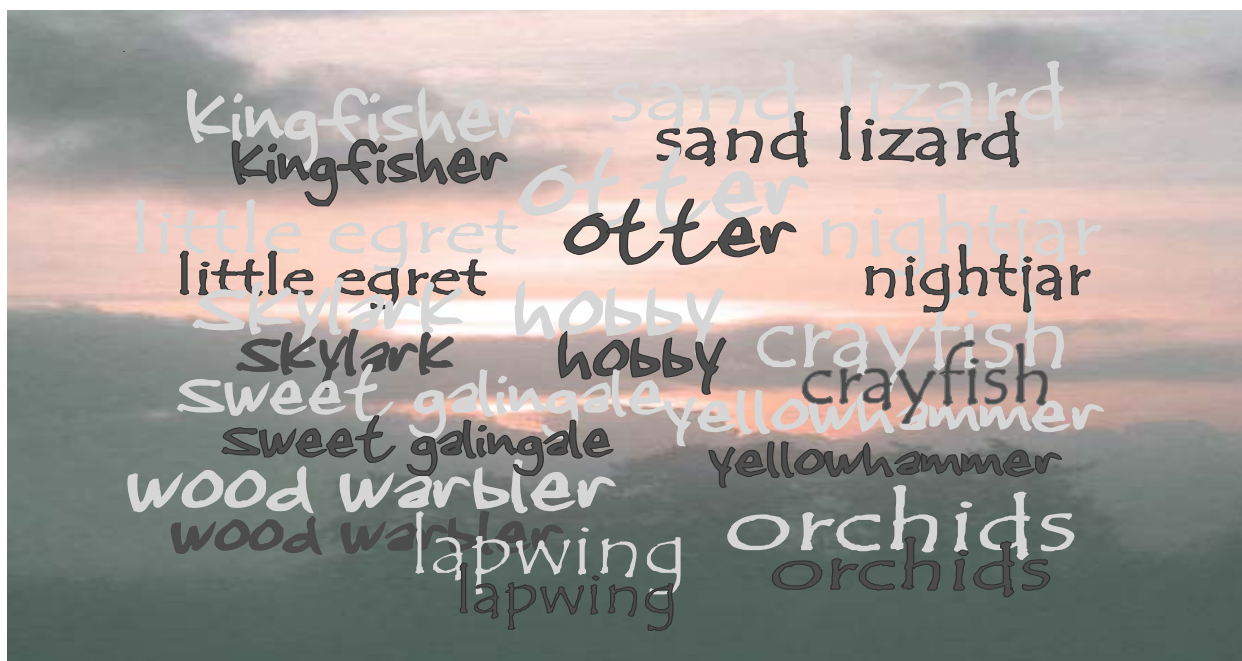
### Parish Policy

Any proposals for further provision of facilities for tourists will be carefully considered in the context of this Plan. Tourists are encouraged to visit the area but facilities specifically provided for visitors should be proportionate to the ability of the community to absorb their impact.

### Action

The Parish Council to consult with the Forestry Commission and PDC in order to determine the feasibility of erecting a board with information and/or maps together with information leaflets at the two purpose built car parks and picnic sites north of Oakers Wood.

The Parish Council to look into the feasibility of erecting a sign at both car parks, and possibly elsewhere, encouraging all visitors to take their litter away with them.



## Nature Conservation and Wildlife

Development of this Plan has helped promote greater awareness of the biodiversity (the conservation of the variety of life forms) and the Sites of Special Scientific Interest (SSSIs) and Sites of Nature Conservation Interest (SNCIs) in the parish, together with the unique significance of the parish for its wildlife and wildlife habitats. There is an exceptionally varied range of habitats - heath, chalk steams, ponds, ancient woodland, conifer plantations, hedgerows - which support many rare and scarce species. The vast majority of those who live in the parish place a very high value on nature conservation and the protection of wildlife.

Activity is now underway to further develop wildlife interest with a series of presentations, guided walks, surveys, and production of a quarterly newsletter. Much of this work is also aimed at completion of an 'audit', the framework of which was produced by the Biodiversity Officer at Purbeck District Council. Run as a pilot scheme within a County Biodiversity Audit initiative, it will be used as a guide for other parishes to use and adopt.

*"...encourage  
activities which  
value and preserve  
the nature of the  
parish - eco-  
tourism and  
education"*

### Parish Policy

We support the **protection of wildlife** and the maintenance, restoration and re-creation of habitats important to wildlife, particularly noting the **significant number of SSSI's and SNCIs** in the parish.

### Action

Purbeck District Council to promote the biodiversity of the parish through the forthcoming Local Development Framework.

The Parish Council to adopt the **Parish Biodiversity Audit** as a reference document and to arrange for its regular update in sympathy with changes to the Dorset Biodiversity Audit and other records.



## Access to Information

*"...an excellent publication"*

*"...may be seen as exclusive."*

*"...there is no broadband in this area!"*

The survey revealed no need to increase the number of parish notice boards. Some felt that the existing notice boards at Briantspuddle, Affpuddle and Waddock could be revitalised. The Parish Magazine is shared with and contains more contributions from Bere Regis, but this could be redressed by an increase in the contributions from this parish.

Many parishioners see the Internet and the World Wide Web as the way to make information about the parish more widely available. There already exists a network of 'village' web sites on the Internet, and many of the settlements in the parish have been allocated home pages there, though none have been activated yet. The pages have notice boards for publicising information about events, minutes of meetings, news about clubs and activities etc, and there is space for advertising local businesses. The "village" network of web sites does not appear to cost anything to use, but unfortunately the sites are village oriented and not easily modified. The work involved in adjusting one of the village web sites for parish use would be far more extensive than setting up a web site from scratch to promote matters in this parish.

A simple web site would cost under £100 to produce and publish, with a maintenance charge of £50 every 2 years. It might be possible to recover the maintenance charge by extracting modest fees for advertising space and for links to local businesses - some may already have their own sites on the World Wide Web. These figures exclude provision for a publicly funded computer terminal, which should more appropriately form part of an IT strategy developed for the Village Hall or Social Club.

For those who are familiar with the Internet, broadband (BB) enables high speed access and can be available to the exchanges servicing the parish if sufficient people register interest through [www.bt.com](http://www.bt.com). There is no commitment to take up BB, but, by simply registering a telephone number and helping to reach a trigger level of interest, provision of BB will be of significant benefit to everyone locally and to small businesses in particular.

Information technology is becoming an increasingly important part of modern life. With approximately half of the population of the parish familiar with computers and with access to the Internet, it seems sensible to take advantage of what IT has to offer, and to join in by publishing a parish web site, albeit of modest proportions to start with.

### Parish Policy

We will make best use of the existing parish notice boards, encourage contribution to the Parish Magazine and **develop a parish web site** for complementary use.

### Action

The Parish Council to fund a simple Parish Web Site with the possibility of expanding it in the future.

The Village Hall Committee to consider the provision of an IT facility within the modernisation project underway.



## Noise and Light Pollution

The majority of residents put a high value on the peaceful, rural character of the parish. Many acknowledge that it would be impossible to live here completely free from the sounds of modern life and, apart from the intrusive sound of the new A35 due to concrete surfacing, accept the current levels of noise.

Whilst everyone accepts the noise of farm equipment, other machine made noises are more difficult to absorb. For example, whilst motocross eventing has been allowed in the north of the parish, if it were to become the norm on every farm within and adjacent to the parish the noise produced would become intolerable. However, the general noise of Army tank activity and the effect of Army controlled demolitions explosions in the licensed pit within the eastern part of the parish are the cause of particular concern.

Light pollution is currently minimal. We are privileged to live where one can still see the sky at night. There is no perceived reason or desire to change this by introducing general street lighting. We do however accept that a certain amount of property security lighting may be considered necessary, but would like to see it sensibly sited.

*“...advantage with  
streetlight at  
Briantspuddle  
crossroads” and  
“„at village hall”*

*“...some security  
lights are over  
the top”*

### Parish Policy

We will continue to press for the A35 to be resurfaced as soon as possible to lessen road noise, and we will strongly resist any attempts to increase other noisy activity above current levels. Limited lighting of well used public areas could be considered, balancing safety against annoyance factors on a case by case basis.

### Action

The Parish Council to approach the Army on the possibility, perhaps in the long term, of **moving the demolitions pit** to a more isolated part of the country, and to encourage its current development of a tank simulator which should greatly reduce the level of annoyance to local inhabitants.

All parishioners to be as considerate as possible in the use of garden machinery.

All parishioners to ensure that security lighting is set up to best personal effect but limiting the impact on others.

# Transport

Over the last two decades the balance between private and public transport has become a contentious issue with no practical resolution in sight. Increasing affluence has reduced the dependence on public transport, which has remained unaltered during this period. There is currently a bus service for passengers from Briantspuddle and Affpuddle travelling to and from work in Dorchester, while the only bus service in the south of the parish is the daily Weaver bus to and from Weymouth. The results of the May and October Questionnaires indicated that ‘how to get around’ remains a problem for those without any means of private transport.

Most parishioners seem content with the bus service, although frequency and cost were issues raised by passengers who use the bus service from Briantspuddle and Affpuddle. The cost of travel to Dorchester is high. However, if the bus to Dorchester is boarded one stop beyond the parish boundary, at Tolpuddle, the cost drops by 30% due to banding by the bus company. It seems odd that our parish should be penalised in this way.

Without an evening or Sunday bus service, parishioners have to use hired or private transport to travel to and from local towns outside normal working hours, a fact recognised by the organisation Dorset Action for Rural Transport (DART). The results of the Questionnaires indicated some support for a communal transport scheme serving the parish, to provide access to adult education and other leisure activities in Dorchester. The Small Transport Projects Fund provides grants of up to £1,000 to run a ten week pilot scheme, providing the grant is matched locally by 25%. This could mean using a minibus to service a route incorporating Tolpuddle and with a timetable to appeal to people of all ages. If viable, a grant of up to £10,000 could then be sought from the Countryside Agency. Sponsored by the Parish Council, the grant would help to set up a locally run, small transport scheme.

Many people within the parish share cars on an ad hoc basis to shop in local towns or to get to the train at Moreton or Wool. A suggestion to make these arrangements more formal has been put forward. Even if a volunteer manager could be found to run the scheme, some parishioners think that it would not be flexible enough to survive. Insurance cover and the issue of privacy are other stumbling blocks that might render such a scheme impractical.

*“...return fare to Dorchester far too expensive”*

*“...too difficult to maintain”*

## Parish Policy

The present bus services to the parish should be maintained with pressure put on **reducing costs for rural users**. We will also support an entrepreneur applying for grant aid to fund a locally run transport scheme, given that he can demonstrate sufficient public need.

## Action

Parish Council to seek lower fares for those parishioners using the Dorchester bus service from Briantspuddle and Affpuddle to be in line with fares enjoyed by travellers from Tolpuddle and Puddletown.

Subject to successful fare reductions, Parish Council to promote greater use of Wiltshire and Dorset Buses by **public display of company time tables** in Affpuddle and Briantspuddle at the recognised bus stops.



# Flooding and Drainage Problems

We live in an area that is rarely, if ever, short of water. In fact water is supplied from the parish to other areas (see the Design Statement; Natural resources, page 22). However, there are problems associated with flooding of low lying roads and properties. The river valleys of the Piddle and the Frome are both susceptible to flooding during periods of heavy and prolonged rainfall. Other areas suffer from water problems due to surface water run-off and poor drainage in conjunction with seasonal groundwater flooding.

The Environment Agency (EA) takes an overview of all water related matters and has produced a strategy which sometimes requires the co-operation and co-ordination of a variety of authorities, organisations and landowners. In our parish the Agency relies largely on landowners to fulfil their ‘*riparian*’ responsibilities, *i.e.* to maintain the river and river banks on their land. The Agency also licenses the activity of Wessex Water to regulate the effect of water extraction on the level of the River Piddle. In this respect much work has been carried out in both the Piddle and Frome valleys to prevent the recurrence of the floods of a few years ago whilst maintaining water levels to safeguard habitats in periods of drought and low flow.

Springs emerge along the sides of both valleys, and heavy rain causes run-off from some roads and fields. Although flash floods after torrential rain is inevitable, normal levels of run-off can be made worse by road and track building, land use and cultivation regimes. A well designed system of drains and ditches feeds run-off water into the rivers, but lack of maintenance or new works carried out without Land Drainage Consent can cause problems. These are best tackled on a case by case basis in consultation with the Environment Agency who issues and enforces such consents.

Areas with currently reported drainage problems:

**Affpuddle** Persistent flooding at the western end of Affpuddle due to run-off from the fields to the south.

**Briantspuddle** The road down through Briantspuddle Hollow is prone to erosion due to run-off of surface water.

**Turnerspuddle** East of Dairy Cottage the road is prone to flooding by a small brook through persistent blockage of a gully under the road.

**Throop Hollow** and corner. The road is prone to flooding due to blocked ditches and seasonal changes in groundwater levels.



*Flooded road,  
Turnerspuddle*

*“...flooding in  
Pallington a major  
problem in 2001”*

## Parish Policy

We will help landowners and householders to resolve flooding and drainage problems through co-operation with the Environment Agency and the district drainage authorities to establish cause and propose solutions.

## Action

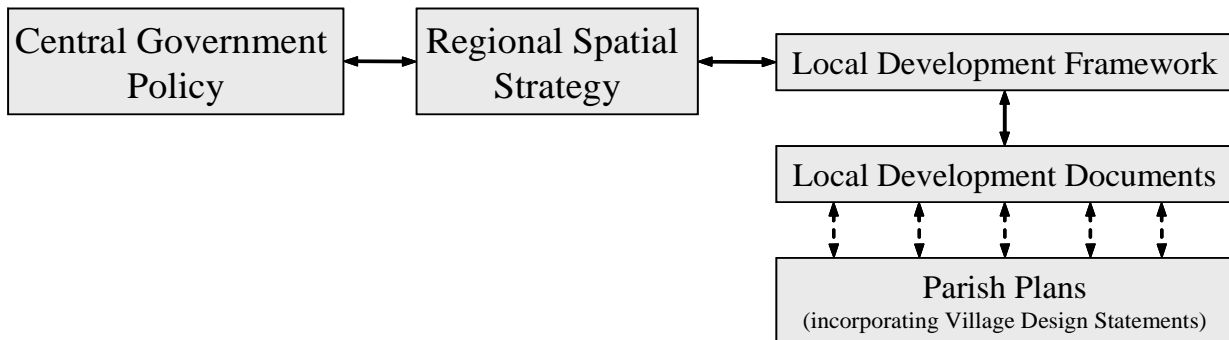
The Parish Council to seek a volunteer to act as Parish Flood Warden to maintain a register of areas with persistent flooding and drainage problems.

The Parish Council to press appropriate authorities, organisations and landowners for long term solutions to persistent problems.

# Parish Plan 2004 for the Parish of Affpuddle and Turnerspuddle

## DESIGN STATEMENT

Though not yet part of the statutory planning system, Parish Plans are aimed at complementing a wide range of Local Development Documents as part of a Local Development Framework (LDF), with land use and design aspects accepted as additional planning advice.



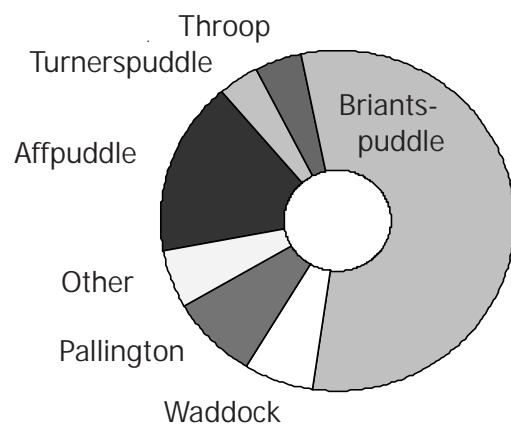
Lodged within the Parish Plan presented here, the Design Statement reflects community interest and involvement and sets out what we regard as special about the parish in order to influence those who need detailed information when considering change; it describes in detail the features of the Parish, its geography, general layout and land use, and puts forward our ideas on development as a set of guidelines which we would wish to see followed. The aim is to offer a level of consistency based on local knowledge of the natural environment and the villages and hamlets within the parish in order to help all authorities and organisations arrive at informed planning decisions. The Statement has been produced with the assistance of an architect and a planner who live within the parish, and incorporates information drawn from the results of the Parish Plan Questionnaire completed in May 2003.

## 1. Geography and Layout

(see also map on page 4)

The parish is characterised by low chalk downland in the north, dropping down to the valley along the River Piddle, rising to a central heath and forested ridge and falling again to the valley along the River Frome. The central ridge and the river valleys lie on an east/west axis, and the rivers themselves flow eastwards into Poole Harbour.

On the river Piddle lie the villages of Affpuddle, Briantspuddle and Turnerspuddle plus the hamlet of Throop, while the hamlets of Waddock and Pallington are situated on the river Frome. There are a number of additional farms and houses dotted around the parish, some still with close connections to the agricultural and forestry industries.



*Location of the 221 domestic dwellings within the parish*

## 2. Land use

### 2.1 Agriculture

Agricultural land within the parish is a medium to low grade, free draining soil type, with a fertile silt prone to flooding in the river valleys. The main farming activities are limited to dairy, arable and beef, but there is also an outdoor pig unit and an intensive battery egg farm. The present economic state of British agriculture is having an adverse impact on the farming industry locally. This has led to the amalgamation of some farms into larger units in order to improve efficiency, some of which are now managed from outside the parish. Some farmers have diversified and now offer alternative land based activities, especially equestrian, while one farm has taken advantage of its relative isolation to provide a motocross course and training facilities.

*Parish view      The community wishes to ensure the survival of its agricultural heritage and supports diversification, providing it does not significantly increase road traffic or noise levels.*

### 2.2 Forestry

Forests cover the poorest soils on former heathland along the central east-west ridge of the parish. Some woodlands have general public access, others are in private ownership with limited public access. They are principally planted with coniferous species, but there are also deciduous woods and some hazel coppice. All timber is processed outside the parish. Certain areas of private woodlands are earmarked to be replanted with native broad-leaved trees, and small areas will be converted to open ground for the specific management of heathland species.

*Parish view      The community supports reversion of forest land to heath and the provision of wildlife corridors, but there are concerns that public accessibility will be detrimental to the success of such provision, in particular the unauthorised use by off-road motorcycles and motor vehicles.*

### 2.3 Fish Farming and Watercress

Until recently, fish farming took place at two sites. It is now confined to Pallington, where lakes are fed from natural springs alongside the River Frome. Here 14 acres of water are used for the breeding of coarse fish for eventual sale to coarse angling fisheries. It also supports a members only club. A separate fishery operates between the fish farm and the watercress beds at Waddock, which is run by Christchurch Angling Club.

Watercress is produced by one company from two sites: Waddock with an area of five acres and Brockhill, an organic site, with two and a half acres. The year-round production yields approximately 150 tonnes. Water is supplied from natural springs or boreholes, since river water must not be used in the production of watercress. Waddock, where sales and technical teams are based, is the main distribution centre.

*Parish view      Fishing lakes and watercress farms are a good example of rural businesses that blend in with the landscape and provide both employment and leisure activities.*

### 2.4 Ministry of Defence Ranges

The British Army has been using land in the south east of the parish since 1896, including an armoured vehicle practice course, a demolitions pit licensed to explode munitions, and enough space for infantry training with small arms firing blank ammunition. The stated policy is to keep noise disturbance to a minimum, helped by a woodland boundary maintained by the Army. The MoD is always willing to investigate claims of noise induced damage.



## 2.5 Natural Resources

The parish is rich in natural resources, but has a poor road infrastructure. Thanks to the determination of the community to keep landscape values intact, only one resource - water - has been fully exploited.

- 2.5.1 Water** is pumped from a borehole at Briantspuddle. The borehole is one of four used for public water abstraction from the River Piddle catchment area, and one of the three causing occasional, significant reduction in river flows. In dry summers water can leak from the river bed back into the chalk aquifer and could, in the past, cause the river bed to dry between Affpuddle and Throop. The Briantspuddle abstraction licence was therefore amended in 1997, and now up to half of the licensed quantity can be discharged back into the river to ensure ecologically acceptable levels of flow in spring and summer.

*Parish view*

*Maintenance of water flow in the River Piddle is important for the environmental balance of surrounding lands.*

- 2.5.2 Oil** was discovered in 1982 within the Bridport Sandstone Formation and a test rig was set up at Waddock Cross. It produced oil at sub-commercial flow rates, was plugged, and abandoned. Recent re-evaluation of the test results queried whether a deeper 21metre column of oil is now exploitable. Reservoir productivity and crude quality are the principal risks, but the Bridport Sandstone is very productive at the nearby Wytch and Wareham oil fields.

*Parish view*

*Should the oil well at Waddock become a commercial reality, the implications on the landscape and for road traffic should be carefully considered, and measures taken to reduce the impact.*



- 2.5.3 Gravel** lies in large deposits beneath the parish. To date there has only been incidental extraction, e.g. during the construction of the fishing lakes at Pallington. An application was made during the 1990s to extract gravel near Throop Clump. A hard fought campaign by the residents ensured the application did not come to fruition. However, it is possible that the parish will come under pressure for gravel extraction in the future.

*Parish view*

*The Parish, District and County Councils should actively support the community in its desire to remain free of gravel extraction.*

- 2.5.4 Renewable energy** is part of current government policy and there are proposals to site wind farms near Winterborne Kingston. The tall windmills/turbines would be visible from the highest and relatively unpopulated parts of our parish. Similarly, these same high areas within the parish could become potential sites for wind farms if the concept takes root.

*Parish view*

*Should proposals be put forward for the siting of a wind farm, either within the parish or with a significant impact on the parish, the community should be consulted before any decisions are taken..*

## 3. Description of the built environment

### 3.1 Villages and hamlets

The villages, hamlets and most of the farmsteads are located along old routes in the valleys of the Piddle, Frome and Bere Stream, with farmland tending to straddle valley and slopes for a mixture of soil conditions. In the north Affpuddle, Briantspuddle, Throop and Turnerspuddle are contained within the Piddle Valley Conservation Area in which special planning legislation applies.

#### 3.1.1 Affpuddle

Historically the centre of the parish, Affpuddle has several fine buildings clustered around the church, which is still very much in use today. Notable buildings include the old Vicarage, two farms, a mill and attendant cottages. Sadly, the danger of traffic and the acute bends in the B3390 now splits this small community and seems also to separate it from the rest of the parish. Between the church and the 16<sup>th</sup> century cottages at the western end of the village there are a variety of modern dwellings; a couple of brick built houses with tile roofs, and a few clad in stone or reconstituted stone. About two thirds are set back from the road.

#### 3.1.2 Briantspuddle

Without a church, Briantspuddle, which includes Bladen Valley, is not formally a “village”. However as the largest community within the parish it is probably best recognised as a village for design purposes. The main features are:

- **A cluster of cob and thatched buildings** at the crossroads and further east along the village high street towards Throop. Now interspersed with block and thatch houses and modern dwellings it is nevertheless a much cherished main street containing the only village hall, post office and shop in the parish as well as a small building housing the Social Club . In the middle of the street opposite the village hall is a semi-circle of single storey Local Authority houses echoing the Dairy “ring” further down the road.
- **The Briantspuddle Ring.** This range of buildings constructed of block and thatch was originally the central dairy of the Bladen estate. Built around three sides of a quadrangle to accommodate a vehicle loading bay in the centre, it is now four dwellings encircling a small open, but private, green. Directly opposite is a 15<sup>th</sup> century thatched cottage of cruck construction, which effectively completes the circle.
- **School Lane** leading northwards off the road west towards Bladen Valley and Affpuddle. Originally the entrance to the village from the north, it now forms an open ended cul-de-sac which can be interpreted as against the historical and more general orientation of houses facing the road.
- **Bladen Valley.** Behind the War Memorial created by Eric Gill and along a dry valley stand 23 houses, originally built to house workers on Bladen Estate, and constructed of locally made concrete blocks. All but two are thatched. Designed as a group in the *Arts and Crafts* style with large cottagers’ gardens, the earlier broad open areas between the buildings and the gravel road are now enveloped by a variety of mature trees and bushes.

### 3.1.3 Throop

Clustered around Throop House at the junction of the modern road with the unclassified road to Turnerspudde, this tiny hamlet contains a mix of housing styles from cob and thatch to rendered brick and tile. With two exceptions they face the road although the later houses stand back to allow generous parking to side or front.

### 3.1.4 Turnerspudde

A small village with a redundant church, Turnerspudde is in reality little more than a small hamlet strung out along a blind valley road but connected to the rest of the parish via an unclassified road across two fords to Throop. With the focus on Tonererspudde Farm it also contains the same mix of housing styles as Throop. The first house on the Turnerspudde road is actually in the parish of Bere Regis.

### 3.1.5 Waddock

The hamlet of Waddock was once centred on the farm by the crossroads at Waddock, but has now spread to encompass a watercress farm with modern buildings and staff accommodation to the south. On the same site is a light metal fabrication workshop where there was once a garage. To the west of the crossroads are a few large houses and a loosely grouped set of dwellings along a track leading north off the road towards Pallington Heath. Generally there is a broad mix of housing styles. All houses are set back from the road except Waddock Farmhouse itself with its associated cottages. House and cottages sit either side of the B3390, awkwardly straddling the road.

### 3.1.6 Pallington

The hamlet of Pallington comprises several groups of dwellings of mixed housing styles, including painted brick and thatch, stretching along the road from Waddock towards Tincleton. Originally confined to roadside cottages around Pallington Farm, the hamlet now also contains several modern houses set well back from the road. West of Pallington are groups of houses facing the road with other buildings to the rear supporting activities at the fishing lakes.



18<sup>th</sup> century cottage,  
Pallington

### 3.1.7 Clouds Hill

Clouds Hill comprises three dwellings on the southern edge of the parish, one of which is a tiny cottage, the last home of T E Lawrence and now a National Trust property.

### 3.1.8 Other significant groups of dwellings

The working farmstead of Roger's Hill, closely associated with Brianterspudde, is on the Bere Stream at the northern tip of the parish, with Snelling farm at the southern tip. In the middle lies a handful of houses including the former farm at Brockhill close to the brow of the central ridge, and the watercress business close to Cecily Bridge.



Roger's Hill Farm with cottages



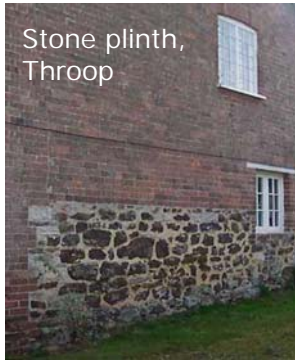
Blackdown House, Brianterspudde



## 3.2 Buildings and building materials

The following paragraphs contain a fairly general description of commonly used materials and detailing found on buildings in the parish.

### 3.2.1 Stone and Brickwork



Stone is an uncommon material for entire walls in older buildings. It is mainly found as plinths 3 to 4 feet high supporting walls constructed of cob, or as strengthening repairs in the cob itself. Stone was probably sourced in the west of the county, and is frequently found mixed with local ironstone, so called 'heathstone'. Although not a traditional building material locally, except as roofing material, stone or reconstituted stone has been used for some of the houses built after 1945.



A number of older dwellings and outhouses are built entirely of brick. Modern houses harmonise most successfully with older buildings in their immediate vicinity where the brick has been carefully matched with the colour and structure of traditionally used brick.

There is little use of flint work within the parish except for the redundant church at Turnerspudde, the wall at the southern perimeter of the churchyard in Affpuddle and a retaining wall at the eastern end of Briantspudde.

### 3.2.2 Roofs and Chimneys



Many of the buildings are thatched in a simple style with plain ridges and without finials, while some buildings have roofs clad with plain clay tiles. On clay tiled roofs, sloping ridges are often clad with so called 'bonnets', tiles shaped to shed water in two directions. Slate has also been used as roofing material, and on some single storey extensions and outbuildings roofs are clad with interlocking clay or concrete tiles. Hipped gables are found on many roofs regardless of roofing material.

Chimneys are generally large, simple, brick-built structures and frequently found at both ends of houses and cottages in the parish.



Thatched roofs ancient and modern: Briantspudde 17<sup>th</sup> Century (left), Bladen Valley 20<sup>th</sup> Century (right).



### 3.2.3 Windows and Doors

Windows in thatched cottages and many of the older buildings are single rebated, i.e. with opening section flush with the frame. Windows are predominantly painted white, side hung and made out of timber, occasionally cast iron. They are moderate in size (about 3' high, two or three lights wide, and with each light module about 1'6" to 1'9" wide). Dormer windows occur in many shapes, set into the upper wall or set back from the eaves.

There are many styles of windows used on the modern properties, usually double casement of timber or metal, either painted or stained. Although the use of UPVC is less appropriate than wood or metal, it has been used to good effect on some properties.

Doors facing the street are usually simple, made of timber and occasionally with a single small windowpane. On the other hand, there is a huge variation in doors away from public view ranging from simple single doors to elaborate patio doors.

### 3.2.4 Gutters and Pipes

Thatched roofs are generally without gutters or drain pipes. Painted cast-iron gutters and downpipes are common on other old properties, while UPVC in a variety of colours is normal elsewhere.

### 3.2.5 Porches and Canopies

A simple projecting or recessed storm porch protects the main entrance to many properties in the parish, with the roof of the porch to thatched properties often covered by a different roofing material from the rest of the house. Some properties have nothing more than a canopy or nothing at all.

### 3.2.6 Colour

A limited range of soft creams and whites are the preferred colours for painting rendered walls. Other colours tend to be less in keeping with the historical use of paints and washes in an area with easy access to lime. Woodwork is predominantly painted white, possibly with black frames around windows and doors. Dark green is a popular colour for soffits and barge boards.





## **4. Community Policy on Future Development**

The overwhelming view obtained from the May questionnaire was that those who live in the parish place a high value on the calm and peaceful rural setting of villages and hamlets. Very few people wish to see any significant development at all, although many recognised that old, disused buildings and sites can be converted for alternative use.

### **4.1 The Parish as a single unit**

For consistency within the parish, and to accord with the strongly expressed view on the conservation of wildlife habitats and the rural setting, the Piddle Valley Conservation Area and the area of the parish outside the conservation area should be considered in tandem. District planning policy already precludes significant development in areas where there is no public transport service, a description that applies to the areas north and south of the conservation area. However, planning conditions on small developments outside the conservation area may be less stringent than those that apply within the conservation area itself, providing such development does not impact on the conservation area, the infrastructure serving it and the countryside around it.

### **4.2 Basic responsibilities within the Piddle Valley Conservation Area**

The Purbeck District Planning Authority has produced a leaflet on Conservation Areas that contains advice aimed at preserving the character of the area as well as inviting opportunities for enhancement schemes. For residents of the Piddle Valley Conservation Area this means there is a statutory obligation to obtain permission before most types of buildings can be demolished, built or altered, as well as a need to give notice before any significant work on trees can be carried out. It also means that residents' opinions must be taken into account, along district planning guidelines, before any decisions about development are made. Most importantly, it means that a broad view of the area must be taken, even if a proposed development will affect but a small part of the area.

### **4.3 Retention of gaps between villages and groups of buildings**

It is important that the villages and hamlets do not become linked into one continuous ribbon development, but that existing gaps are maintained as neutral zones between hamlets, each retaining its own identity. The gaps provide views across fields and buildings that parishioners and visitors appreciate and value. There is therefore limited scope for new development within existing gaps.

The visual impression of the villages as viewed from public rights of way is one of random, unobtrusive buildings set well below the skyline on valley floors or tucked into hillsides, often with a forest backdrop. This creates a valuable relationship between mature trees or shrubs and the built environment; the natural landscape flows into the villages as a continuation of forest and field, allowing important vistas to be enjoyed from within or from outside the villages. These vistas are the essence of the area's rural character.

### **4.4 Listed buildings**

There are a total of 90 listed buildings and other structures in the parish; churches, houses, bridges and even gate posts. When considering internal or external alterations to a listed building, owners and planners should ensure that careful consideration is given to historically important features and settings before making any decision. Likewise, any proposal to make alterations to a building adjacent to a listed property should seek to accommodate and complement the character of the listed structure.



Many owners of thatched properties have expressed concerns regarding planning controls over the use of wheat straw or water reed. Owners should therefore discuss material and thatching style before re-thatching. Purbeck Planning Department should give clear reasons for their decisions on material and style.

#### **4.5 New dwellings, groups of dwellings and conversions**

When considering conversions or small-scale development of new buildings, it is important that the design is done sensitively in order to make any new structures blend in with existing buildings and the landscape. Because of the relative size of Briantspuddle, and possibly also Affpuddle, which both have established public transport links, these are probably the only villages where a group of about five houses could be built without a significant impact on village character. One or two houses could possibly be fitted in elsewhere, but to retain character and vista, development should not take place to the rear of existing plots.

New buildings do not need to face the roadside in a line, as the older village houses usually do, but may do so with careful consideration where a scheme will enhance the streetscape. Alternatively, where gaps need to be maintained, new groups of buildings could be laid out to conform with what already exist in the parish:

- Emulation of the “ring” in Briantspuddle, already used once for the layout of local authority housing opposite the village hall
- A short cul-de-sac that gives the impression of being a through road such as School Lane in Briantspuddle, or the road in nearby Bladen Valley

Plot size should vary in harmony with surrounding properties since any group of new buildings with a look of urban street regularity would strike a jarring note in this rural environment. Overall design should ensure that single storey buildings do not predominate over the traditional two storey cob and thatch cottage, the fundamental component of the built environment in this part of Dorset.

The public consultation questionnaire revealed that the community is at odds with government planning guidance: where proposals are made for conversion of redundant buildings or sites such as farm yards, the community would prefer first consideration to be given to domestic dwellings, thereafter to employment facilities and lastly to holiday accommodation. Conversion of redundant buildings and new buildings on brownfield sites, whatever their ultimate use, must take all of the above factors into account, as well as the impact on road infrastructure and the provision of utility services.

#### **4.6 Alterations and extensions**

Our homes are where we live, not something we keep as uncomfortable and impractical museum exhibits. Old houses have usually been through several cycles of alterations and additions (often unregulated), and today’s alterations and extensions to accommodate a contemporary lifestyle provide an alternative to moving house. Designed with sensitivity, extensions can be made to fit in with surrounding structures. Windows for new buildings or extensions should be chosen with care. Certain types, for example double rebated windows where the opening section sits proud of the frame, would be inappropriate in older buildings especially. Innovative design can provide acceptable solutions provided that the following factors are taken into consideration:

- **Proportion** Ideally, extensions should not dominate the parent building or significantly disrupt the ratio of the finished building to the size of the plot. This is particularly important for older buildings in order not to lose any sense of physical relationship between building and land that might have been part of the original design.
- **Setting** In the case of older buildings, where it may be considered important to retain the historical perspective of the original construction, the extension should be set to distinguish itself from the original, perhaps by deliberate stepping of roof or building line. The finished building should also still sit well with neighbouring buildings and against the landscape. The end result should compliment, even enhance the local site and not look out of place.
- **Cost** This is often a prime consideration and usually correlated to roofing style. Especially for thatched properties some cost benefit can be derived from using small tiles on pitched roofed single storey extensions provided the above two factors are taken into account. Flat roofs, though cheap, are more difficult to absorb in a rural setting.

#### 4.7 Outbuildings

Sheds and garages can be the cause of great upset if placed and designed without due regard to the main building and without consideration to neighbours. This is especially the case where the size of a proposed building is so small as to provide exemption from planning permission. Care should be taken that such buildings do not become visually dominant. They should be screened to harmonise with surrounding structures and gardens, and in a way that aims to improve rather than disguise.

#### 4.8 Modern Installations and Features

Exterior lights, TV aerials and solar panels are best sited in as discreet a position as possible. Satellite dishes, for example, look out of place when mounted on the front of old village properties.

#### 4.9 Landscaping within the built environment

Certain materials used in gardens and on driveways are more suitable than others in a rural location. Paths and driveways acquire an entirely traditional look when covered with gravel, stone setts or flags. Concrete and black tarmac, on the other hand, are not traditional materials. Hedges are common as boundary markers in the countryside, but a stone wall, or a wooden fence painted in a restrained colour, are both entirely acceptable alternatives.

Trees play two essential roles; as habitat to a huge array of organisms, and as an essential component of the Dorset landscape. Trees also enhance the relationship between buildings and their immediate surroundings. However, in built-up areas trees can become a source of strife. So, while it is essential that new trees are planted to provide a continuous supply of ageing and maturing trees, no tree should be planted where it will have an adverse effect on a neighbour or his property.

#### 4.10 Car parking facilities

In consideration of the limited public transport service to the area unless design takes precedent, new properties should have provision for at least two off road parking spaces.

#### 4.11 Highways and utility services

The country roads are characterised by soft grass verges and finger post direction signs. Where pavements would benefit pedestrian traffic, they should be finished with natural materials, rather than concrete or black tarmac. Village name boards of moderate size should be the norm throughout the parish.

Traffic signs should be of a style and size in keeping with the rural nature of the parish and appropriately placed for safety. Advertising signs should be discreet.

Should street lighting ever be considered appropriate, lamps should be placed with sensitivity towards surrounding habitation, and avoid the glare of the modern sodium style lamp in favour of a more subtle light source.

Where bus shelters are considered appropriate they should be built of materials which complement their location.

The number and styles of existing telephone boxes and post boxes should be retained.

Utility services should be laid underground to new buildings, and whenever possible the opportunity to re-site existing overhead wires underground should be exploited.

#### 4.12 Commercial and agricultural buildings

Carefully planned retail activity could provide a useful service and source of employment in the parish. In this context, re-use of redundant agricultural buildings for craft workshops would be a preferred option. A noisy, more industrially oriented establishment would be less ideal on sites likely to affect residential properties.

New agricultural buildings should, if possible, be sited away from residential areas to minimise their impact.

### 5. Concluding remark

The expressed desire of the community is that the design and materials used in new development, in whatever form it takes, should harmonise with the existing built environment. While some future development will undoubtedly imitate the traditional cob and thatched cottages, the parish does not wish to stagnate in a mythical rural time warp and will always consider innovative design and use of materials where it is appropriate to do so.



**Two barn conversions in Affpuddle.** One recently converted from a derelict barn (left), the other (right) an earlier conversion that retains the original, unpainted cob walls and with windows confined to old ventilation slits.



## This Parish Plan has been produced and published by Affpuddle and Turnerspuddle Parish Plan Steering Group.

Members of the 2003

Steering Group:

**Campbell de Burgh**, Briantspuddle resident, Turnerspuddle Parish Councillor  
**Martha Tucker**, Briantspuddle resident, Briantspuddle Shop Treasurer  
**Caroline Klejdys-Lord**, Briantspuddle resident, sixth form student  
**Stuart Wilson**, Briantspuddle farmer  
**Bob Holman**, Affpuddle resident  
**Joan Herridge**, Throop resident  
**Nick Gore**, Affpuddle resident  
**Maureen Williams**, Affpuddle resident  
**Birgitta Debenham**, Turnerspuddle resident

Specialist advisors:

**Derek Boyt and Margaret Cheetham** (planning)  
**Robert Beedle** (building design)  
**Tasie Russell** (wildlife and conservation)

The Group was formed to manage the development of a Parish Plan under the Countryside Agency's "Vital Villages" Initiative and assigned the following tasks:

- ☒ To obtain the views of the Affpuddle and Turnerspuddle Parish residents concerning all aspects of life in the parish covering social, economic, environmental and housing needs, and including issues concerning land development.
- ☒ To analyse the views expressed and to present the findings to the Parish Council and openly at the annual Briantspuddle horticultural show on Saturday 2<sup>nd</sup> August and at an open meeting on Thursday 18<sup>th</sup> September 2003.
- ☒ To review the findings in the light of the presentations.
- ☒ To produce a draft Parish Plan illustrating the findings and identifying the actions needed for the Parish Council to take forward any particular issues. The Plan should also include comments and resolutions to assist those responsible for land planning and development (a "design statement").
- ☒ To take comments on the draft Parish Plan and re-draft if necessary.
- ☒ To deliver the final version of the Parish Plan for endorsement by the Parish Council and Purbeck District Council by the end of February 2004.

Diary of events:

<b>2003</b>	May	A comprehensive questionnaire produced and issued.
	June & July	Steering Group analyses the response to the questionnaire.
	August	Initial presentation of results at Briantspuddle Horticultural show
	September	Full public presentation of survey results, Briantspuddle Village Hall.
	October	The youth survey proved to be too deeply buried in the original questionnaire, and a more focussed supplementary exercise was carried out.
<b>2004</b>	January	A preliminary draft Plan produced for approval in principle by the Parish Council and District Council officers.
	March	Draft Plan issued to parish and all contributing organisations for approval.
	June	Final draft Plan endorsed by Purbeck District Council on the DD of MM

### Supporting Documents (to view a document, please contact the relevant authority)

Documents held by Purbeck District Council,  
Wareham (01929 6561)

Dorset Waste Plan (first draft 2003)  
Purbeck Recycling Plan 2001 – 2007  
Purbeck District Local Plan (revised 1999)  
Dorset Crime and Disorder Reduction Strategy  
2002 – 2005  
Purbeck Supplementary Planning Guidance for  
Affordable Housing (2004)

Documents lodged with the Parish Clerk  
(01305 835264)

Report of Parish General Survey ("Vital Response")  
May 2003; the survey results  
Report of Parish Youth Survey October 2003;  
the survey results  
Parish Affordable Housing Survey 2003  
Parish Biodiversity Audit 2003

Document published by the Environment Agency (0845 9333111): Environment Agency Guide "Living on the edge"

# Parish Plan Summary

Summary of issues and parish policies, with actions requested from the Parish Council, Purbeck District Council, the Police and others.

Issue	Parish policy	Action (Timescale: S=short term; M=medium term; L=long term; C=continuous)			
		Parish Council	Purbeck DC	Others	PDC comment
Housing	To use the <i>Parish Design Statement</i> as a guide for new housing and alterations. To support provision of affordable housing To support provision of sports field/play park To promote setting up of youth group	S. Present findings of the <i>Affordable Housing Needs Survey</i> S. Feasibility study of sports field/play park to identify sites and sources of funding S. Investigate support for bus shelter	S. PDC to assist	S. DCA to assist	Endorse and implement
Community facilities	To support provision of affordable housing To support provision of sports field/play park To promote setting up of youth group	S. Feasibility study of sports field/play park to identify sites and sources of funding S. Investigate support for bus shelter			Support
Crime prevention	To press for proper level of policing for rural areas	C. Attend meeting of <i>North Purbeck District bi-monthly Tasking Group</i> if necessary		<b>Police:</b> C. CBO to liaise w. Home Watch Co-ordinator	Support
Traffic	To press for downgrading of B3390, and for attention to traffic problems on minor roads and lanes	S. Request study of B3390 at Waddock S. Request study of B3390 at Affpuddle re footpath M. Request survey of minor roads re traffic calming		S. DCC to take on studies	
Bridleways and footpaths	To maintain existing bridleways and footpaths, and encourage installation of barriers to prevent unauthorised use	C. Audit and maintenance of bridleways and footpaths M. Feasibility study of riverside walk way and off-road parking		L. DCC to accept audit for 2005/2007 Plan	Support
Waste recycling	To support recycling and reduction of waste	S. Find site for a local mini recycling bank S. Conduct a waste awareness campaign	M. Parish a priority area for kerbside collection		Support
Tourism	To encourage tourists and provide facilities commensurate with impact	S. Consult with FC and PDC re information boards and car parks S. Investigate 'Take litter home' signs	S. PDC to assist	S. FC to consider	Support
Nature conservation and wildlife	To support habitat conservation (many SSSIs and SNCLs in parish) and wildlife protection	M. Adopt and update the <i>Parish Biodiversity Audit</i>	C. Promote bio-diversity through LDF		Support
Access to information	To make best use of existing notice boards and the <i>Parish Magazine</i> To develop a parish website	M. Fund website		<b>Village Hall Committee:</b> M. Develop IT facility	Support
Noise and light pollution	Press for A35 noise reduction and resist increase in other noise To consider moderate street lighting	L. Approach Army re moving demolitions pit and re developing tank simulator		M. DCC to advance A35 re-surfacing <b>Parishioners:</b> C. Considerate use of garden machinery and security lighting	Noted Support
Transport	To press for reduced cost for rural users of public transport and to support a locally run transport scheme	S. Seek harmonisation of local bus fares M. Press for public display of bus time tables		<b>Wilts and Dorset:</b> S. To consider reducing bus fares	Noted
Flooding and drainage	To co-operate with the Environment Agency for long term solutions	S. To seek volunteer <i>Parish Flood Warden</i> C. Press authorities for solutions to problems			Support

## Acknowledgement

The parish wishes to acknowledge the generous help and support received from the following authorities, organisations and individuals during the preparation of the Parish Plan 2004 for the combined parish of Affpuddle and Turnerspuddle in Dorset:

**Funding:** The Countryside Agency  
The Parish Council

**Consultancy:** Mr Derek Boyt  
Mr Robert Beedle

**Editorial services:** Dr G. B. Debenham

**Advice:** Purbeck District Council Departments  
Planning Policy  
Biodiversity  
Conservation  
Environmental Services  
Dorset County Council  
Traffic and Safety Management  
Dorset Community Action  
Projects Officer  
Rural Housing Enabler  
Dorset Police, Wareham Station, Wareham  
The Environment Agency SW Region, Blandford  
English Nature, Wareham  
Royal Society for the Protection of Birds, Wareham  
Dorset Wildlife Trust, Dorchester  
Dorset Environmental Records Centre, Dorchester  
The Ministry of Defence, Bovington Training Centre  
The Wilts and Dorset Bus Company  
Tilhill Forestry, Columpton, Devon  
The Forestry Commission, Wareham  
The Parish Clerk, Puddletown Area (PDC)  
The Design Statement for Osmington (WDDC)

**Volunteers:** Many residents of the parish have voluntarily given time and effort to this project





The Parish Plan was compiled by the 2003 Affpuddle and Turnerspudde Steering Group  
Photographs by C. de Burgh, N. Gore, R. Beedle and other members of the parish