



North Dorset District Council
Planning Policy Team
South Walks House
South Walks Road
Dorchester
Dorset
DT1 1UZ

planningpolicy@north-dorset.gov.uk

28458/A3/RH/AD

21 June 2018

Dear Sir/Madam,

Pimperne Neighbourhood Plan Submission Draft April 2018: Land at North East Blandford

These representations have been prepared on behalf of Wyatt Homes and landowners (The West Pimperne Pool Trust, Mr C Coats and Mr T Coats) in relation to land that is being promoted for development to the north east of Blandford ('the site'). Part of this site to the south of Letton Park falls within the parish of Pimperne.

Overall, we are supportive of Pimperne Parish Council's aspiration to adopt a Neighbourhood Plan, and in principle, we are supportive of the Submission Draft. However, we wish to provide some comments to positively address proposed growth at Blandford Forum, which we consider can be implemented with limited landscape impact, to meet the need for housing in a sustainable location and deliver a much needed primary school.

The Site

The site is located to the north east of Blandford Forum. It lies wholly within the administrative area of North Dorset District Council and mainly within the parish of Blandford Forum, however, a section of the site lies within Pimperne Parish. Please find enclosed a site location plan (drawing ref. 131_DI_01.2_redline plan) which should be read alongside drawing ref. 813-21-102 HDA 2 shows the Parish boundary.

The site extends in total to approximately 17.5 hectares in size and comprises agricultural land with an area of allotments located within the site to the west of the A354 Salisbury Road. The southern boundary of the site is bound to the west by the A350 and to the east by the A354.

The site is currently being considered in the Blandford + Neighbourhood Plan for residential led development.

Policy LC: Landscape Character

Policy LC of the Submission Draft of the Neighbourhood Plan sets out how new development within the Neighbourhood Plan Area should respect the landscape character. Criteria g) of the policy sets out that "*Development should not ... 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*". While Map 2 of the Neighbourhood Plan identifies a 'gap' between Blandford Forum and Pimperne,



we suggest it would be helpful if the map presented provides some clarity, for instance:

1. We assume the magenta colour indicates the location of the gap, however, the boundaries of the gap are incomplete, and the purpose of the faded gradient is not clear.
2. The description of character becomes confused with the consideration of gap to the south of the village and the separation of the village from Blandford Forum.

We consider that the general description of the setting and settlement form of the village is accurate and correctly describes the relationship of the settlement with the Pimperne Brook and the surrounding open chalk downland landscape character.

The open character of the downland landscape associated with the southern extent of the Cranbourne AONB and the setting to the village can be appreciated from the surrounding high ground to the east and west of the A354 and from the road corridor itself. The landscape to the west of the road corridor is open rolling farmland with extensive views across the AONB. Views south, from the road serving Manor Farm (photographs 1-3 located on Plan HDA 1), to the west of Pimperne, include views of open arable fields as far south as the parish boundary, beyond which rising ground and hedgerows preclude views of adjacent farmland and much of the northern edge of Blandford Forum. There is intervisibility between these fields, in the south-western part of the parish, and the village and they do form part of the wider setting to the village of Pimperne.

To the east the landscape and visual setting to the village is more localised and the landscape character of the land between Pimperne and Blandford Forum is more complex. The open downland character which forms the distinctive setting to the village extends to the northern boundary of Langbourne Park, the mature treed avenue which links Langbourne House with the A354 and Bingleton Wood (see Plan HDA 2). The setting to the village also includes the west facing slopes of the downland below the Blandford military camp to the east of the village. Photographs 4-6 and 1 illustrate the break in local landscape character and the extent of the visual envelope and setting to the village.

The features that define the southern boundary to the setting to the village are not all within the parish but do form an integral part of the treed backdrop to the south and separate the village from the wider landscape and Blandford Forum to the south.

The mature treed avenue, leading to Langbourne House, is within the parish and forms a noticeable break in the landscape when travelling south on the A354, the more wooded parkland landscape to the south of the avenue replaces the open downland. The significance of the avenue as a marker in the landscape and a change in character is reflected in its use as the southern boundary to the AONB.

The parkland around Langbourne House and to a lesser extent Letton Park are well-defined features in the local landscape. The Langbourne parkland lies to the east of Pimperne parish, it forms an intact and rural setting to the Grade II listed building and provides wooded character to the south of Pimperne. The mature tree avenue is within the parish and forms an integral part of the Langbourne estate. Letton Park is less extensive and includes a number of recent properties built within the grounds of Letton House which although dating from 1855 is not listed. The main contribution the park makes to the local landscape lies in the mature trees that surround the houses and border the park, they add to the more enclosed character of the land south of Pimperne and assist in the separation between the setting of Pimperne and that of Blandford Forum.

Land to the south of Letton Park is more open and lies within the visual envelope of Blandford Forum. The fields to the south of Letton Park, that lie within Pimperne parish have a strong visual and landscape association with Blandford and are not seen in the context of Pimperne village. In terms of the setting and settlement pattern of Pimperne, as described in the submission draft Neighbourhood Plan, land to the south-west of the parish, south of Letton Park does not form part of the setting to the village and is predominantly associated with Blandford Forum and its immediate hinterland.

The consideration of gap as a policy should reflect 'the space required to provide a clear visual and physical

break in the built environment between two settlements which would allow the character and identity of each settlement to be retained'. Landscape character assessment at a local level can inform the process and assist in identifying appropriate landscape features as boundaries to a gap designation.

The gap as set out in the draft Neighbourhood Plan includes all the land within the parish between Pimperne and Blandford Forum, essentially a blanket designation. The southern boundary of the gap policy proposed, east of the A354, follows the parish boundary which on the ground runs through an open field or follows a weak hedgerow boundary.

The Neighbourhood Plan should identify the land that would constitute the essential gap between settlements that would allow the character and identity of each settlement to be retained and the definition of boundaries which follow well-defined landscape features on the ground. HDA 3 illustrates a revised south-eastern boundary to the gap policy which follows well-defined landscape features and takes account of the landscape and visual characteristics of the landscape between Pimperne and Blandford Forum. The revised policy boundary includes all the undeveloped land that sits within the setting to Pimperne village and the land which sits between Letton Park and the tree avenue to Langbourne House which potentially could be in the visual envelope of the setting to the village in winter months. Land to the south of the proposed boundary, including Letton Park which already includes new development, is not essential to a gap policy and is not required to maintain the separate identity of Pimperne or its setting.

Policy MHN: Meeting Housing Needs

Criteria a) of Policy MHN sets out that the Neighbourhood Plan makes provision to deliver an additional 40 to 45 dwellings in Pimperne within the plan period (2016-2031). The intention is that the proposed housing target will meet the projected local needs of the community. We understand that this figure is based in part on a 'pro-rata' proportion of the housing target for the rural areas of North Dorset and would politely note that housing targets should be recognised as a minimum and not a cap for development.

Recent evidence in the Strategic Housing Market Assessment (SHMA) and draft National Planning Policy Framework (standardised methodology for assessing housing need) suggests a higher housing need for North Dorset District Council. As such, the North Dorset Local Plan Review Issues and Options Consultation is proposing a 28% increase in the current housing target from 285 dwellings per annum to 366 dwellings per annum. In the Annual Monitoring Report (AMR) published in January 2018, the Council had a 5-year housing supply of 3.4 years. Furthermore, there has been a persistent record of under delivery in the North Dorset District and therefore they must apply a 20% buffer in accordance with the National Planning Policy Framework.

In the context of the above, consideration should be given to increasing the Neighbourhood Plan housing target to reflect the need for sustainable growth, and specifically on the site North East of Blandford Forum.

New homes on the site could be delivered with limited landscape impact and without prejudicing the landscape gap between Pimperne and Blandford. Growth in this part of the Pimperne Neighbourhood Plan Area would relate positively to the settlement of Blandford, which ranks as one of four main towns in the adopted Local Plan settlement hierarchy and support much needed community infrastructure.

Page 21 – Locations for new housing development and Policy SB: Settlement Boundary

The Pimperne Neighbourhood Plan recognises that the Local Plan strategy is to focus new residential development in the four main towns and larger villages within North Dorset District. It states that possible sites for new development located either side of the A354 in the gap between Blandford and Pimperne which were considered to be unrelated to the village of Pimperne were not assessed for inclusion in the Neighbourhood Plan. The Neighbourhood Plan acknowledges that this area could be a future option for the growth of Blandford Forum. The Blandford Forum + Neighbourhood Plan Group, and the emerging North Dorset Local Plan Issues and Options consultation, both consider growth to the north of the existing residential development in Blandford Forum. Therefore, we request that Pimperne Neighbourhood Plan considers development of the part of this site,

which is within Pimperne Parish, to support the growth of Blandford. The site is considered to be a sustainable location for growth due to its relationship to the existing town of Blandford Forum which is well served by facilities and services. Whilst the site lies only partly within the Pimperne Neighbourhood Plan Area, the whole site should be considered in the context of the relationship to Blandford Forum.

The initial landscape and visual assessment of Pimperne village, that forms part of these representations, considers the relationship of land south of Letton Park with the settlement of Pimperne. That assessment confirms that land south of Letton Park is unrelated to the village of Pimperne or its landscape and visual setting. As an extension to Blandford Forum the site lies within close proximity to the town and would be consistent its settlement pattern and recent growth. The land within Pimperne parish is outside the AONB and the parkland and the treed, riverine character of the Pimperne Brook which provide a substantial landscape buffer between the site and Pimperne and the open downland landscapes to the north of the town.

Summary

We appreciate and respect the Neighbourhood Plan's objective to retain a separate identity between Pimperne and Blandford Forum.

However, we consider it is important to recognise that Blandford Forum, as a major settlement within North Dorset District, needs to accommodate strategic growth. We believe this can be accommodated sensitively whilst retaining an important landscape gap between Blandford Forum and Pimperne, consistent with the landscape character objectives of the Neighbourhood Plan.

Given that a small parcel of land at North East Blandford falls within the Parish of Pimperne, to the south of Letton Park, we would encourage the Neighbourhood Plan to amend the housing target within Policy MHN to allow for additional housing led development to come forward, on the basis that it does not prejudice the important gap between the two settlements. This policy as currently drafted would be restrictive to sustainable development at Blandford Forum, which we believe can be delivered sensitively through a landscape-led approach to design.

Whilst we appreciate that the Neighbourhood Plan is at an advanced stage, we would be grateful if the above comments are considered at the Neighbourhood Plan examination alongside earlier representations made on behalf of the landowners. Wyatt Homes would welcome the opportunity to discuss the above comments with North Dorset District Council and the Pimperne Neighbourhood Plan Group. If you have any queries regarding the comments within this letter, please do not hesitate to contact me.

Yours faithfully,



REBECCA HORROCKS
Planning Associate

Cc: Wyatt Homes
Pimperne Neighbourhood Plan Group

Enc: Site location plan ref. 131_DI_01.2_redline plan
Photo location plan ref. 813.21-101 HDA 1
Aerial plan ref. 813-21-102 HDA 2
Revised gap policy boundary ref. 813-21-102 HDA 3
Pimperne photo pages

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PIMPERNE NEIGHBOURHOOD PLAN Regulation 16 Consultation 11 May to 22 June 2018

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| | Personal Details (if applicable)* | Agent’s Details (if applicable)* |
|---|-----------------------------------|---|
| Title | | Mrs |
| First Name | | Rebecca |
| Last Name | | Horrocks |
| Job Title <i>(where relevant)</i> | | Planning Associate |
| Organisation <i>(where relevant)</i> | Wyatt Homes | Barton Willmore |
| Address | |  |
| Postcode | |  |
| Tel. No. | |  |
| Email Address | |  |

Part B – Representation

1. To which document does the comment relate? Please tick one box only.

| | |
|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Submission Plan |
| <input type="checkbox"/> | Consultation Statement |
| <input type="checkbox"/> | Basic Conditions Statement |
| <input type="checkbox"/> | Other Please specify: |

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

| | Location of Text |
|----------------|------------------|
| Whole document | |
| Section | |
| Policy | Policy LC |
| Page | |
| Appendix | |

3. Do you wish to? Please tick one box only.

| | |
|-------------------------------------|---------------------|
| <input type="checkbox"/> | Support |
| <input type="checkbox"/> | Object |
| <input checked="" type="checkbox"/> | Make an observation |

4. Please use the box below to give reasons for your support/objection or make your observation.

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Continue overleaf if necessary

6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? *Please tick one box only.*

| | |
|-------------------------------------|-----|
| <input checked="" type="checkbox"/> | Yes |
| <input type="checkbox"/> | No |

Signature: _____

Date: 21/06/2018

If submitting the form electronically, no signature is required.

Please use this box to continue your responses to Questions 4 & 5 if necessary

See covering letter and accompanying documents.

| | |
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|---|-----------------------------------|---|
| Title | | Mrs |
| First Name | | Rebecca |
| Last Name | | Horrocks |
| Job Title <i>(where relevant)</i> | | Planning Associate |
| Organisation <i>(where relevant)</i> | Wyatt Homes | Barton Willmore |
| Address | |  |
| Postcode | |  |
| Tel. No. | |  |
| Email Address | |  |

Part B – Representation

1. To which document does the comment relate? Please tick one box only.

| | |
|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Submission Plan |
| <input type="checkbox"/> | Consultation Statement |
| <input type="checkbox"/> | Basic Conditions Statement |
| <input type="checkbox"/> | Other <i>Please specify:</i> |

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

| | <i>Location of Text</i> |
|----------------|-------------------------|
| Whole document | |
| Section | |
| Policy | Policy MHN |
| Page | |
| Appendix | |

3. Do you wish to? Please tick one box only.

| | |
|-------------------------------------|---------------------|
| <input type="checkbox"/> | Support |
| <input checked="" type="checkbox"/> | Object |
| <input type="checkbox"/> | Make an observation |

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| <input type="checkbox"/> | No |

Signature: _____

Date: 21/06/18

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Please use this box to continue your responses to Questions 4 & 5 if necessary

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| Appendix | |

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|-------------------------------------|-----|
| <input checked="" type="checkbox"/> | Yes |
| <input type="checkbox"/> | No |

Signature: _____

Date: 21/06/18

If submitting the form electronically, no signature is required.

Please use this box to continue your responses to Questions 4 & 5 if necessary

See covering letter and accompanying documents.