

Pimperne

Neighbourhood Plan



Prepared by: Pimperne Neighbourhood Plan Group, on behalf of Pimperne Parish Council, North Dorset

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Summary: why this Neighbourhood Plan is important

This Neighbourhood Plan is the product of a lot of debate and discussion about what is important to the people of Pimperne parish, in terms of how development takes place over the next 15 years. The parish has changed over the last century, and continues to change in this century, and will continue to change, as people move in and out, and buildings and spaces are put to different uses. This Plan looks to provide guidance on where future development could happen, what places or characteristics should be protected, and what new buildings should look like. It does not cover every subject – as a lot of general points such as the need to avoid flood risk zones, and to protect wildlife, are already covered in the North Dorset Local Plan. There will be a need to build new houses on land outside the existing settlement boundary. Through this Neighbourhood Plan we can choose where this development should be focused – and if we don't take this opportunity it may well be decided for us by the Local Planning Authority in the review of the Local Plan that has just begun.

Three sites are suggested for housing. One is just north of Manor Farm Close, another just east of the Franwill Industrial Estate, and the third is land west of Bakery Close. Some of this housing would be kept at affordable rents or re-sale values, and can be prioritised to local people. The Bakery Close site is a 'reserve' allocation that may not need to be released until after 2026.

We also considered the possible need for new employment land, for new and growing businesses. However the sites we investigated could harm our much valued landscape. As no suitable sites were identified, and the need for additional strategic employment sites at Blandford is an issue being considered through the Local Plan Review, no employment allocations are proposed.

What about the concerns raised on traffic through the village? We have looked into this, and it has shaped where we are suggesting development should go. The Parish Council will continue to work with the County Council on possible measures that will improve safety and access.

Better broadband and mobile phone communications were also key points – the arrival of Superfast broadband has improved this for many residents, and it is likely that technological advances will continue, outside of this Plan.

Whatever happens, there are some places and spaces that should be protected. These include the green spaces in and around the parish that are particularly valued by local residents, and the buildings used by the community (such as the village hall and school) – so that these can continue to run, supported by local people. The design of new buildings should also fit in with the character of this part of Dorset – the character of the parish has been very much influenced through its roots in farming, and links with large estates, most notably the Portman Estate which owned most of the village from the 1760s through to the 1920s. We are also working with the Local Planning Authority to update the Conservation Area and individual trees protected by Tree Preservation Orders.

Just outside of the parish, Blandford Forum Town Council, Blandford St Mary Parish Council and Bryanston Parish Council are working together on their Neighbourhood Plan. Their Neighbourhood Plan has explored the possibility of development taking place on land just north of the bypass, up to the edge of this parish near Letton Park. The Examiner's report rejected this proposal, and the Blandford Plus group intend to withdraw and modify the plan. The issue of the town's expansion is also being explored through the Local Plan review. All this has highlighted that changes just outside the area may impact on this parish, such as the character of Letton Park, and the gap between the village of Pimperne and Blandford Forum which is a fragile one, and we will try to protect these through this Neighbourhood Plan.

Introduction

Why do we need a Neighbourhood Plan?

Local communities have the power to produce a Neighbourhood Plan for their area, setting out where and what type of new homes, businesses and other buildings will be allowed.

The Neighbourhood Plan sits alongside the North Dorset Local Plan and the Dorset Minerals and Waste Plans, and altogether they form the "Development Plan" for the area. The Local Plan sets out the over-arching strategy for North Dorset, and general policies that will be applied depending on the type and location of development proposed. The Neighbourhood Plan can add detail to these policies, or make subtle but important changes to the Local Plan's strategy. Together they will be used to guide decisions on development - new buildings, extensions or alterations to buildings, engineering works, or even changing the use of a building or piece of land (such as converting farmland to a sports field, or a shop to a house).

So the questions our Neighbourhood Plan tries to answer are:

- > How much development do we need over the next 15 years?
- > What are the best places for this development to happen?
- > Are there any specific requirements we need to make clear, so that this development best meets the local needs of our community and makes Pimperne even better?
- > What other things would we like landowners, planners and developers to take into account, that we know from the local knowledge of the area and what local residents have told us?

Not everywhere needs to have a Neighbourhood Plan – but in Pimperne the local community have made clear that they would prefer to make some of the key decisions about where and what type of development happens, rather than leave this to the Local Planning Authority.

What difference will a Neighbourhood Plan make?

Having a Neighbourhood Plan won't change things overnight. Landowners (or developers) will still need to make planning applications to the Local Planning Authority, who will consult on these before making a decision to grant or refuse the proposed development. But as the Neighbourhood Plan will form part of the development plan, decisions on planning applications will be made using the Neighbourhood Plan and the Local Plan. There will still be times when other material considerations may mean that the development plan is not followed, but by and large the Neighbourhood Plan should be the main factor in making those decisions.

The other benefit of having a Neighbourhood Plan is that a greater proportion of the funding developers have to pay towards infrastructure will be directed to the Parish Council to spend on projects in Pimperne, if the Community Infrastructure Levy is introduced.

A Neighbourhood Plan can't completely change the Local Plan strategy or reduce the level of development anticipated. But the issues it highlights will be considered when the Local Plan is reviewed.

How this Plan was prepared

The first step in preparing a Neighbourhood Plan was to get the area agreed. The area proposed was the entire parish of Pimperne. Following consultation the area was agreed by North Dorset District Council as the Local Planning Authority on 14 April 2014.

A public meeting was held in October 2014 and volunteers were asked to come forward to help with preparing the Neighbourhood Plan. From these volunteers, a Neighbourhood Plan Group was formed from local residents, including some Parish Councillors.

A household questionnaire was sent out in early 2015. This covered a number of topic areas – housing needs, business needs, community facilities and infrastructure (including issues such as traffic and broadband), the natural and historic environment. The responses to this helped shape the focus of the Plan.

The Neighbourhood Plan Group organised a village walkabout in February 2016, which helped them assess what places or features worked well or made a really positive contribution to the character of the area, what some of the issues for development might be, and what opportunities there might be to improve a place, taking into account the possible areas suggested for development. Further research was undertaken on housing and business needs, based on available data and discussions with local businesses and service providers, and the Environment Agency, Natural England, and Historic England were consulted on the environmental issues that may need to be taken into account. Some landowners also asked to talk to the Neighbourhood Plan Group to explain their ideas for their land.

Having undertaken all this research, it was clear that there would be some choices, in terms of possible development sites and places or characteristics that should be protected. The first draft of the Neighbourhood Plan was then worked up, and consulted on during September - October 2016. This early version of the Plan included a number of 'option sites' which the community were asked to rank.

The pre-submission draft was published in November 2017. The research and assessments undertaken, together with the feedback from the earlier and subsequent consultations shaped the policies and sites that were included in that draft. Alternative sites for development were put forward as a result of the earlier consultation, and these too were assessed and considered. A Strategic Environmental Assessment was also prepared, helping identify the most sustainable options and possible mitigation measures, and this too influenced the policy choices and wording.

The responses to the pre-submission consultation were considered by the Parish Council, and further relatively modest changes made to the Plan, before it was submitted to North Dorset District Council as the Local Planning Authority. The Neighbourhood Plan has been independently examined to check that it meets the legal requirements, before proceeding to a local referendum (a simple yes or no vote), to decide whether it should be used for planning decisions in the future. The referendum was held on [insert date], and the plan 'made' part of the official development plan for the area on [insert date].

With thanks to...

Thanks go to the work of the Neighbourhood Plan Group and volunteers in their efforts to collect the evidence and engage widely with local residents, businesses, service providers and planning / specialist advisors in the drafting of the plan. Their names are as follows:

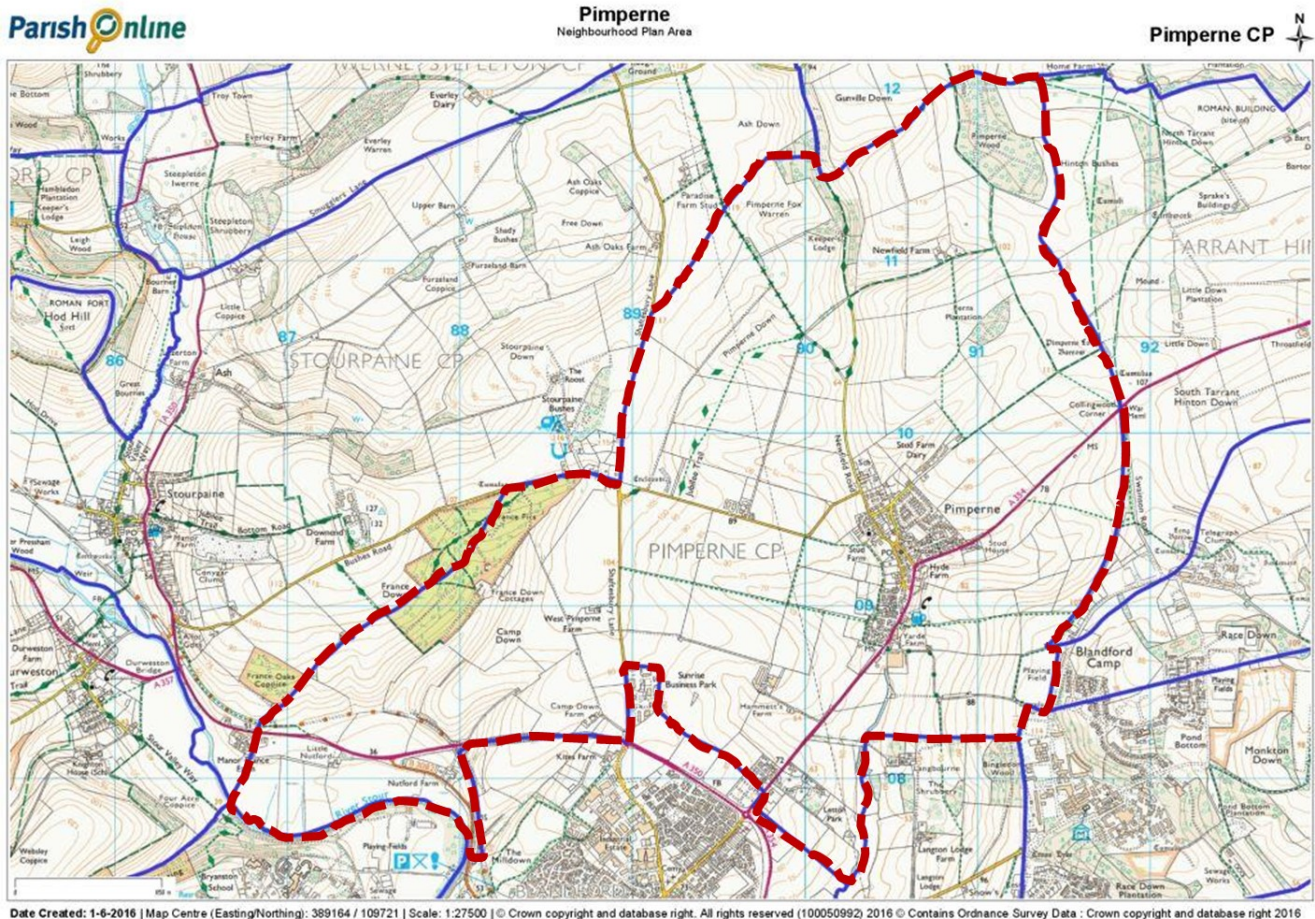
- Antony Argles
- Damian Boyle
- Jenny Burden
- Geoff Coull
- Debbie Davies
- Bernard Handley
- Tim Harman
- Justin Johnson
- Bryn MacGregor
- Debby Mackenzie
- Mike Silvey
- Peter Slocombe
- John Tanner

Thanks also go to Jo Witherden (of Dorset Planning Consultant Limited) for her support to the Parish Council and Neighbourhood Plan Group as their professional planning advisor.

And last but by no means least, thanks go to those who took the time to come along to the many consultation events or respond in writing, this plan is much improved for having everyone's input.

About the area

Map 1 – the Neighbourhood Plan area



Pimperne is a parish of about 1,100 people, with most residents living in the village of Pimperne, less than a mile from the Georgian town of Blandford Forum along the A354.

The parish comprises the village of Pimperne, and the historic settlements of Letton and Nutford. Historically the parish extended into what is now Blandford Forum and originally included the Damory Down and Larksmead estates up until 1984. Further Boundary Commission changes resulted in the Sunrise Business Park and the area occupied by Blandford allotments, as well as Kites Farm, transferring to Blandford Forum parish.

The parish of Pimperne is blessed with a great community spirit. There is a thriving primary school, as well as a church, a pub and inn, village hall, village shop/Post Office (recently closed) and numerous clubs and associations within the village.

The village stands in a valley (formed by a tributary of the River Stour) within the chalk downlands of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The smaller settlement of Nutford lies within the Dorset AONB. Areas of Outstanding Natural Beauty are nationally designated in recognition of their national importance, the primary purpose being to conserve and enhance the natural beauty of the landscape. Promoting the quiet enjoyment of the countryside and having regard to the interests of those who live and work in the area are also important aims.

Pimperne is an old village, possibly dating from Saxon times. The church font dates from the 12th century and outside the church gate is a 14th century preaching cross that was used by friars who were forbidden access to the church by the clergy. The Manor of Pimperne was bought by William Portman in the late 18th century, and a number of buildings around the village are clearly of a style linked with the Portman Estate, which continued until the 1920s. At the heart of the village lies a Conservation Area of special historic interest.

So what are the key messages local residents would want to make?

- > Pimperne is a rural area, well connected to but quite distinct from the nearby town of Blandford
- > The landscape (the views and the close relationship with the countryside) and heritage (the old and characterful buildings and variety based on the past), are very much valued
- > It is a working village, with an active mix of people that run local businesses and get involved in local activities
- > The village is fortunate to have great local facilities, such as the school, village hall, and local recreation ground, and it wouldn't have the same community spirit without these. Although the post office and shop closed at the end of 2017, it is hoped that these facilities will continue, either at their existing or a different location.

What do we want for Pimperne's future?

The Neighbourhood Plan has to be broadly in line with the Local Plan strategy for the area. For the Parish of Pimperne, which contains one of the larger villages in North Dorset, this means that the focus for growth to meet local (rather than strategic) needs should be at the village. The Local Plan makes it clear that settlement boundaries can be reviewed through a Neighbourhood Plan, if the local community wish to take a lead on saying where further development should happen. Local communities are also encouraged to develop more detailed policies relating to infilling, building styles and local character, or even other issues such as climate change.

Vision and objectives

Our vision for the area is simply:

"To ensure that Pimperne continues to be a pleasant, peaceful and friendly rural community in which to live, with good amenities for all to enjoy, now and in the future"

So the objectives for this neighbourhood plan are to:

- > Protect the distinct character of the village, by making sure new development respects locally important spaces and features, respects the more traditional styles and materials used, and is of a scale appropriate to a Dorset village sitting within its landscape setting
- > Protect the wider countryside, including Nutford, Letton Park and other isolated settlements as well as the open downlands and woodland, from inappropriate development that would harm this nationally important landscape
- > Protect those community facilities that are important to the well-being of local residents and provide for a growth that supports a sustainable, thriving village
- > Identify suitable sites or areas where new development can take place that will meet anticipated need for housing, employment and community facilities

The following sections take each of these objectives in turn, and include policies and projects that it is hoped will help deliver the vision. The Plan should be read in conjunction with the adopted Local Plan policies, and it is important to understand that all relevant policies will apply (for example, the Local Plan policy requirements in relation to avoiding flood risk and providing biodiversity gains would apply even if not specified in this Plan).

Plan period and future reviews

The Neighbourhood Plan is intended to cover the period up to 2031. If necessary, the Parish Council can choose to review it earlier.

The character of the village and surroundings

Landscape setting and settlement form

Landscape character guidance for Neighbourhood Planning is provided in Good Practice Note 9 issued by the Cranborne Chase AONB partnership.

The village of Pimperne is set within an open chalk downland landscape, of broad rolling hills and gentle slopes. This is a predominantly arable farmland divided into large, generally straight-sided fields. Its large “skyscape” is particularly notable when viewed from elevated vantage points, and the dark night skies are particularly valued as a result, away from the brighter lights of Blandford Camp, which is the largest single source of light pollution within the Cranborne Chase and West Wiltshire Downs Areas of Outstanding Natural Beauty, and the concentration of lights in Blandford Forum.

The Pimperne Stream is a winterbourne stream running through the heart of the village and visible on occasion from Church Road and its crossing of the A354, with notable willows along its banks.

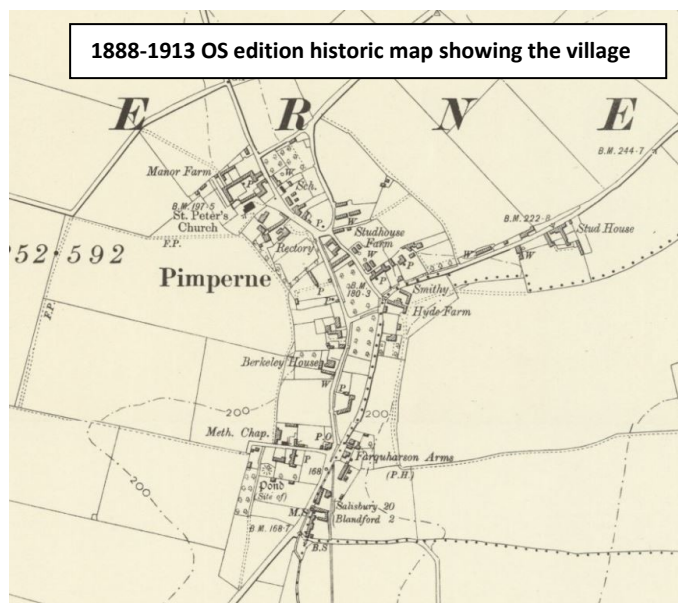
The village historically was built along the dry, dipslope valley that runs north to south from Gunville Down, along Newfield Road and Church Road before crossing the A354 Salisbury Road outside the Farquharson Arms. There is a very pleasant sequence of views along Church Road, culminating in the space around the Lych Gate.

Only late 20th century estates creep up the valley sides, and are more prominent and incongruous in the landscape, particularly where the style and design has little in common with the character of the area. The visually prominent and hard edges to the village are noted as detrimental in the landscape character studies. The more muted colours of older agricultural buildings on the higher ground tend to be less intrusive in the landscape.

There are general views of the village from higher ground, most notable from the approach from the Higher Shaftesbury Road, along the A354 near Letton Park and some of the surrounding public rights of way. The tower of St Peter’s church is the most notable landmark within the settlement. Other locally cherished views include views of and from Pimperne Wood to the north, views from the long barrow westwards across to Pimperne Down, and views from the North Dorset Trailway towards the River Stour, in the southern part of the parish. The impact of development on the enjoyment of these views should be considered in planning decisions. The wider countryside is relatively rich in pre-historic remains such as barrows and strip lynchets.

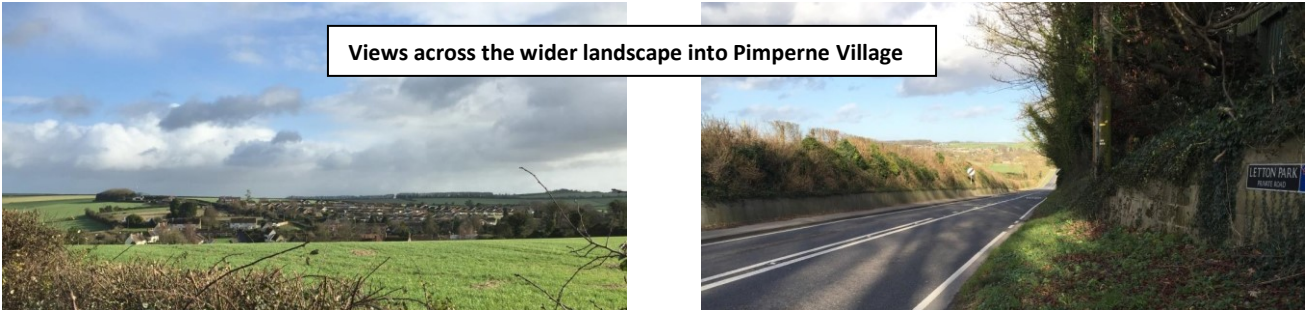
The A354 road is the main corridor of movement through the area. The road has been engineered to keep traffic flowing along this strategic route (and it is heavily trafficked). So although busy it does not act as the ‘high street’ but is more akin to a bypass, and the presence of farm buildings and fields fronting onto its eastern side reinforce this distinction. The AONB advisor noted that the green, west facing slopes along the main road are important in maintaining the rural character of that part of the village.

Letton Park lies to the south of the village, along the A354, just the other side of the Blandford bypass from the town of Blandford Forum. This is distinctive in its treed and spacious character, derived from its history as the grounds of stately Letton House. The gap (approximately 800m) between the village and the scattered buildings around this former parkland estate is relatively fragile, but forms an important break in development. Similarly the landscape south of Letton Park, although less visible from the main road due to vegetation (though seen clearly from Black Lane to the east), contributes to the overall gap between the town and village, as well as forming



the setting of the Cranborne Chase and West Wiltshire Downs AONB whose boundary runs along the Pimperne Brook. The development that has taken place at Letton Hill and just outside the parish at the Sunrise Business Park, have impacted on the gap, but these previous decisions should not be seen as setting a precedent to be repeated.

The small, historic settlement of Nutford on the northern banks of the River Stour just west of Blandford Forum is within Pimperne parish, although somewhat separated from the rest of the parish by the A350 main road (and the Railway that runs along the line of the historic Somerset and Dorset railway). The settlement here is very rural in character and feels distinctively separate from the town that lies further south-east (and the road that climbs the wooded slopes between the river and dismantled railway line gives no hint of the town beyond).



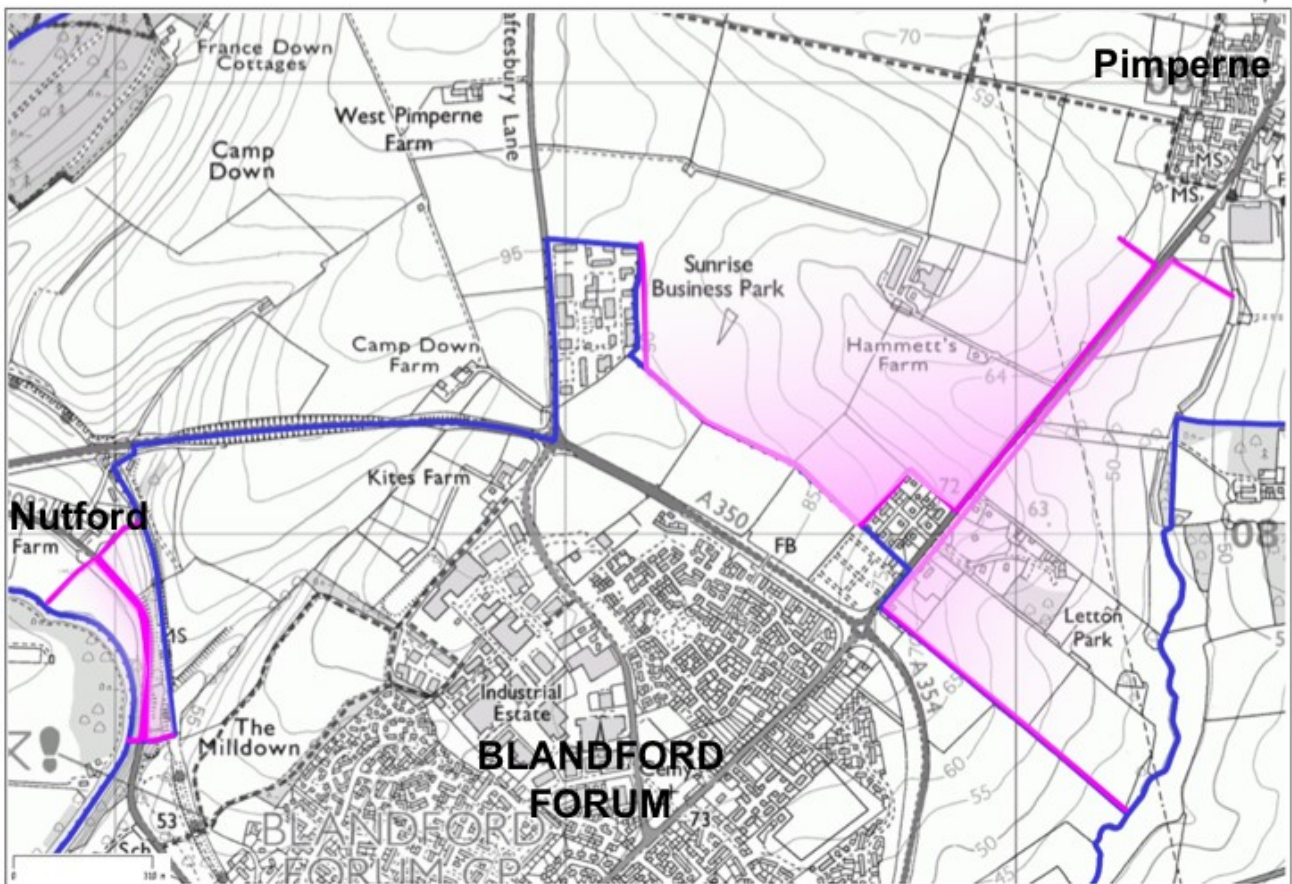
Views across the wider landscape into Pimperne Village

Map 2 – Important Gaps



Important Gaps

Pimperne CP



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Pimperne Wood is Ancient Woodland. Other established woodlands of note include Pimperne Fox Warren, Ferns Plantation and France Down Wood. The woodlands lie partly within and also adjoining the wooded chalk downland landscape character area – which has a particularly distinctive land cover of ancient woodland and open downland creating its special, unique character and sense of place. As such, these woodlands are considered a very important aspect

that contribute to the rural character of the parish and strengthen the character of that landscape area.

Policy LC: Landscape Character

- a) **All new development within the plan area must not distract from the special qualities of the Cranborne Chase and Dorset AONBs and must demonstrate that account has been taken of the relevant AONB Management Plan policies**
- b) **Development in the countryside should avoid higher ground where it is likely to be prominent in wider views. Where development on higher ground cannot be avoided, the following mitigation should be applied**
 - o **materials should be muted colours found in the traditional agricultural buildings of the area**
 - o **buildings should be designed to have a low profile, avoid creating large unbroken blocks, and to use the landform, siting and orientation to reduce landscape impact**
 - o **existing tree cover, hedgerows and/or new landscaping should be used to minimise any remaining adverse impacts to an acceptable level**
- c) **All woodlands should be protected and managed to sustain them in the long term, or where their loss cannot be avoided suitable replacement woodland planting that will provide a similar landscape and wildlife benefit should be secured**
- d) **Within Pimperne village, development should avoid harm to the sequence of views along Church Road leading to and from St Peter's Church as a significant local landmark**
- e) **Street lighting and flood lights should be avoided as generally inappropriate, having due regard to the significance of the expanse of dark night skies for the AONB. Where these cannot be avoided, they should be designed in accordance with the guidance set out in the Cranborne AONB Position Statement Number 1 on Light Pollution and Fact Sheet 7 - Good External Lighting**
- f) **Where development is appropriate on the edge of a settlement, it should incorporate suitable landscaping to avoid creating a hard and visually prominent edge. On higher ground the mitigation measures in (b) should also be applied**
- g) **Development should not harm the views of Pimperne village as appreciated on the approach from the south along the Higher Shaftesbury Road, or reduce the open nature of the gap between Blandford Forum and the village of Pimperne, as indicated on Map 2, and should respect the treed and distinctive character of Letton Park within this gap**
- h) **Development should respect the rural character of Nutford as a distinct entity from the town of Blandford Forum and not erode the gap between Blandford Forum and the settlement of Nutford, as indicated on Map 2**

In addition to the AONB Landscape Management Plan there are many helpful documents that provide guidance and further advice on specific issues relevant to this nationally important landscape. These include information on landscape character, historic landscapes, landscape sensitivity and tranquillity, as well as particular projects such as farm diversification and large-scale renewable energy schemes. These documents can be found on the Cranborne Chase AONB website¹, and are listed in Appendix 1 (Supporting Documents).

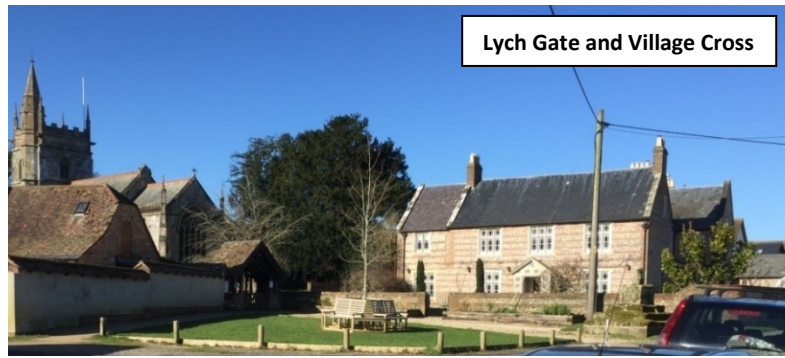
Important local green spaces

Within the settlement there are a number of spaces that form natural stopping points, and are of historic, cultural or recreational interest. Most notable are:

The **two play areas adjacent to the Village Hall (LGS 1)** are important recreational assets highly valued by both residents and the school, plus visitors and users of the Village Hall.

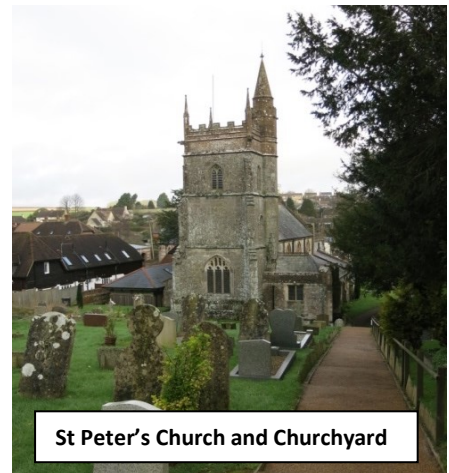
¹ <http://www.ccwdaonb.org.uk/publications/planning-related-publications/>

The **open space between the Lych Gate and the Standing Cross (LGS 2)** is well defined by the historic buildings and boundary walls. This small grassed area with seating and feature Plane tree is reputed to be the original site of the Village Green. It forms an informal meeting place at the core of the village, used for local events such as the carol service.



Lych Gate and Village Cross

The **Churchyard of St. Peter (LGS 3)** is a well maintained churchyard popular with church goers and walkers accessing the footpath to the west. The elevated western aspect (former allotment area) provides a locally valued area for quiet reflection and offers elevated views over the northern aspect of the Village. The yew trees within the churchyard are particularly notable features that add to the character of this space and 'frame' the church when viewed from Church Road to the east.



St Peter's Church and Churchyard



Former school playing field

The **former school playing field (LGS 4)** is a grassed playing field, seating and peripheral tree planting, providing a safe recreation area within the heart of the village. The field is to be managed by the Parish Council, with the aim of enhancing its recreational use.

The **Priory Sports Field (LGS 5)** on the southern entrance of the village provides opportunities for more formal recreation



Priory Sports field

These spaces are shown on **Map 3**, and will replace the Important Open and Wooded Area designation and protection that has been 'saved' under the Local Plan.

The grounds of the Old Rectory and adjoining land off Church Road (including the grounds of The Retreat, Little Treddington, Fairfield House and Berkeley House plus White Lodge on the opposite side of the road) are important in the contribution they give to the character of this part of the village, marked by strong stone boundary walls (Listed in their own right), mature trees, including beech, and yew trees which provide a visual link to the yews within the Churchyard. This area has no public access, and its character is sufficiently protected due to the Tree Preservation Order and Conservation Area status.

Policy LGS: Local Green Spaces

a) Development should not undermine the open nature or importance of the following spaces (as shown on Map 3), which are designated as local green spaces:

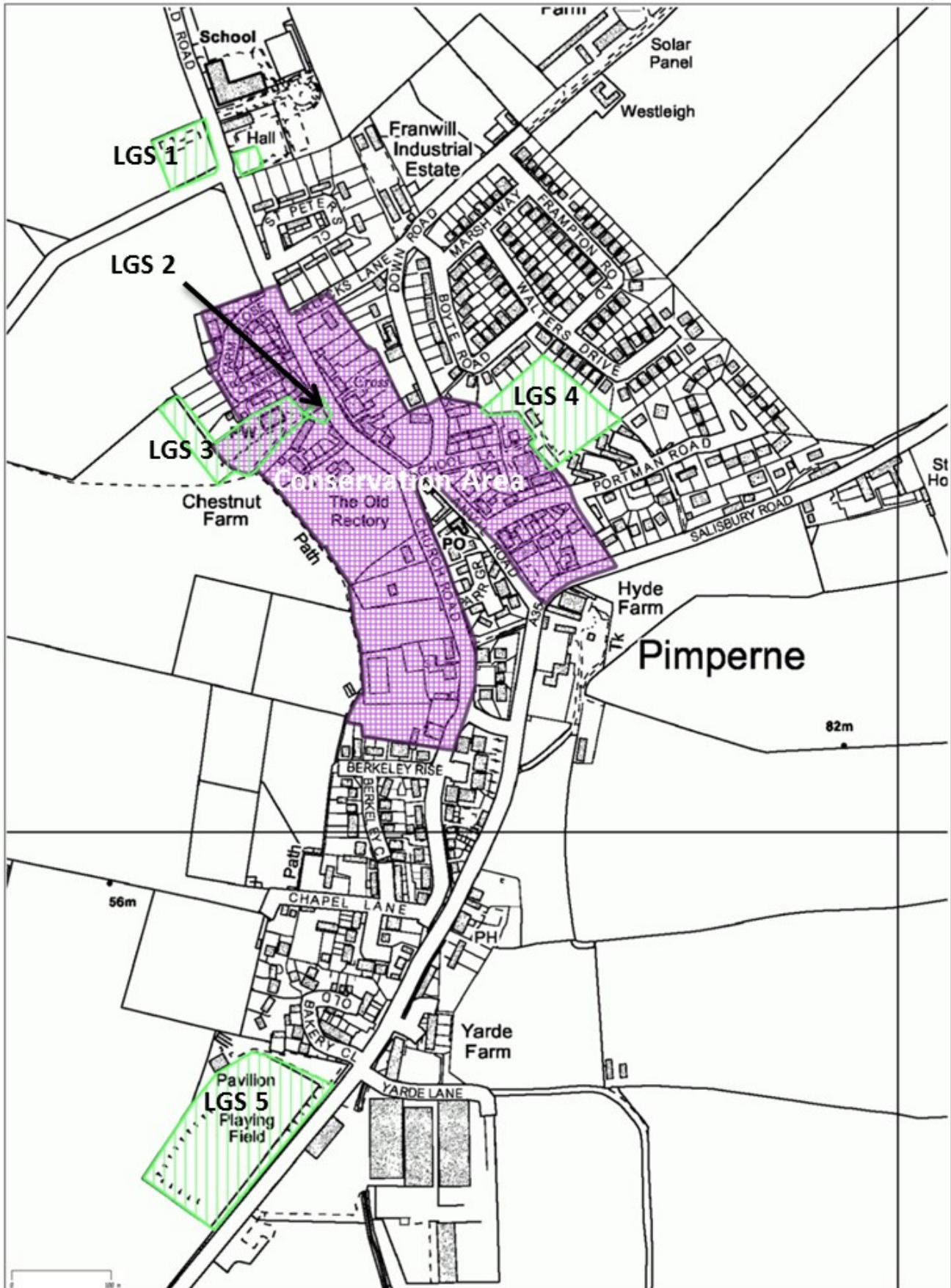
- **The two play areas adjacent to the Village Hall (LGS 1)**
- **The green around the Lych Gate and Standing Cross (LGS 2)**
- **Churchyard of St. Peter (LGS 3)**
- **The former school playing field (LGS 4)**
- **Priory Sports Field (LGS 5).**



Local Green Spaces

and Conservation Area

Pimperne CP



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Public Green Spaces project

The Parish Council will manage public spaces to be more wildlife friendly, including planting additional native trees and wildflower areas.

Important buildings and other features of local character

Within the village, the majority of houses front the street, although gentry houses (those of a grander design that would have been built for wealthier families) are set back behind front gardens and often behind dense vegetation with carriage drives, gate piers and walls. Perhaps understandably buildings do not relate so well to the heavily trafficked A354, with many set back or even turning their backs onto this main road, reinforcing the degree of severance this brings.

There is a consistent use of banded flint and brick under thatch, slate and clay tile roofs with little local stone other than for dressings. This simple palette of styles and materials provides a degree of continuity. Porches and chimneys are conspicuous, and there are occasional dormers on the roofline. Buildings are generally 1½ and 2 storey. There are examples of gentry houses, such as Fairfield House, and although there is no housing need for such large, executive homes, it may be appropriate for smaller, affordable homes to be clustered to appear as a gentry house – an example being the more modern development in Old Bakery Close (where no.s 23 to 30 are read as a whole)



Old Bakery Close

In terms of boundary treatments, there are good examples of cob, flint and brick walls all with copings and some with incised designs, which contribute strongly to the character of the area. Later buildings have railings atop walls and some are accessed across the watercourse, adding further interest to the street scene.

There are a number of important buildings and groupings of buildings of similar styles / character that have helped shape the character of the village.

Probably the most notable grouping of buildings is the cluster around the **Church** and its **Lych Gate**, including the **Grade II* Church of St Peter**, **Grade II Manor Farmhouse** (also known as Pimperne Manor), the **Village Cross** (which is a listed building and Scheduled Monument), the **Former Reading Room** and **Former Village Hall**. Also listed but not dominant in the street scene is **The Old Rectory**, Church Road.



Former Reading Room

Further north, marking the northern limit of the village, is the contemporary **Pimperne CEVC primary school building**, which is a local landmark.

Going south along Church Road is the grouping around the Grade II Listed **Fairfield House** (including **Berkeley House** and **Little Tredington**), that are particularly notable because of their location opposite the more recent Church Road / Salisbury Road junction.

On Chapel Lane behind the former chapel, is a charming intact 18th century thatched cottage with original features (**8 Chapel Lane / Straight Furrow**). The former **Methodist Chapel** is also of historic and local interest.



Little Tredington

The grouping of terraced cottages along School Lane, and in particular **School House** and the **original Primary School**, adds to the character of the central area of the village. The group also includes nos 25 and 26 as these mirror the gable end on orientation of No 30 as you look down Down Road. The group links to another cluster of buildings on the northern side of Anvil Road, most notably **Bowmoor House**.

At the end of Anvil Road, on the junction with the main road, is the **Anvil Inn**, which is a locally distinctive building in its own right. The garden of the Anvil Inn is important to the setting of this key local building, as well as marking the entrance to the village along Anvil Road. On the opposite side of the A354 the farmyard complex at **Hyde Farm** includes an interesting mix of traditional brick, flint and timber buildings with corrugated metal roofs, all of which contribute to the character and history of this area.

Along the main A354 road, there is a distinctive grouping of older and primarily cob and thatched properties around **Stud House** which marks the 'gateway' on the approach to the village from the Salisbury direction. The house was commandeered for use in World War I as the staff headquarters for the Royal Naval Division, under Major General Sir Archibald Paris.

There is a similar distinctive grouping around the key buildings of **The Farquharson Arms** and **The Old Bakery**, where the stream crosses the road, marking the southern 'entrance' to the historic core along Church Road. The raised nature of the road in this location adds to the sense of place, and provides a natural pause for those passing by. The Grade II terrace (**1 – 4 Bridge View**) forms part of this group.

The Portman Estate has had a significant influence on the character of buildings in the village, both in the above grouping and scattered about, most notably

- > **23 and 24 Church Road** (pair of semi-detached houses)
- > **Down Cottage** and **Meadow View Cottage**, Down Road (pair of semi-detached houses)
- > **Mount Villas**, Portman Road
- > The **former farmhouse** (now Archway Nursery), Hyde Farm, Salisbury Road

With more research it may be possible to identify further examples from the Portman Estate.



Down and Meadow View Cottages

Mount Villas

17 / 19 Church Rd (Lych Gate group)

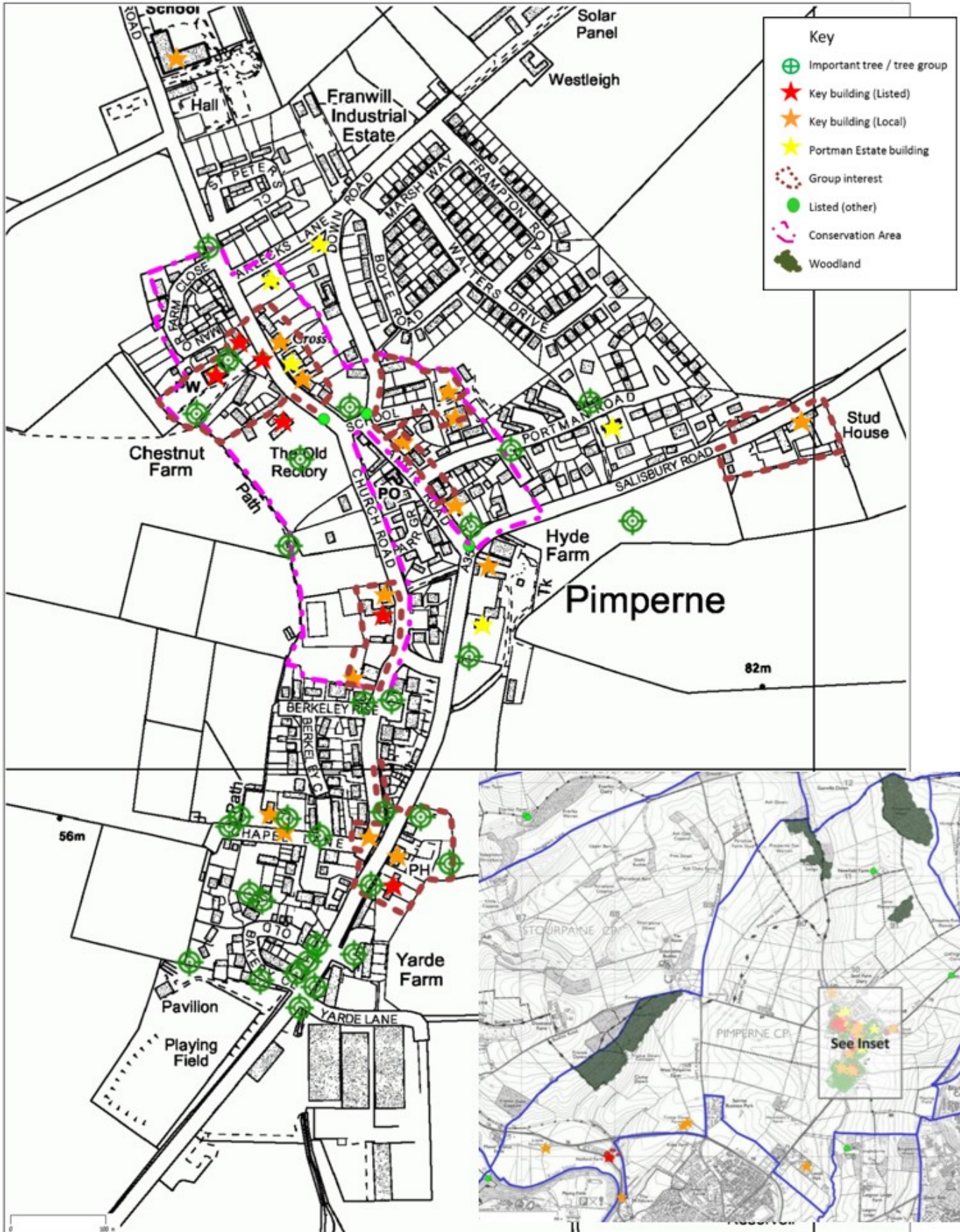
Maps 4a and 4b: Locally Important Buildings and Features



Locally Important Buildings

and other key features

Pimperne CP



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There are mature trees in a number of other locations around the village. In particular, notable trees and tree groupings include

- > The yew trees in the churchyard, mature trees within the grounds of the Old Rectory and White Lodge, and along the line of the footpath linking the Churchyard to Berkeley Rise add greatly to the character of this area.
- > The mature Willow tree in the front garden of the Anvil Inn provides a local landmark.
- > The line of Weeping Willow trees off Church Road, forming a locally distinctive linear 'group' of trees that accentuate the line of the stream, and soften the visual impact of the modern housing development.
- > The significant Ash tree in the grounds of no. 26 Portman Road, and the Silver Birch and Beech trees in the grounds of 'Silver Birches' and 'Linden House' add to the character of this part of the village.
- > The mature Oak tree within the field to the E of Hyde Farm, forms a focal element when viewed from Footpath E16/19 (to the N) and from the Salisbury Road A354.
- > The mature Copper Beech located adjacent to the Salisbury Road A354 and to the south of Hyde Farm, a substantial specimen that forms a focal element when viewed from the Salisbury Road and the junction of Church Road.
- > The Ash tree off Chapel Lane / junction with Berkeley Road, is a single large specimen tree that forms a local focal point along the Lane due to its size and elevation.
- > The mature trees at the western end of Chapel Lane, mark the transition to the countryside. The silver birch at 2 Berkeley Rise and the Rowan tree in Collingwood Close are also notable trees in this southern area.
- > The mature trees around the perimeter of Old Bakery Close add to the character of this area
- > Numerous mature trees clearly seen from the A354 coming into the village from the south, between Taylors Yard and Cordova (on both sides of the road) also add to the character of this area

All the features listed above are shown on **Map 4a**.

The Letton Park area has a distinctive character of individual houses in more spacious grounds. Of particular note in its history was **Letton Park House**, which was built in the style of Chettle House. Much of the main house was destroyed by a fire, but the servants' quarters and bake house still remain and are of particular local interest.

The historic settlement of Nutford comprises seven dwellings, including the Grade II Listed building of **Nutford Farmhouse** and flanking wall, **Nutford Barn** and **The Tallet** dated 1717. **Nutford Cottages** and the cottages on **Whitecliff Mill Hill** are also of local historic interest. Just west of the Sunrise Business Park the farmhouse and cottages at **Camp Down Farm** are notable local buildings, although not particularly visible from the road.

All the features listed above are shown on **Map 4b**.



Policy LDC: Locally Distinct Character

- a) Development should respect the contribution to the character of the area that locally important buildings, groupings and trees (as described and shown on Maps 4a and 4b) make, and their long-term management secured.**
- b) The location and design of new development should respond to and reinforce the locally distinctive patterns of development, and the distinctive character of the area. In general, this will mean:**
- **design cues should be taken from locally important buildings and groupings relevant to the location**
 - **the majority of houses should front the street, and be generally 1½ to 2 storey in height.**
 - **sympathetically adapted farm buildings will be supported**
 - **a simple palette and styles and materials should be followed, providing a degree of continuity – with the use of banded flint and brick under thatch, slate, clay tile roofs with little local stone other than for dressings.**
 - **porches and chimneys should be included in keeping with the local character, with occasional dormers on the roofline to add interest and variety.**
 - **boundary treatments characteristic of the area should be used, such as cob, flint and brick walls all with copings and some with incised designs, railings atop walls**

Conservation Area and Tree Preservation Orders – working with the Local Planning Authority

The work on the Neighbourhood Plan has highlighted a significant number of locally important heritage assets and important trees that fall outside of the present Conservation Area boundary. Changes to the Conservation Area boundary and Tree Preservation Orders are the responsibility of the Local Planning Authority, and cannot be carried out through the Neighbourhood Plan.

Conservation Area and TPO review project

The Parish Council will work with the Local Planning Authority to re-appraise the Conservation Area and Tree Preservation Orders relating to the parish, with the aim of ensuring the significant features noted in this Plan are given suitable protection.

A sustainable, thriving community

A sustainable, thriving community depends on achieving a reasonable balance of houses, jobs and community facilities that support a mixed and active local population.

In preparing the Neighbourhood Plan, data was collected from various sources to establish the potential issues facing the area, and what would provide the best basis for future growth. This research included reviewing available statistical data and seeking the views and opinions of local residents, businesses and service providers.

So what did we find out?

Housing

- The estimated housing need for Pimperne based on a 'pro-rata' proportion of the rural areas target in the North Dorset Local Plan would be 39 dwellings for the period 2015 - 2031
- The latest housing needs assessment suggests a slightly higher annual requirement across North Dorset, although this may be revised again in light of the Government guidance on calculating housing need (for which a draft has been issued for consultation, September 2017)
- Historically the area has had between 1.5 to 3.5 dwellings built per annum, reducing in recent years
- In 2016 there were 8 households on the affordable housing register with a local connection, mainly needing 1 bedroom homes
- The number of homes available to rent is less than average (only about 1 in 5 homes), and there are no communal establishments (such as extra care housing) in the parish (2011 Census)
- Many houses have more bedrooms than occupants; 45% households are under-occupied by 2 or more bedrooms (2011 Census)
- 24% of the population are aged 65 years or older, and 19% of the population say that their day to day activities are limited due to health (2011 Census)

The main conclusions of the housing research were that, to meet local need in Pimperne, the Neighbourhood Plan should make provision for between 40 to 45 new dwellings between 2016 and 2031. Although there is no agreed housing target for Pimperne, this range (40 – 45) was considered an appropriate starting point on which to base this plan, whilst recognising that there needs to be some flexibility in deciding the final number and size of sites chosen. The types of housing required are smaller units (1, 2 and some 3 bedroom homes), including affordable housing for local people. It was also clear that, in designing homes, the ability to adapt to changing lifestyles, whether working from home or for disabled or elderly, is important.

The 2016 North Dorset Local Plan requires affordable housing to be provided at 40% of the total number of dwellings on development sites of 11 or more dwellings. On schemes of six to ten dwellings, developers should still contribute to affordable housing, but this may be in the form of funding rather than on-site provision. Although in the Local Plan affordable housing can be built as exception sites outside the settlement boundary, it is anticipated that this should not be necessary as the need for such homes should be met on the development sites included in this Plan.

The allocation of affordable homes should prioritise eligible people in need of such housing that have a local connection (either due to having lived or who are working in the parish, or with close family living here), followed by those with a connection to adjoining parishes, before cascading to people with no connection to the area.

As highlighted in the earlier section on landscape settlement and form, the preferred location for housing would be to the west side of the A354 main road, due to the level and speed of traffic along this road, and the need to protect and respect landscape character given the national importance of the Area of Outstanding National Beauty. For this reason and the availability of preferred locations, the settlement boundary has been adjusted to run along the A354 reinforcing the principle that infill development east of the A354 is not supported.

Policy MHN: Meeting Housing Needs

- a) Provision is made to achieve a target of 40 to 45 additional homes in Pimperne between 2016 and 2031, which will meet the projected local needs of the community.**
- b) These homes should be located to the west side of the A354 main road on land within or adjacent to the settlement boundary of Pimperne village (as revised on Map 5). The conversion of existing rural buildings is also allowed under the Local Plan policy.**
- c) Sites are allocated in the Neighbourhood Plan, which together with other limited infill and rural conversion opportunities that may arise, should meet and potentially exceed this projected need by a small margin, and protect and respect open spaces and landscape character. The release of unallocated greenfield sites outside the settlement boundary for open market housing should therefore be resisted.**
- d) Although the Local Plan and National policy encourages affordable housing this Neighbourhood Plan requires eligible market housing sites to provide affordable housing at 40% of the total number of dwellings. Restrictions must be included to ensure that the affordable housing is prioritised and remains affordable to local people (with a connection to the parish) in perpetuity. Starter homes that meet these provisos may count towards the affordable housing provision.**
- e) Affordable housing provision to meet identified local need will be encouraged. The type and size of housing should reflect the need and demand for one, two and three bedroom homes, and include a proportion of homes that have flexible / adaptable layouts for home working, and homes suitable for residents with more limited mobility.**

Employment

- The North Dorset District Council's employment land review identified two key employment sites in the parish: Franwill Industrial Estate off Down Road (0.34ha) and Taymix / Yarde Lane off the A354 (1.32ha). Sunrise Business Park (5.55ha) in Blandford also abuts the parish boundary, although it is not as accessible on foot to most Pimperne residents or easy to reach by bus. Similarly Blandford Heights Industrial Estate, Holland Business Park and Glenmore Business Park also provide employment premises on the north side of the town.
- The Local Plan evidence does not suggest that there is a general need for more employment sites in the rural areas, and so does not include a specific target
- Business units at the existing employment sites are generally fully occupied
- 60% of businesses (mainly the smaller ones) are owned by local residents
- Nine respondents to our survey indicated that they would be looking to expand in the next 5-10 years, some of whom would need more land
- The availability of units of a suitable size/cost and good access are key factors for businesses locating here
- 8.0% of the economically active population work at or mainly from home, and 10.3% travel to work on foot or by bicycle (2011)
- Only 4.1% of the economically active population are unemployed (2011)

The main conclusions of the employment research were that providing more employment land could potentially provide new employment opportunities for local people, and additional services and facilities for the parish. Employment sites are also more likely to be successful, and cause less problems to local residents, if they are readily accessible from the strategic highway network. There was no conclusive evidence of local need. The consultation on the potential southern expansion of the Taymix employment site raised objections in terms of its likely impact on the AONB and in particular the larger option would also have significantly reduced the gap separating the village from Blandford Forum. Alternative opportunities came to light as work on the plan progressed, including the expansion of the Yarde Farm employment area to the north / east from the existing access, and the re-use of the former agricultural buildings on Hyde Farm. These appear to be preferable to the Taymix expansion.

Outside the settlement boundary the Local Plan policies allow the small scale expansion of existing employment sites, and the re-use of existing buildings. On this basis there is no apparent need to allocate an employment site, and the following policy has been included to support the approach taken in the Local Plan, but highlighting the need to consider the landscape and traffic impacts of such development.

Policy MEN: Meeting Employment Needs

a) Some additional employment development may be provided in Pimperne between 2016 and 2031, provided it comprises either

- o **the re-use and potential small-scale expansion of existing buildings,**
- o **the small-scale expansion of established employment sites, or**
- o **is located within the settlement boundary (as shown on Map 5),**

and in all cases:

- i. if it is likely to give rise to increased traffic, it is located with easy access to the A354 main road and will not give rise to lorry movements along Church Road or other residential roads that would adversely impact on local amenity,**
- ii. the use is unlikely to cause harm to the living conditions and amenities of residents, or adversely impact the character of the area, and**
- iii. the development and associated impacts (such as noise, flood lighting or lorry movements) would not harm the character and tranquillity of the AONB.**

Developers are encouraged to explain in their applications the real benefits to the local economy that would arise from such development, in order that this can be taken into account in the decision making process.

Community facilities

- The following community facilities in the village are well-used or valued by local residents:
 - > Pimperne Village Shop (closure announced late 2017)
 - > Pimperne Post Office (closure announced late 2017)
 - > Pimperne Primary School
 - > Pimperne Pre-School based at the Sports Pavilion
 - > Village Hall
 - > St Peter's Church
 - > The Ryland Room
 - > Anvil Inn and Farquharson Arms Public House
 - > Recreation and Play areas
 - > Public Footpaths and Rights of Way
- The parish is reliant on the nearby town of Blandford Forum for some services, such as secondary education, healthcare and library facilities, as well as benefiting from the many products and services found in the town centre
- Key improvements mentioned by local residents centre on the increased use of existing facilities, such as film nights at the village hall, more play equipment etc.
- Discussion with service providers indicated that most would welcome an increase in population to support the existing services. Although the school is at capacity, it is currently accepting children from Blandford (outside its catchment). The possibility of a pre-school facility on-site (as originally planned) would improve children's early year's educational opportunities and transition.
- There is a potential need for allotments, as 22 respondents said that they would use an allotment if available

The North Dorset Local Plan protects existing community facilities (including commercially-run ventures such as a local shop or public house) and will only concede their loss if it can be demonstrated that the use is no longer commercially viable or cannot be made commercially viable, or (in the case of non-commercial facilities) that it is no longer practical or desirable to use the facility for its existing use or any other use likely to benefit the local community. The

importance of the facility to the local community and the area it serves is taken into account, and therefore the Neighbourhood Plan can help in identifying the key facilities, and promoting opportunities for these to be widely used, for example in providing out-reach facilities as a village hub.

The current owners of the village shop and post office announced their intention to close this valued local facility in November 2017. The Parish Council is keen to work with local volunteers to explore options for maintaining these facilities within the village.

The main recreation areas will be protected as Local Green Spaces (see Local Green Spaces Policy). Where these green spaces adjoin countryside, the settlement boundary has been adjusted to exclude these from the 'built up' area. The public rights of way network is also an important recreational resource, and landowners are encouraged to maintain these so that they are accessible year-round, eg cutting back overgrown hedges, improving the surfaces and installing kissing gates.

It would make sense for the pre-school to be re-located closer to the primary school site. It is also possible that allotments may be provided. Given these changes can be achieved through the existing Local Plan policies, and that there may well be different options, no specific allocations are made in this Plan. When they are progressed, such proposals would normally be subject to public consultation, and the preferred options would be viewed sympathetically by the planners.

Policy CF: Community Facilities

a) Development proposals that facilitate the key community assets, as listed below (in no particular order), to modernise and adapt for future needs in a manner in keeping with the character of the area, will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of these valued assets.

- ***Pimperne Village Shop***
- ***Post Office***
- ***Pimperne Primary School***
- ***Pimperne Pre-School (currently operating at the Priory Sports Pavilion)***
- ***Pimperne Village Hall***
- ***St. Peter's Church***
- ***The Ryland Room***
- ***Anvil Inn***
- ***Farquharson Arms Public House***
- ***Recreation and Play areas (designated as Local Green Spaces)***
- ***Public Footpaths and Rights of Way***
- ***Priory Sports Field and Pavilion***

b) Additional community facilities that should be supported within or well related to the settlement boundary of Pimperne (as revised on Map 5) include:

- ***a site for a pre-school facility that will improve its links with the Primary School***
- ***a site for allotments***

subject to an appropriate assessment of any harm

Infrastructure – transport, communications and flood risk measures

Local residents have raised concerns about traffic and road safety, especially in relation to the A354 and speeding along Church Road through the village and close to the school. The Highways Authority have said these issues are not so severe to justify limiting development in the area. However where there are specific issues relating to a development site, these would need to be addressed.

Currently bus service 20 operates from Blandford to Salisbury with 4 buses each way per day. Unfortunately the earliest bus to Blandford from Pimperne is at 9:29am, with the earliest return trip at 2:15pm, which makes it unsuited for commuting or short shopping trips. Dorset Community Transport also operate a dial-a-ride service at cost.

The main strategy for villages such as Pimperne, as set out in the Local Transport Plan, is to support local initiatives, such as car / mini-bus clubs, community service and delivery hubs, and very limited new infrastructure. Ideas such as a 20mph zone and measures to tackle speeding were generally supported by local residents, and the Parish Council can work with the Highways Authority to explore these as possible projects.

Traffic and road safety project

The Parish Council will work with the Highways Authority to continue to explore ways to improve road safety and accessibility in the local area

The Parish Council will work with the Highways Authority to ensure the local maintenance of highways in accordance with the Dorset County Council/Dorset Association of Parish and Town Councils 'Working Together' document

In general most local residents were satisfied with the quality and coverage of mobile / broadband services, although some were not, and this is likely to improve as the service providers continue to upgrade their provision. As such, no further action was taken on this specific issue.

The area is subject to flood risk, mainly along Pimperne Stream which is a tributary to the Stour, and includes an area which runs down much of Church Road and across the A354. Indicative surface water flood maps also indicate some potential for flooding on land adjoining and feeding into the fluvial flood risk areas. Flood risk is also influenced by groundwater flooding, resulting in possible flooding beyond the mapped fluvial and surface water extents. At the time of writing this Plan, Wessex Water were seeking to agree a groundwater management strategy with Dorset County Council as the Local Lead Flood Authority.

Wessex Water have confirmed that there is capacity available from local networks to provide water supply and waste water services for the planned growth. All new development will need to dispose of surface water to infiltration or local land drainage systems, as no surface water connections will be permitted to the foul sewer.

Community Infrastructure Levy and Developer Contributions

Although the Community Infrastructure Levy charging schedule has been approved for the area, due to the publication of the Government's Housing White Paper and the Government commissioned Community Infrastructure Levy Review, the decision on its adoption has been delayed. In the interim, Section 106 agreements continue to be used in order to make acceptable, development which would otherwise be unacceptable in planning terms.

The Local Plan includes Policy 14 on Social Infrastructure, that states that development should support the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure, through provision on site and/or contributions to provision off site, as appropriate. The following policy has therefore been included in the plan to provide guidance on appropriate measures (depending on the nature of the proposed development) that may be sought as a developer contribution.

The social infrastructure projects identified through this Neighbourhood Plan include: the provision of new allotments (on a site to be identified), improved pre-school premises (its relocation to a new building closer to the primary school site is to be investigated), improvements to the former school playing field for recreational use (managed by the Parish Council), and projects to improve road safety (particularly in relation to footpaths and cycleways to get to the school).

Policy DC: Developer Contributions for Social Infrastructure

a) Developer contributions may be sought where reasonable and necessary for the provision of the following social infrastructure projects:

- ***Allotments provision***
- ***Pre-School improvements***
- ***Former school playing field recreation improvements***
- ***Road safety – safer routes to school improvements***

Locations for new housing development

As a large village with a settlement boundary, housing can come forward within the defined settlement boundary as infill sites. As of June 2017, five infill sites had planning consent, providing 10 additional dwellings:

- > Woodbury, 10 Chapel Lane: 1 dwelling (net) (reference 2/2011/0969)
- > The Little Thatch, 50 Salisbury Road: 1 dwelling (reference 2/2014/0205/PLNG and 1365/REM)
- > Salisbury Road / rear of Shepherds Way Portman Road: 2 dwellings (reference 2/2016/1261/FUL).
- > Arlecks Lane / rear of 10 St Peters Close: 1 dwelling (reference 2/2014/0064/PLNG)
- > Former primary school: conversion of the existing building into 1 dwelling plus the erection of a further 4 dwellings (reference 2/2016/0594/FUL).

A further site within the settlement boundary was also identified as having development potential in the Strategic Housing Land Availability Assessment for North Dorset. This was land to the rear of the Farquharson Arms. The key issue for development on this site is the impact it would have on the public house, identified as an important community asset, as an ongoing business. Buildings on the more elevated paddock to the rear would be visually intrusive and uncharacteristic of the settlement pattern. Given these factors, and its location on the east side of the A354, this site has not been included in this Plan as a possible option.

This initial review of potential sites within the settlement boundary shows that there is likely to be potential for other infill sites that could come forward in addition to those with consent. However, given the importance of the character of the village, provided in part by its mix of plot sizes including large gardens with mature trees, very few such sites may be appropriate for infill. There may be opportunities for dwellings to be extended and subdivided, subject to retaining reasonable sized garden space etc appropriate to the area and avoiding amenity issues such as overlooking. Further infill will be monitored and if further dwellings are built, this would count towards the housing supply.

Given the estimated local need of 40 to 45 dwellings over the plan period, possible sites outside but well-related to the village were also considered. These originally came from two sources:

- > sites identified by the Local Planning Authority as having development potential (from the 2012 Strategic Housing Land Availability Assessment for North Dorset), and
- > sites suggested as potentially suitable by local residents (through the 2015 household survey) - the landowner was approached to confirm they would be happy for their site to be considered.

More sites were also put forward in late 2016 when North Dorset District Council ran a further call for sites to support its Local Plan Review, and landowners responded to the options consultation on this plan. Those adjoining the village were considered further.

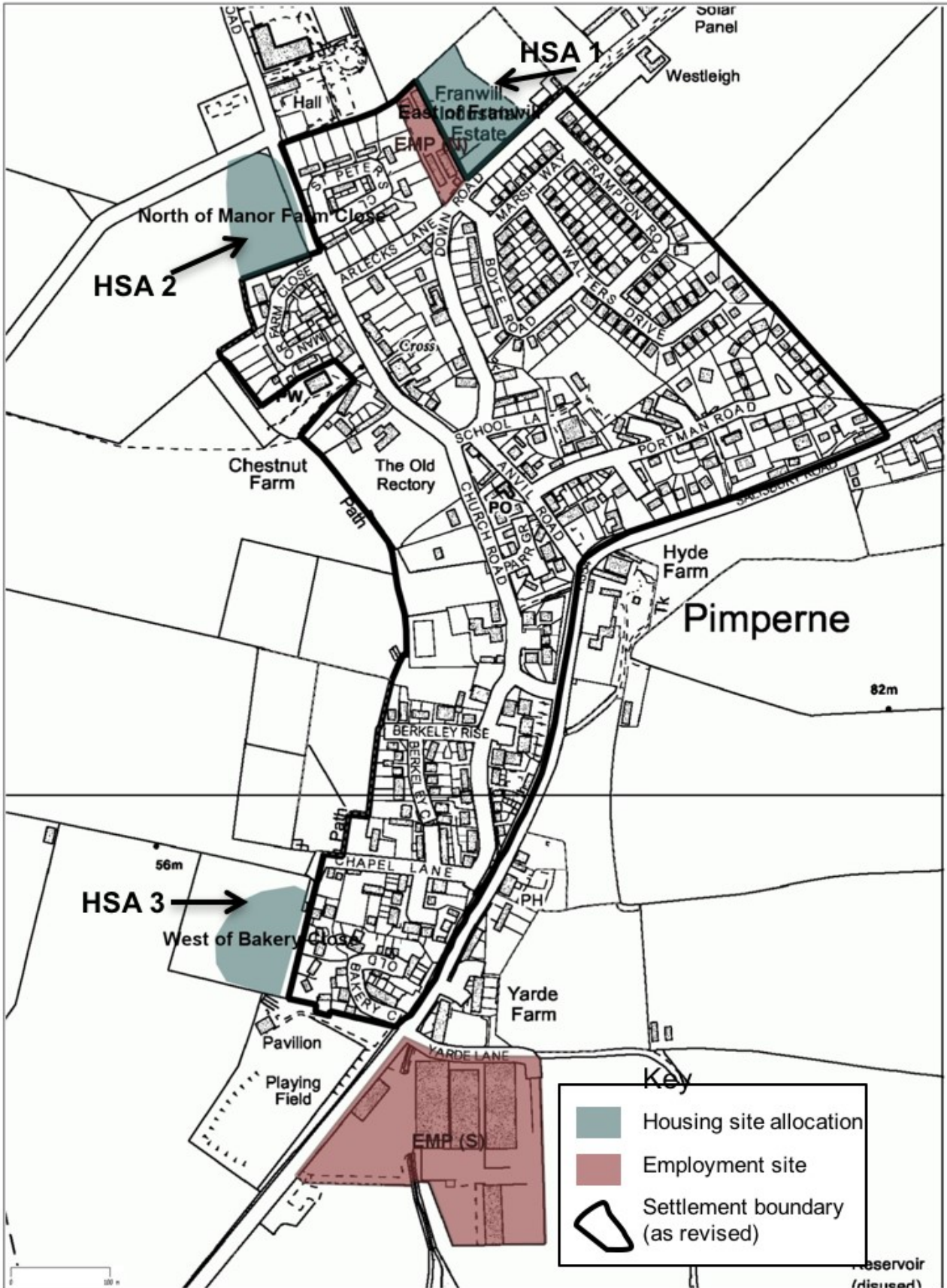
The Local Plan strategy is to focus development at the four main towns and the larger villages. Possible sites either side of the A354 in the gap between Blandford and Pimperne, unrelated to the village of Pimperne, were not assessed for development. These potentially could be an option for the future growth needs of Blandford if the town were to extend northwards. However at the time of writing, the adopted Local Plan policy has taken the decision to direct this growth to the south-east and to the west of Blandford St Mary. Any change to this strategy should be decided through the Local Plan Review, taking into account the importance this Neighbourhood Plan attributes to the gap between the town and Pimperne village.

As a result of the site assessments, three potential housing sites adjoining the settlement boundary of the village have been included as site allocations in this Neighbourhood Plan. The combined potential of these three sites, together with the existing consents, more than meets the projected housing needs for the parish and its fair share of growth.

Map 5 – Housing site allocations and revised settlement boundary



Pimperne CP
N



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The following table outlines the assessed potential from all of these sources.

Source	Site	Capacity (net)
Granted planning consents	<ul style="list-style-type: none"> ▪ Woodbury, 10 Chapel Lane ▪ The Little Thatch, 50 Salisbury Road ▪ rear of Shepherds Way, Portman Road ▪ rear of 10 St Peters Close ▪ Old School site, off Portman Road 	10 dwellings
Infill sites within the settlement boundary	▪ not specifically identified, but likely to be some limited potential	(1 - 2 dwellings)
Additional site allocations	<ul style="list-style-type: none"> ▪ land east of Franwill Industrial Estate ▪ land north of Manor Farm Close ▪ land west of Old Bakery Close (reserve site for post 2026) 	15 dwellings 15 dwellings 15 dwellings
TOTAL	Approx. 40 dwellings plus additional 15 dwellings post 2026	

The site allocations should be developed at different times, spread evenly across the plan period, rather than (for example) all within the first 5 years of the plan's adoption. Such phasing would provide additional benefits of not 'flooding' the village with new housing for which local demand may be limited at that time, and allowing both the houses and new population to be absorbed without undue disruption to village life. The landowners of site west of Old Bakery Close have indicated that their land is unlikely to be made available before 2026.

Another factor that could impinge on the delivery of the sites might be the need for part of a site to fulfil another purpose - for example, the requirement for new sports facilities or the provision of a new site for the village shop and post office. Where there is an obvious community benefit from such provision, this should be considered in the plans for each site.

This chapter contains the main findings of the site assessments and further technical checks, including the Strategic Environmental Assessment, which have been used to inform the policy allocations for each site. This will not negate the potential need for further or more detailed reports at planning application stage.


The following table identifies the alternative options adjoining the settlement boundary and the various reasons why they were rejected:

Site	Main reasons to reject site as potential housing option
Land off Berkeley Rise	The more elevated nature of the site and possible landscape impact meant that alternative options were preferred
Land at Hyde Farm	The site, although no longer an operational farmyard, is being used for employment. There is no obvious potential to provide a safe crossing point over the A354 close to the site due to the limited visibility
Land at the Farquharson Arms	The potential impact on the public house as an ongoing business, and more elevated nature of the paddock to the rear of the site making development here more visually intrusive and uncharacteristic of the settlement pattern
Land east of Hyde Farm	The sloping nature of the site, uninterrupted skyline, potential surface water flooding on lower lying areas and difficulty crossing the main road
Land south of Hyde Farm	The sloping nature of the site, potential archaeological interest (Iron Age lynchets), largely uninterrupted skyline and difficulty crossing the main road
Land off Yarde Lane	The rising nature of the site, the constrained pedestrian access shared with the employment site, difficulty crossing the main road, and poorly related to the existing settlement pattern
Land to rear and adjoining Stud House	Poorly related to the main built-up area of the village and difficulty achieving safe access and crossing the main road. Also potential for surface water flooding (as the source of the Pimperne Brook) and detrimental impact on the group of buildings of local historic interest.

Areas around Letton Park and Nutford remain within the 'countryside' in terms of planning policies, where development will be strictly controlled unless it is required to enable essential rural needs to be met.

Land adjoining (east of) Franwill Industrial Estate

This site is on the northern edge of the village, off Down Road. A larger area, to include the field area further east, up to where the road becomes a private track, was also considered. But this additional area was not well supported by local residents and, being more elevated, would cause greater harm in the wider landscape. This upper area however does provide potential for further landscaping, wildlife habitat and recreation space.

Existing use	Farmland (smallholding) 
Neighbouring uses	Farmland / residential / employment (class B1 – suitable for residential area) / village hall and primary school.
General scale and character of the area	The land on the northern side of the lane is agricultural in appearance. The timber construction and green or weathered corrugated iron roofs of the sheds on the employment site blend in and are also softened by the hedgerows. There is a strong existing boundary created by the hedge.
Landform and containment	The land falls away to the north, and the sloping nature of site limits ability to screen development in wider views, particularly from the north and west (including the Jubilee Trail) and it will be visible from across the valley and elevated sections of the C47 road to the south west.
Notable features	There is a tree screen / tall hedgerow boundary along the lane that provides excellent screening of the Industrial Estate Site from Down Road, and mitigates views of the adjacent housing from public vantage points to the north west, as well as acting as a wildlife corridor. There was also evidence of badgers along the northern boundary of the site.
Flood risk / ground conditions	No notable on-site issues, although the site is located in a groundwater Source Protection Zone (outer zone), which will need to be considered in relation to any employment proposals.
Access points / and suitability	The current access off Down Road would need to be widened with vegetation removal in front of the original hedge. Visibility is poor at the junction with Church Road, but this could be resolved by making it one-way only. Although the junction with Down Road / Church Road has limited forward visibility and there is no footpath at the bottom of Down Road, traffic speeds are slow.
Potential benefits	Potential benefits from landowner's intentions to upgrade / extend employment units on the existing employment site, and willingness to accommodate some allotments within the site.
Estimated capacity	Up to 15 dwellings (0.74ha at 20 dph)

The following policy will be considered in the event of a planning application being submitted for this site.


Policy HSA1: Housing Site Allocation 1 – land east of Franwill Industrial Estate

- a) Land adjoining and to the east of Franwill Industrial Estate, as shown on Map 5, is allocated for up to 15 dwellings, and will provide a mix of housing (including affordable housing) following on from the National and Local Plan requirements**

- b) Landscape planting should be provided within the site and along the site boundaries to reduce and soften the impact of development in wider views, using native species.**
- c) The scale, design and materials used should have regard to reducing the impact of development in wider views.**
- d) The scheme retains the species-rich hedgerows along the site boundaries, and secures the retention and enhancement of a proportion of the grassland as flower rich meadow grassland to the north-east of the site, together with any further measures that may be required as part of an approved biodiversity mitigation plan. The provision of allotments on the remaining land to the north-east will be supported in lieu of alternative green infrastructure contributions required to meet the Local Plan adopted standards**
- e) The design and layout should ensure that the living conditions and amenities of residents will not be adversely affected by the ongoing operation of the adjoining employment area**
- f) Any necessary improvements required to achieve safe pedestrian access to Pimperne Primary School and along Down Road into the village should be secured**
- g) The development should be designed to ensure that it does not increase flood risk elsewhere**
- h) Related improvements to upgrade and create further B1 employment units on the adjoining employment site will be supported**

Land north of Manor Farm Close, opposite St Peter’s Close

This site is on the northern edge of the village, off the west side of Church Road. A larger area, to include a greater extent of the field aligning with the current western limit of development, was considered but was not well supported by local residents and, being more elevated and closer to the archaeological sites, would cause greater harm.

Existing use	Farmland (arable)	
Neighbouring uses	Farmland / residential / village hall and primary school and play areas	
General scale and character of the area	Development here would be in keeping with historic pattern of development along valley floor. Primarily 2 storey residential, mixed village character. The site forms an entrance point to village from north, currently a pleasant rural edge.	
Landform and containment	Relatively flat, rising up to west. The low-lying parts of the site are not likely to be prominent in more distant views.	
Notable features	Hedgerow boundaries (including mature tree in the verge on N edge of Manor Farm Close). Above the site there is evidence of an Iron Age settlement, so there may be peripheral archaeological finds in the area. There was also evidence of badgers on the upper portion of the field.	
Flood risk / ground conditions	No notable on-site issues, but there is potential for development here to exacerbate surface water flooding noted along Church Road.	

Access points / and suitability	There is an existing access from the north east corner (junction), but a more suitable location for the access would be off Church Road, which would require the hedgerow to be removed (in part) to form the access and necessary visibility splays.
Potential benefits	Well located in terms of proximity to school / hall facilities. Consideration could be given to the potential to replant the hedgerow further back, and provide better pedestrian access along Church Road to the School as part of any scheme.
Estimated capacity	Up to 15 dwellings (0.75ha at 20dph).

The following policy will be considered in the event of a planning application being submitted for this site.

Policy HSA2: Housing Site Allocation 2 – land north of Manor Farm Close

- a) Land north of Manor Farm Close, as shown on Map 5, is allocated for up to 15 dwellings, and will provide a mix of housing (including affordable housing) in line with the prevailing national and Local Plan requirements**
- b) Landscape planting should be provided along the western and northern site boundaries to create a soft transition with the countryside as the northern limit of the village, using native species. The scale, design and layout of built development should respect the setting of the Conservation Area and create an attractive gateway as approached from the north / west.**
- c) The scheme retains the mature trees and species-rich hedgerows along the site boundaries, and secures any further measures that may be required as part of an approved biodiversity mitigation plan.**
- d) The design and layout should ensure that the living conditions and amenities of residents of Manor Farm Close will not be adversely affected by overlooking**
- e) Any necessary improvements required to achieve safe pedestrian access to Pimperne Primary School and along Church Road into the village should be secured**
- f) The development should be designed to ensure safe access and egress in time of flooding and must not increase flood risk elsewhere**
- g) Archaeological investigation and recording will be required, to a level agreed as necessary by the County Archaeologist.**

Land west of Old Bakery Close

This site is on the southern side of the village, west of Old Bakery Close. The site was suggested by local residents in response to the household survey early on in this Plan’s preparation, and although not originally promoted by the landowner, they have confirmed that although they have no immediate intention to develop the site it is likely to become available for development towards the end of the plan period.

Existing use	Agricultural grazing
	
Neighbouring uses	Mainly farmland with residential to west and sports field / pavilion to south

General scale and character of the area	Development here would form a westward extension to the village, and would be reasonably well contained given the topography. The adjoining residential areas are primarily 2 storey with a mix of detached and terraced development, but more suburban than village in character (not to be repeated).
Landform and containment	This is a gently undulating site that is reasonably well contained in wider views, but visible from the local rights of way network along the village perimeter and heading east.
Notable features	The hedge along the northern field boundary appears species-rich and may qualify as protected under the Hedgerow Regulations. Areas of archaeological Importance have been identified in the fields further to the north, and the land exhibits various depressions and mounds which may indicate potential archaeology, although not identified as such.
Flood risk / ground conditions	There is potential surface water flooding in the centre of the field due to the slight bowl effect provided by the topography, and this would need to be taken into account at the detailed design stage. There is potential for development here to exacerbate surface water flooding noted along the A354.
Access points / and suitability	The existing vehicular access via Chapel Lane is not suitable, and an alternative access via the Sports Field onto Old Bakery Close would be suitable. There is good footway provision available to link to the settlement to the northeast, and a right of way providing a recreational link into the countryside.
Potential benefits	Well located in terms of proximity to employment area, pub and sports field. Likely to become available towards the end of the plan period, enabling the plan to be phased over the 15 years.
Estimated capacity	Up to 15 dwellings (0.76ha at 20dph),

The following policy will be considered in the event of a planning application being submitted for this site.

Policy HSA3: Housing Site Allocation 3 – land west of Old Bakery Close

- a) Land west of Old Bakery Close, as shown on Map 5, is allocated for up to 15 dwellings that will provide a mix of housing (including provision for affordable housing) following on from the National and Local Plan requirements***
- b) The development should be phased as a reserve site for delivery for the period beyond 2026.***
- c) The scheme retains and reinforces the hedgerow along the northern boundary, and secures any further measures that may be required as part of an approved biodiversity mitigation plan.***
- d) Landscape planting should be provided to substantially screen the development in potential views from the south-west, using native species. The layout should be designed to create a sense of enclosure within itself, representative of small-scale backland site, with a stepping down in height on the outer edges. Large scale glazing opening onto the countryside should be avoided, to minimise light spill.***
- e) The design and layout should retain the existing public rights of way and ensure that the living conditions and amenities of residents of Old Bakery Close will not be adversely affected by overlooking.***
- f) Archaeological investigation and recording will be required, to a level agreed as necessary by the County Archaeologist.***
- g) Vehicular access will be provided via the Sports Field linking to Old Bakery Close.***
- h) The development should be designed to avoid locating dwellings in any localised areas of flood risk, ensure safe access and egress in time of flooding and not increase flood risk elsewhere.***

Advisory note: development in this location linking to the gas distribution network may require the low pressure network to be reconfigured - the specifics of this potential reinforcement will need to be tailored to suit the proposal at such a time when more information is available.

Revisions to the Settlement Boundary

Settlement boundaries make clear which areas are considered to be countryside and which are built-up areas in policy terms. Within the countryside there is more restraint on development, though affordable housing and community facilities could still be permitted on land adjoining the settlement boundary.

The boundaries are generally drawn along the predominant "edge" between built development and the countryside, but can be reviewed as places or planning strategies change. The settlement boundary around Pimperne has not been updated for over 15 years.

The revised settlement boundary is shown on the map 5. The revisions are based on the following principles:

- Following clearly identifiable boundaries where practical (such as field / garden boundaries, roads or streams)
- Excluding protected green spaces on the edge of the settlement from the settlement boundary
- Excluding areas east of the A354 where housing development is unlikely to be supported due to the difficulty of crossing the main road safely (this would not preclude employment as this is possible through the conversion of existing buildings and small-scale expansion of existing sites outside of the settlement boundary)
- Keeping allocated sites outside of the settlement boundary until such time that they gain planning consent – this is to allow their inclusion to be reconsidered if more detailed appraisal or other unforeseen reasons highlights that all or part of the site cannot be developed as intended

If land is to be excluded this should not result in any significant reduction in areas that may be suitable for development

The main changes made as a result are listed below:

- Exclude village hall site and play area, with boundary redrawn to the rear of St Peter's Close
- Exclude church and churchyard, with boundary redrawn to the rear of Chestnut Farm and Manor Farm Close
- Exclude Priory Field and Pavilion, with boundary redrawn to the edge of Old Bakery Close
- Exclude the area east of the A354 (but show the buildings and associated curtilage of the Taymix and Yarde Lane as employment sites)

Policy SB: Settlement Boundary

- a) The settlement boundary as carried forward into the 2016 Local Plan is amended as shown on Map 5**

Appendix 1: Supporting Documents

Produced as part of the plan-making process

The following documents were produced as part of the research into the Neighbourhood Plan:

- Strategic Environmental Assessment – Pre-Submission Stage report (October 2017)
- Pimperne PlaceCheck report (April 2016)
- Housing Needs Assessment Report (June 2017)
- Local Green Spaces Report (June 2017)
- CPRE Dark Skies Map (February 2018)

Background information – other supporting evidence

Further background information and documents referred to in the Neighbourhood Plan can be readily accessed via online links:

- [North Dorset Local Plan Part 1](#) (January 2016) (North Dorset District Council)
- [Cranborne Chase AONB Management Plan 2014-2019](#) (Cranborne Chase AONB Partnership)
- [Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report](#) (June 2003) (Land Use Consultants)
- [Cranborne Chase AONB Landscape Sensitivity Full Report](#) (May 2007) (The Landscape Practice)
- [Cranborne Chase AONB Position Statements, Planning Reports, Fact Sheets and Good Practice Notes](#) (various)
- [Dorset AONB Management Plan 2014 – 19](#) (Dorset AONB Partnership)
- [Employment Land Review: Review of Existing Sites](#) (April 2007) (North Dorset District Council)
- [Bournemouth, Dorset and Poole Workspace Strategy](#) (October 2016) (produced in association with the Bournemouth, Dorset and Poole local authorities and the Dorset Local Enterprise Partnership)