

# 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 District Council’s 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 District Council in the review of the Local Plan that has just begun. Three sites are suggested as possible suitable options for housing, and this consultation is asking whether you agree, which sites you prefer, or if you think there is a better solution. One possible site is just north of Manor Farm Close, another just east of the Franwill Industrial Estate, and another at the top of Berkeley Rise. Some of this housing would be kept at affordable rents or re-sale values, and can be prioritised to local people.

Our research also suggests that there may be a need for new employment land, for new and growing businesses. Land south of the Taymix site has been identified as a possible site to meet this need in the future. Do you agree, or do you think there is a better solution?

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 would welcome your views on whether we have identified the places, spaces and characteristics that you think are most important in shaping new development. We are also working with the District Council to update the Conservation Area and individual trees protected by Tree Preservation Orders.

Just outside of the parish, the Blandford+ are working on their Neighbourhood Plan. This is suggesting that a lot of development could take place on land just north of the bypass, up to the edge of this parish near Letton Park. At the current time we do not know whether these proposals will be approved, or indeed what strategic decisions on the growth of the market town will be taken through the Local Plan review. But it has highlighted that changes just outside the area may impact on this parish, and the gap between the village of Pimperne and Blandford Forum is a fragile one, which we can try to protect 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 District Council's Local Plan, and together they are 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 District Council.

### What difference will a Neighbourhood Plan make?

Having a Neighbourhood Plan won't change things overnight. Landowners (or developers) will still need to put planning applications into the District Council, 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 to the District Council towards infrastructure, will be directed to the Parish Council to spend on projects in Pimperne.

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 by the District Council when the Local Plan is reviewed.

### What has happened so far

*This section is included for information but will be edited or removed in the final version*

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 the District Council 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. This first draft of the Neighbourhood Plan was then worked up, to be ready for consultation in September 2016.

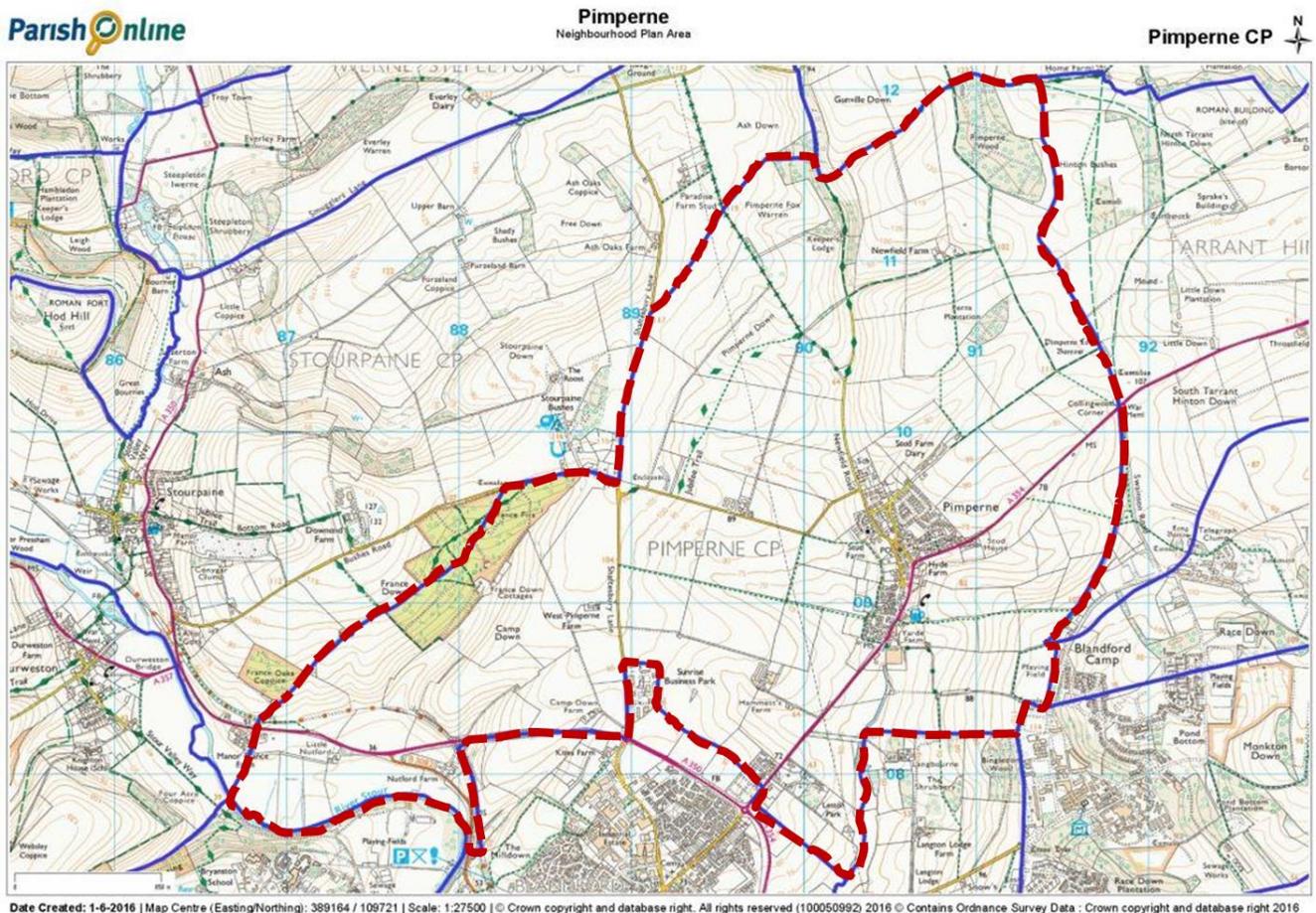
### What the timescale / stages are to adoption

*This section is included for information but will be removed in final version*

The following sets out the various steps the Plan will need to go through before it will officially be made part of the development plan for the area. We have put some indicative timescales against these stages, but these may well change as some stages could be quicker or take longer, or even need repeating if it is clear we haven't got things quite right.

Stage		When
<b>First Draft: Options consultation</b>	Consultation with local residents and also key consultees, highlighting possible choices. Following this, the opinions and comments received will all be considered, and changes made.	September 2016
<b>Pre-Submission consultation</b>	Statutory 6 week consultation – the plan may be revised further as a result of everyone's feedback	January 2017
<b>Submission of Plan for Examination</b>	Parish Council will consider the plan and supporting evidence and agree to submit these to North Dorset District Council	April 2017
<b>Examination consultation</b>	Statutory 6 week consultation – responses forwarded to Independent Examiner, who will decide whether or not they need to hold a public hearing	May 2017
<b>Examiners Report received</b>	Examiner will produce report to say whether the plan has met the basic (legal) requirements and can proceed to referendum, and what changes may need to be made to it	August 2017
<b>Referendum</b>	District Council organise and publicise referendum of local residents in the plan area. Requires at least 50% of those voting to vote 'yes' to pass	November 2017
<b>Plan 'made' part of the development plan</b>	If referendum passed, District Council will then officially adopt the plan at their next Full Council meeting	December 2017

## About the area



Pimperne is a parish of about 1,100 people, a mile outside of the Georgian town of Blandford Forum on 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 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.

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 18<sup>th</sup> 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, post office and shop and local recreation ground, and it wouldn't have the same community spirit without these

## 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 within the settlement boundary of 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 and surrounding parish, 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 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

*Q1. Have we got the vision and objectives broadly right? If not, what should be changed?*

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 a site specific allocation).

## 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

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 skies are particularly valued as a result, away from the brighter lights of Blandford Forum and Blandford Camp.

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.

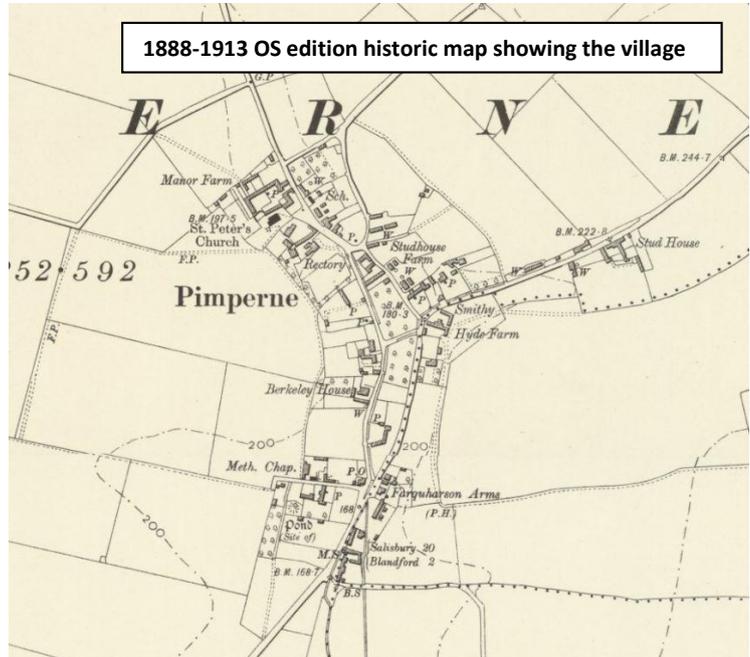
Only late 20th century estates creep up the valley sides, and are more prominent and incongruous in the landscape, particularly where the style and design has little in common with the character of the area. The more muted colours of older agricultural buildings on the higher ground tend to be less intrusive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

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.

Letton Park lies to the south of the village, along the A354, just the other side of the bypass from the town of Blandford Forum. 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 that clearly marks the village of Pimperne as a distinct entity apart from the town.

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 Trailway that runs along the line of the historic Somerset and Dorset railway).



Pimperne Wood is Ancient Woodland. Other established woodlands of note include Pimperne Fox Warren, Ferns Plantation and France Down Wood. All woodland contributes to the rural character of the parish.

### **Landscape Character Policy**

- ✓ *Development 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*
  - *materials should be muted colours found in the traditional agricultural buildings of the area*
  - *buildings should be designed to have a low profile, avoid large unbroken blocks, and use the landform, siting and orientation to reduce landscape impact*
  - *existing tree cover, hedgerows and/or new landscaping should be used to reduce to minimise any remaining adverse impacts to an acceptable level*
- ✓ *All woodlands should be protected*
- ✓ *The impact of development on the sequence of views along Church Road should be carefully considered to avoid harming this feature*
- ✓ *street lighting and flood lights should be avoided as generally inappropriate*
- ✓ *Development should not reduce the clear distinction between Blandford Forum / Letton Park and the village of Pimperne*

**Q2. Do you agree with these general principles? If not, what have we missed or got wrong?**

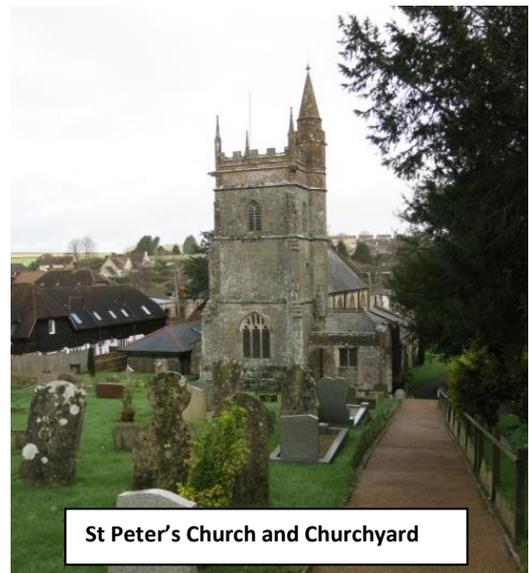
### **Important local green spaces**

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 **open space between the Lych Gate and the Standing Cross** 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.



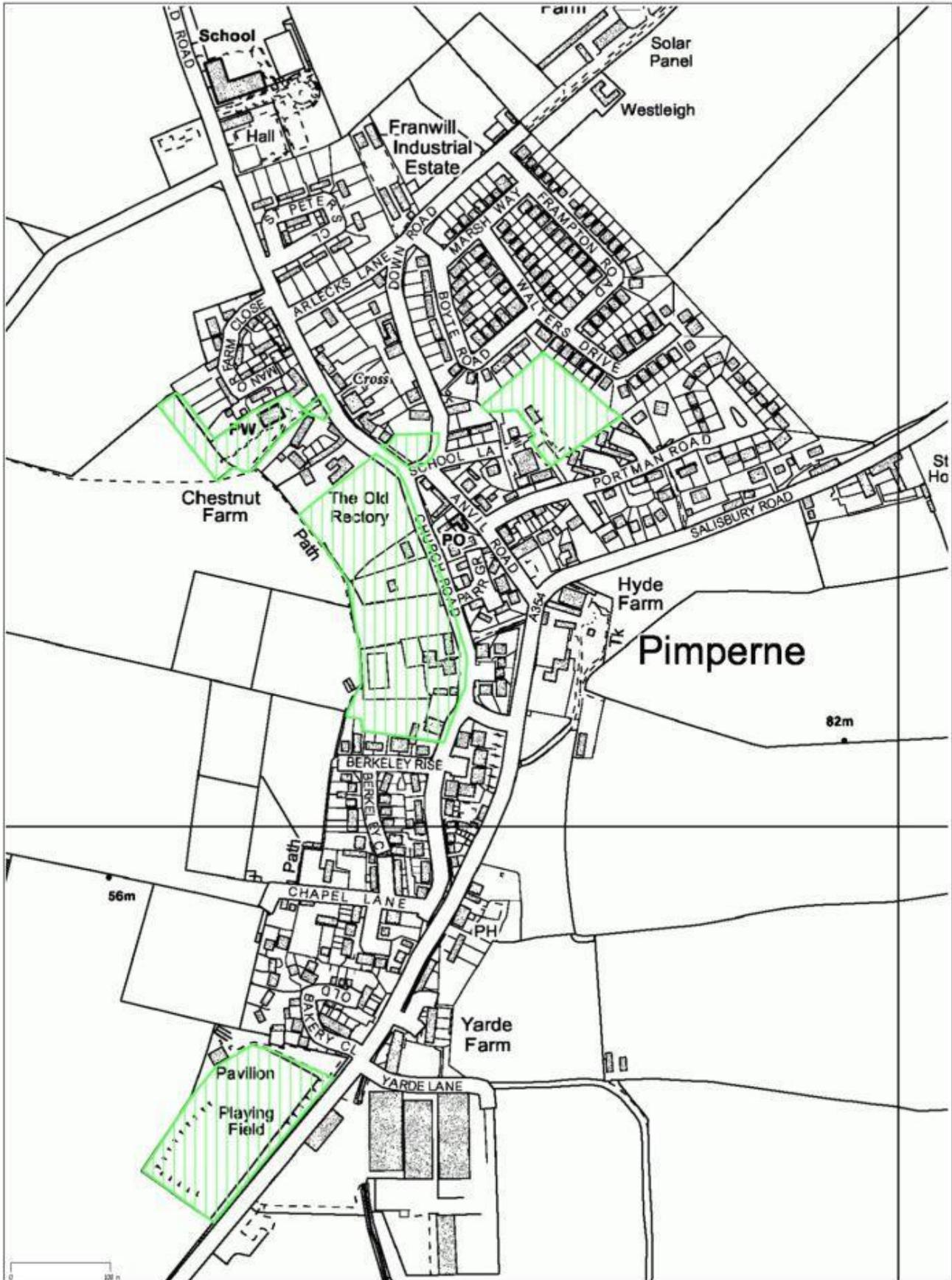
The **Church / Churchyard of St. Peter** is a well maintained churchyard popular with church goers and walkers accessing the footpath to the west. The elevated western aspect (former allotment area) provides a locally valued area for quiet reflection and offers elevated views over the northern aspect 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.





Local Green Spaces

Pimperne CP



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The **former school playing field** is a grassed playing field with formal hard and soft play equipment, seating and peripheral tree planting, providing a safe recreation area within the heart of the village.

The **Priory Sports Field** on the western entrance of the village provides opportunities for more formal recreation

The **grounds of the Old Rectory and adjoining land off Church Road** (including the grounds of The Retreat, Little Tredington, 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.

These spaces are shown on Map 1, and will replace the Important Open and Wooded Areas that were 'saved' under the Local Plan pending their review.



### **Local Green Spaces Policy**

- ✓ *Development should not undermine the open nature or importance of the following spaces (as shown on Map 1), which are designated as local green spaces:*
  - *The green around the Lych Gate and Standing Cross*
  - *Churchyard of St. Peter*
  - *The former school playing field*
  - *Priory Sports Field*
  - *Grounds of the Old Rectory and adjoining gardens along Church Road, including the grounds of White Lodge.*

**Q3. Do you agree that all these spaces need to be protected? Tell us if we have missed any or got anything wrong.**

### **Important buildings and other features of local character**

Within the village, the majority of houses front the street, although gentry houses 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.

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 locally that are important in shaping the character of the village, and groupings of buildings of similar styles / character.

Probably the most notable grouping of buildings are 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.

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 18<sup>th</sup> century thatched cottage with original features (**8 Chapel Lane / Straight Furrow**). The **Methodist Chapel** is also of historic and local interest.

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.

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.

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



Former Reading Room



Little Tredington



School House



Old Bakery



Down and Meadow View Cottages



Mount Villas



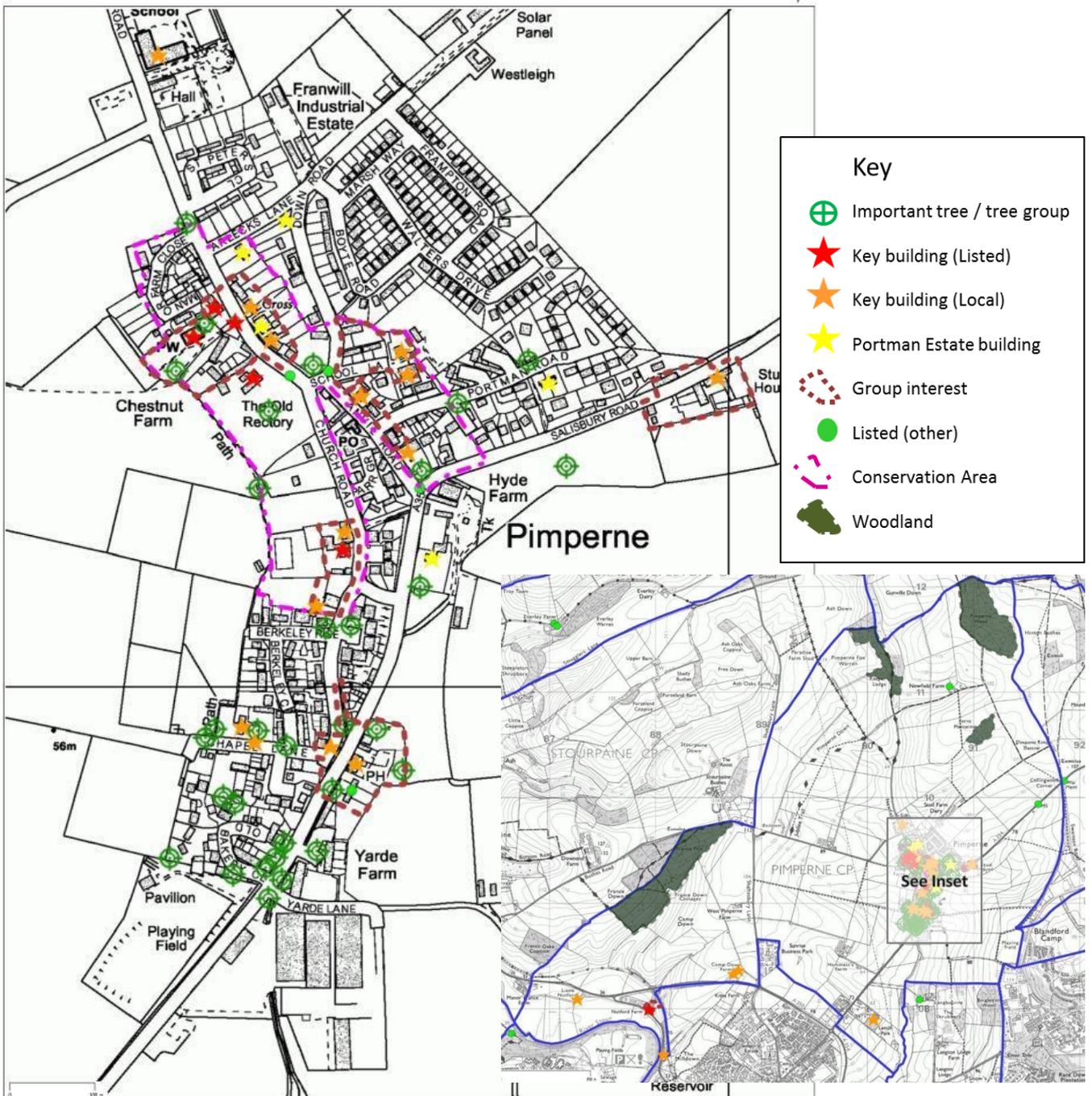
17 / 19 Church Rd (Lych Gate group)

Maps 2a and 2b: Important Buildings and Features



Local Buildings and 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 2a**.

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.



### **Local Character Policy**

- ✓ *The design of new development should respond to and reinforce the locally distinctive patterns of development, and reinforce the distinctive character of the area. Design cues should be taken from locally distinctive buildings and features. In general, this will mean:*
  - *the majority of houses should front the street, generally 1½ and 2 storey, although gentry houses may be larger and set back*
  - *farm buildings adapted to meet a wider range of business needs*
  - *a simple palette and styles and materials 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 conspicuous, with occasional dormers on the roofline to add interest and variety.*
  - *boundary treatments characteristic of the area, such as cob, flint and brick walls all with copings and some with incised designs, railings atop walls*
- ✓ *The locally important buildings, groupings and trees (as described) make a significant contribution to local character. Development should respect their contribution to the character of the area.*

**Q4.** *Have we highlighted the most important buildings and features? Tell us what we may have missed or got wrong.*

**Q5.** *Do you agree with the design criteria? If not, what have we missed or got wrong?*

### **Conservation Area and Tree Preservation Orders – working with the District Council**

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 District Council, and cannot be carried out through the Neighbourhood Plan.

#### **Conservation Area and TPO review project**

- ✓ *The Parish Council has formally requested North Dorset District Council 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 the North Dorset
- 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)
- Many houses have more bedrooms than occupants; 45% households are under-occupied by 2 or more bedrooms (2011)
- 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)

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. 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.

### Housing needs policy

- ✓ *About 40 to 45 additional homes may be provided in Pimperne between 2016 and 2031, to meet the overall needs of the community. These should be located within or adjacent to the settlement boundary (as shown on Map 3), or through the conversion of existing buildings. New housing development should primarily be to the west side of the A354 main road, unless measures can be included to reduce the severance caused by the traffic and make it easy and safe to cross the road. Sites have been allocated in the Neighbourhood Plan, which together with other infill opportunities that may arise, should meet this need.*

- ✓ *In line with the Local Plan, where open market housing is proposed, affordable housing will be sought. 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.*
- ✓ *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.*

**Q6. Do you agree with the housing policy? If not, what specific housing needs have we missed or got wrong?**

## Employment

- The 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)
- 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 more likely to be successful, and cause less problems to local residents, if they are readily accessible from the strategic highway network.

Outside the settlement boundary the Local Plan policies allows the small scale expansion of existing employment sites (but does not define 'small scale'), and the re-use of existing buildings (but does not allow such buildings to be expanded to facilitate home working that would enable commercial or business activities). The Neighbourhood Plan can provide more detail or flexibility in relation to this general approach, or allocate specific sites.

### **Employment needs policy**

- ✓ *Some additional employment development may be provided in Pimperne between 2016 and 2031, provided:*
  - *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 substantial lorry movements along Church Road or other more residential roads*
  - *it comprises the re-use and potential expansion of existing buildings, or is located within the settlement boundary (as shown on Map 3) including sites allocated in the Neighbourhood Plan.*
  - *it is unlikely to cause harm to the living conditions and amenities of residents, or adversely impact the character of the area.*

**Q7. Do you agree with the employment policy? If not, what issues have we missed or got wrong?**

Developers are encouraged to explain in their applications the potential 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 and Post Office
  - > Pimperne Primary School
  - > Pimperne Pre-School based at the Sports Pavilion
  - > Village Hall
  - > Church and Ryland Room
  - > Anvil Inn and Farquharson Arms Public House
  - > Recreation and Play areas
  - > Footpaths and Rights of Way
- The parish is reliant on the nearby town of Blandford Forum for some services, such as healthcare
- 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

### Conclusions:

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.

The main recreation areas will be protected as Local Green Spaces (see Local Green Spaces Policy).

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.

### Community facilities needs policy

- ✓ *Development proposals that allow the key community assets, as listed below (in no particular order), to modernise and adapt for future needs will be supported. Every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued assets.*
  - *Pimperne Village Shop and Post Office*
  - *Pimperne Primary School*
  - *Pimperne Pre-School*
  - *Pimperne Village Hall*
  - *Church of St. Peter (including the Ryland Room)*
  - *Anvil Inn*
  - *Farquharson Arms Public House*
  - *Recreation and Play areas (designated as Local Green Spaces)*
  - *Footpaths and Rights of Way*
  - *Priory Sports Field and Pavilion*

- ✓ *Additional community facilities that should be supported in Pimperne between 2016 and 2031 include:*
  - *a site for a pre-school facility that will improve its links with the Primary School*
  - *a site for allotments*

**Q8. Do you agree with the community facilities policy? If not, what do we need to change?**

### **Infrastructure – transport and communications**

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 County Council (as 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.

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 County Council to explore these as possible projects.

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.

#### **Traffic and road safety project**

- ✓ *The Parish Council will work with Dorset County Council to continue to explore ways to improve road safety and accessibility in the local area*
- ✓ *Local maintenance in accordance with the Dorset County Council/Dorset Association of Parish and Town Councils 'Working Together' document*

## Suitable locations for new development

As a large village with a settlement boundary, development will come forward within the defined settlement boundary as infill sites. Four infill sites already have planning consent, each providing 1 additional dwelling:

- > Woodbury, 10 Chapel Lane (reference 2/2011/0969)
- > The Little Thatch, 50 Salisbury Road (reference 2/2014/0205/PLNG and 1365/REM)
- > Salisbury Road / rear of Shepherds Way Portman Road (reference 2/2014/1610/OUT).
- > Arlecks Lane / rear of 10 St Peters Close (reference 2/2014/0064/PLNG)

Planning permission has also been granted to develop the former primary school, involving the conversion of the existing building into a dwelling and the erection of a further 4 dwellings (2/2016/0594/FUL).

A further site within the settlement boundary was also identified as having development potential in the District Council's Strategic Housing Land Availability Assessment. 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, this site has not been included in this Plan as a possible option.

This initial review of potential sites within the settlement boundary highlights that, with no changes to the settlement boundary, there is certainly potential for about 10 more dwellings, and there may be other infill sites that would come forward. However this falls well short of the estimated local need of 40 to 45 dwellings over the plan period. As such, possible sites outside the settlement boundary have been considered. These were selected from sites identified in the District Council's Strategic Housing Land Availability Assessment, and the main sites suggested by local residents through the household survey (where the landowner has confirmed they would be happy for the site to be considered).

The owners of the Taymix employment site also approached the Neighbourhood Plan Group about their aspirations to expand their employment site, so this site was considered, and an option of extending this site to include a further 1.3ha is being consulted on as a possible option. A larger extension (which would include a further 1.7ha) has been discounted as a possible option because this would considerably undermine the open gap between the village and Letton Park / Blandford.

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

Source	Site	Potential (net)
<b>Granted planning consents</b>	<ul style="list-style-type: none"> <li>▪ Woodbury, 10 Chapel Lane</li> <li>▪ The Little Thatch, 50 Salisbury Road</li> <li>▪ rear of Shepherds Way, Portman Road</li> <li>▪ rear of 10 St Peters Close</li> <li>▪ Old School site, off School Lane / Portman Road</li> </ul>	9 dwellings
<b>Infill sites within the settlement boundary</b>	▪ not specifically identified, but likely to be some limited potential	(unquantified)
<b>Additional site options</b>	<ul style="list-style-type: none"> <li>▪ land east of Franwill Industrial Estate</li> <li>▪ land north of Manor Farm Close</li> <li>▪ land at the top of Berkeley Rise</li> <li>▪ small extension to the employment land south of Taymix</li> </ul>	20 – 35 dwellings* 25 – 35 dwellings* 30 – 60 dwellings* 1.3ha employment land
<b>Discarded options</b> (considered unsuitable)	<ul style="list-style-type: none"> <li>▪ land to the rear of the Farquharson Arms</li> <li>▪ land east of Hyde Farm</li> <li>▪ land north of Yarde Farm</li> <li>▪ larger extension to the employment land south of Taymix</li> </ul>	(none)

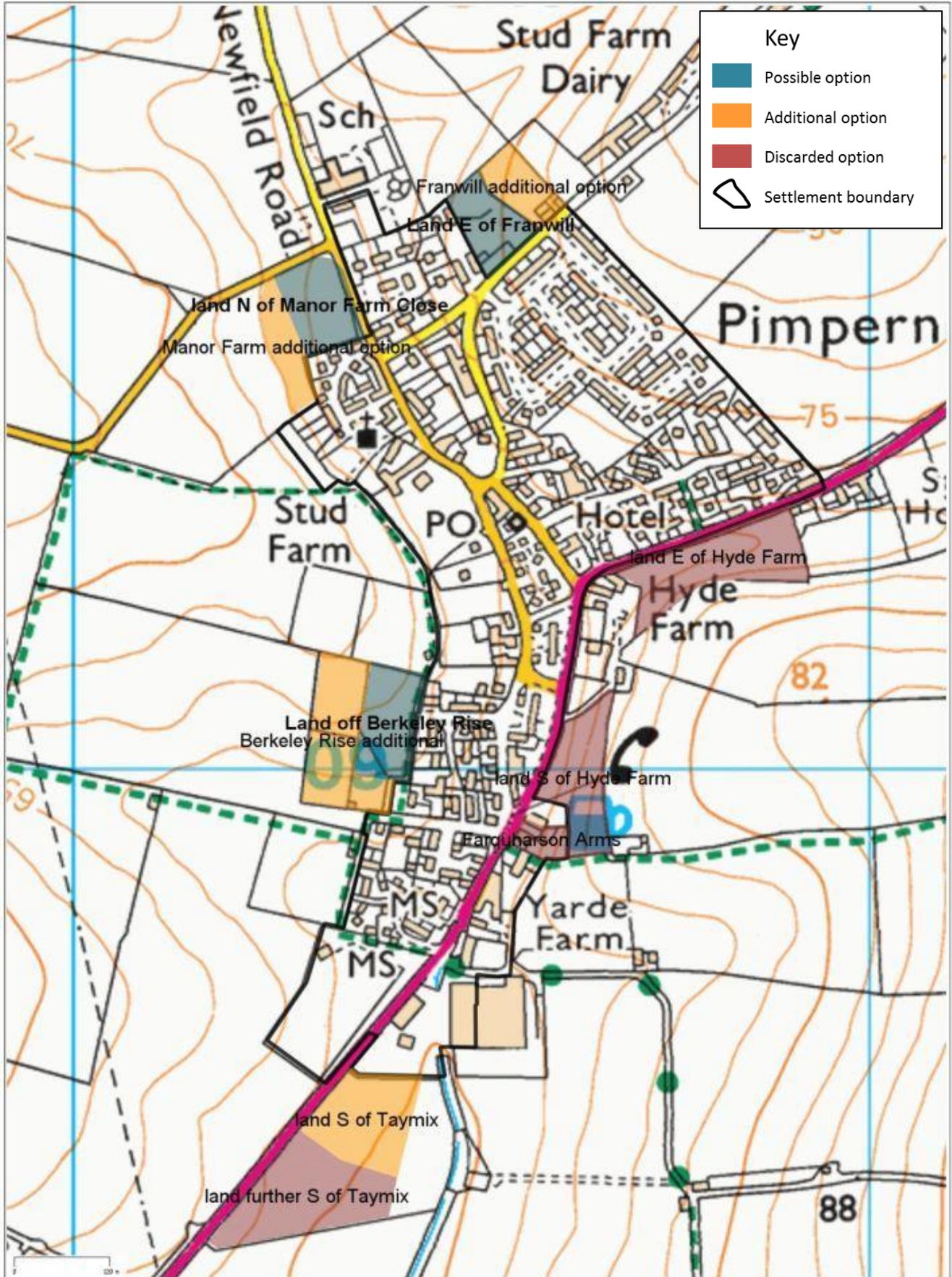
\* capacity dependent on site area chosen, dwelling estimate based on approx. 25 dwellings per hectare

Map 3 – Possible development site options (and discarded options)



Possible and discarded sites

Pimperne CP



Date Created: 9-9-2016 | Map Centre (Easting/Northing): 390506 / 109159 | Scale: 1:6250 | © Contains Ordnance Survey Data : Crown copyright and database right 2016

**HOUSING: Land adjoining (to east of) Franwill Industrial Estate**

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 northern side of the lane on the more elevated ground is primarily agricultural in appearance (Stud Farm and the former chicken rearing shed of the employment site). The timber construction and green or weathered corrugated iron roofs of the sheds blend in and are also softened by the hedgerows. Development here would extend beyond the existing boundary created by the hedge, and the sloping nature of site limits ability to screen development in wider views, particularly from the north and west.
Landform and containment	Land falls away to the north, and will be visible from across the valley and elevated sections of the C47 road to the SW.
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 NW, as well as acting as a wildlife corridor.
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 extremely 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, the risk of an accident is not severe because of the slow traffic speeds.
Potential benefits	Potential benefits from landowner’s intentions to upgrade / extend employment units, and willingness to accommodate some allotments within the site.
<b>Overall conclusions that would form the basis of a policy</b>	<b>Potentially suitable for housing and the small-scale expansion of businesses within the employment site</b> <b>Significant landscape planting would be required within the site and along the site boundaries, together with careful design and use of materials, to reduce the impact of development in wider views.</b> <b>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</b> <b>Opportunities should be taken to promote safe pedestrian access to the school and along Down Road.</b>
<b>Additional option</b>	<b>The site could be extended to include the field area further east, up to where the road becomes a private track. The land here is more elevated and therefore the potential impacts on the landscape would be higher and more difficult to mitigate.</b>
Estimated capacity	20 dwellings (0.7ha), rising to 35 if the additional option is included (an additional 0.6ha).

**HOUSING: Land north of Manor Farm Close, opposite St Peter's Close**

Existing use	<p>Farmland (arable)</p> 
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 an Iron Age settlement, so there may be peripheral archaeological finds in the area.
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 NE 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.
<b>Overall conclusions that would form the basis of a policy</b>	<p><b>Potentially suitable for housing</b>  <b>Landscape planting would be required along the western and northern site boundaries, to create a soft transition with the countryside as the northern limit of the village.</b>  <b>Opportunities should be taken to promote safe pedestrian access to the school. Potential for overlooking of existing properties will need to be avoided. Archaeological investigation will be needed.</b></p>
<b>Additional option</b>	<p><b>The site could be extended to include a slightly larger area of the field area, up to the 65m contour (the equivalent of the top of St Peter's Close, opposite). Housing here would be more elevated and therefore the potential impact on the landscape would be greater.</b></p>
Estimated capacity	25 dwellings (0.9ha), rising to 35 if the additional option is included (an additional 0.6ha).

## HOUSING: Land at the top of Berkeley Rise

Existing use	<p>Farmland (smallholding) - currently grazed by horses</p> 
Neighbouring uses	Farmland / residential
General scale and character of the area	<p>To the east of the site the residential area in Berkeley Rise is relatively modern bungalows. To the north and west is agricultural land. To the south east are older residential properties on Chapel Lane, including some of local historic interest.</p> <p>Development here would extend further westwards than the existing built-up area and the elevated nature of the site potentially limits the ability to screen development in wider views, particularly from the south and south-west.</p>
Landform and containment	Land rises to the north east appearing to crest around the fence line halfway across the site and is potentially visible in long distance views.
Notable features	There is a public footpath which runs between the site and the properties in Berkeley Rise and Chapel Lane. There is a tall hedgerow and trees along the field boundaries to the north, east and south.
Flood risk / ground conditions	No notable on-site issues, but to the east both Church Road and the bottom of Chapel Lane have a history of flooding, which could be exacerbated by development on higher ground.
Access points / and suitability	Chapel Lane is narrow and unsuitable as an access route, therefore the main vehicular access point would need to be from the top of Berkeley Rise, and the footway down Berkeley Rise improved. The public footpath provides alternative pedestrian access to facilities to the north and south and currently has a pleasant rural aspect
Potential benefits	Relatively central to the various community facilities in the village.
<b>Overall conclusions that would form the basis of a policy</b>	<p><b>Potentially suitable for housing, although not available in the short term.</b></p> <p><b>The site is particularly sensitive in views and therefore development should be limited to the area adjacent to Berkeley Rise, and the height of buildings restricted, with substantial landscaping to the southern and western boundaries.</b></p> <p><b>A drainage scheme should reduce the risk of surface water flooding to the east. A new public footpath should be provided around the site to retain access to the countryside and views, and development will be required to continue the footway down the southern side of Berkeley Rise across the junction of Berkeley Close. Potential for overlooking of existing properties will need to be avoided.</b></p>
<b>Additional option</b>	<p><b>The site could be extended to include the field area further west. However the land here is more elevated and the potential impacts on the landscape would be even higher and more difficult to mitigate.</b></p>
Estimated capacity	25 dwellings (1.0ha), rising to 60 if the additional option is included (an additional 1.3ha).

- Q9. *Of the possible housing options proposed, please rank each between 1 and 5, where 1 = very suitable for development, 5 = not suitable at all*
- *land east of Franwill Industrial Estate – smaller site*
  - *land east of Franwill Industrial Estate – additional eastern area*
  - *land north of Manor Farm Close – smaller site*
  - *land north of Manor Farm Close – additional western area*
  - *Land at the top of Berkeley Rise – smaller site*
  - *Land at the top of Berkeley Rise – additional western area*
- Q10. *If land east of Franwill Industrial Estate is allocated for development, do you agree with the issues that need to be addressed (as set out in the overall conclusions)? If not, what issues have we missed or got wrong?*
- Q11. *If land north of Manor Farm Close is allocated for development, do you agree with the issues that need to be addressed (as set out in the overall conclusions)? If not, what issues have we missed or got wrong?*
- Q12. *If land at the top of Berkeley Rise is allocated for development, do you agree with the issues that need to be addressed (as set out in the overall conclusions)? If not, what issues have we missed or got wrong?*

### Discarded housing options

Site	Overview	Main reasons to discard
<b>Land at the Farquharson Arms</b>	The Farquharson Arms and space outside form an important gateway group marking the entrance to the village. The pub is an important community asset. Land to the rear rises away from the road, and has been terraced to form the pub's car park, leading onto a small paddock on more elevated ground. The access to the pub's car park potentially provides suitable vehicular access point to site, although not ideal. The front part of the site closest to the main road is within a flood risk area identified on the Environment Agency maps	The key issue is the potential impact on the public house as an ongoing business. Development on the more elevated paddock to the rear of the site would be more visually intrusive and uncharacteristic of the settlement pattern. These factors suggest this site is unsuitable for development.
<b>Land east of Hyde Farm</b>	The busy main road is the dominant feature in this area. The land rises away from the road relatively sharply and the landform may also suggest potential archaeological interest. The skyline is in the foreground, and uninterrupted by built development. The current access would need to be improved, and pavements provided, but the main road would still be an issue in connecting to the main part of the village.	The steeply sloping nature of the site, uninterrupted skyline and noise / barrier effect of the road suggest this site is unsuitable for development.
<b>Land south of Hyde Farm</b>	Land rises away from the road relatively sharply, with marked changes in slope suggesting potential archaeological interest (Iron Age lynchets). The skyline is in the foreground, largely uninterrupted by built development (other than the agricultural shed). The current farm access potentially provides a suitable access point to site, and there are	The steeply sloping nature of the site, largely uninterrupted skyline and noise / barrier effect of the road, suggest this site is unsuitable for development

	pavements on both sides of the main road at this point, the main road would still be an issue in connecting to the main part of the village.	
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*Q13. Do you consider that the Neighbourhood Plan group were wrong to discard any of the housing option sites? If so, which ones should be reconsidered and why?*

**EMPLOYMENT: Land south of the Taymix site**

Existing use	Farmland
Neighbouring uses	Farmland and employment, diagonally opposite Priory Sports Field
General scale and character of the area	This is the entrance to the village travelling along the main road from the south. It is relatively rural, with the adjoining industrial units although bulky and visible, partly screened by the boundary hedge.
Landform and containment	Relatively level site, sloping slightly down away from the main road, reasonably well contained by mature hedgerow boundaries.
Notable features	Hedgerow boundaries
Flood risk / ground conditions	The north and east boundary may be subject to flood risk, and the site is located in a Groundwater Source Protection Zone (inner zone)
Access points / and suitability	This scale of extension could be accessed by improvements to the existing entrance.
Potential benefits	Enable a safer entrance to the existing employment site
Overall conclusions	Development here would reduce the important open gap between Pimperne and Letton Park / Blandford, but does not extend significantly beyond the current limits of the playing fields. The following issues would need to be addressed: <b>Landscape planting would be required along the site boundaries, to create a soft transition with the countryside as the southern limit of the village.</b> <b>The form, scale, orientation of, and materials used in, any new buildings should seek to limit their impact from the main road and in wider views</b> <b>Flood lighting will not be appropriate, and any security lighting should be low level and the minimum necessary.</b> <b>Opportunities should be taken to reduce traffic speeds along the A354 entering the village.</b>
Estimated capacity	1.3ha

*Q14. Do you consider that the small extension south of Taymix should be included as an employment allocation (and therefore not part of the important open gap)? If allocated for development, do you agree with the issues that need to be addressed (as set out in the overall conclusions)?*

**Discarded employment options**

Site	Overview	Main reasons for being excluded
<b>Larger extension south of Taymix site</b>	Larger extension to the existing employment site, that would require a "right turn solution" to be provided for traffic from the A354, involving road widening to provide an extra lane.	Development here would significantly reduce the important open gap between Pimperne and Letton Park / Blandford, and although the road improvements may provide safety benefits they too would have an urbanising influence in this sensitive location

*Q15. Do you consider that the Neighbourhood Plan group were wrong to discard the larger extension to Taymix? If so, why?*