

24 January 2014

g:\jobs\taymix land pimperne\letters\north dorset lp reps covering letter 24.01.14.docx

Planning Policy  
North Dorset District Council  
Nordon  
Salisbury Road  
Blandford Forum  
Dorset  
DT11 7LL

Cliff Lane  
E: clane@savills.com  
DL: +44 (0) 1202 856 901  
F: +44 (0) 1202 856 801

Wessex House  
Priors Walk  
East Borough  
Wimborne BH21 1PB  
T: +44 (0) 1202 856 800  
savills.com

Dear Sir / Madam

**COMMENTS ON THE NORTH DORSET LOCAL PLAN – 2011 TO 2026 PART 1  
SUBMITTED ON BEHALF OF TAYMIX TRANSPORT LTD**

Please accept these representations on the North Dorset Local Plan 2011 to 2026 Part 1, submitted on behalf of Taymix Transport Ltd, of Blandford. Our clients own the industrial premises to the immediate south of the village of Pimperne, together with approximately 10 acres of land to the south. (See attached plan). The premises are currently primarily used by Damory Coaches for the storage and maintenance of their buses and coaches, with ancillary offices.

We note the Council quite correctly recognises the importance of the government's current planning guidance, the National Planning Policy Framework (NPPF) of March 2012, in the Local Plan and reflects this in Policy 1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT.

Policy 1 states, amongst other things, that:

- The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- Planning applications that accord with the policies of the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Paragraph 6.12 of the Local Plan in respect of Economic Development in the Countryside states:

**Error! AutoText entry not defined.  
Error! AutoText entry not defined.**

*The key elements of the Council's approach to economic development in the countryside (including Stalbridge and the District's villages) are:*

- *to enable rural communities to plan to meet their own local needs primarily through neighbourhood planning; and*
- *to support certain forms of economic development through countryside policies including those relating to: the reuse of existing rural buildings; **the small-scale expansion of existing employment sites**; equine-related developments; and the provision of rural tourist accommodation (Policies 29 to 32).*

**(Our highlighting)**

Part of Policy 11 of the Local Plan states:

*Economic development in the countryside (including at Stalbridge and the District's villages) will be supported by:*

- d *enabling rural communities to plan meet their own local needs, particularly through neighbourhood planning; and*
- e *countryside policies (Policies 29 to 32) which may permit: the re-use of existing buildings; **the retention and small scale expansion of existing employment sites**; the provision of certain forms of tourist accommodation; and equine-related developments.*

**(Our highlighting)**

For proposals such as our clients, to extend the existing industrial site onto part of the land to the south, Policy 1 espouses the very the supportive policies of the NPPF and Policy 11 which specifically supports the small scale expansion of existing employment sites. However, the other most relevant policy, Policy 30: EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE is overly restrictive and does not sufficiently reflect the sentiments of the NPPF or the policy support given in Policy 11.

Whilst Policy 30 is supportive of the extension of an existing building, the construction of a new building or the redevelopment of buildings or the site as a whole. This support, however, only refers to '*within existing employment sites*' and is then subject to six criteria, some of which we maintain are also overly restrictive and are contrary to the spirit of the NPPF and Policy 11.

Paragraph 28 of the NPPF states that:

*Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To*

*promote a strong rural economy, local and neighbourhood plans should: (amongst other things)*

- *Support a sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings.*

Our client maintains that Policy 30 and its criteria do not reflect the much more positive guidance contained in the NPPF or Policy 11. As a result, we would maintain that the Local Plan fails the test of soundness in this regard.

Policy 30 is even more restrictive than Policy 3.5: Employment Development within the Countryside of the North Dorset Local Plan 2003, notwithstanding the subsequent introduction of the NPPF. Policy 3.5 at least allows small scale extension to an established site.

Policy 30 should be redrafted to allow for extensions to established business parks and industrial estates in order to provide opportunities for existing businesses to expand, without the need to relocate, and possibly to cater for other businesses looking to locate to the area. This would help to ensure a flexible approach to employment land provision to meet varying business needs over the plan period.

Whilst Pimperne is obviously not one of the four main towns that Policy 2: Core Spatial Strategy attempts to focus development on, it is very close to one of the main towns, Blandford, and is situated on one of the main distributor roads in North Dorset the A354 and is close to the A350 trunk road. As such, an extended industrial site, adjacent to the built form of the existing village, in this very accessible location has many benefits. It has good road links, is on the route of a bus service, it is close to population centres and it has the ability to service a wide area in terms of customers. Damory Coaches, the existing main user of the site, already advertises itself on its website as ' *Linking Rural Communities*' and serves Dorset, Bournemouth and Poole, Hampshire, South Somerset and Wiltshire.

Our suggested wording of a revised Policy 30 would be:

For ~~Within~~ existing employment sites in the countryside, appropriately scaled expansion of the site, the extension of existing buildings, the construction of new buildings, the redevelopment of buildings or the site as a whole will be permitted provided that:

- a the existing development and use is lawful; and
- b ~~the extent of the site in lawful employment use (including ancillary uses) is not increased;~~ and
- c the development would not include or give rise to ancillary uses within the site, such as open storage, that would be visually intrusive, or would not



give rise to ancillary uses that could not be accommodated within the site;  
and

- d the development is of a size, scale and design that is not more visually intrusive in the landscape ~~than the existing development~~ and respects the immediate setting of the site and its wider surroundings; and
- e in the case of an extension to an existing building or site, or a new buildings, it is of a size that is not disproportionate to the existing building, ~~(or buildings)~~ or site. Any extension of building(s) or site should be designed to be in character with the existing building (or buildings) ~~and any new building~~ should not detract from the character of the area ~~existing building (or buildings)~~; and
- f where redevelopment is proposed, a specific need for the scheme has been identified, the scheme deals comprehensively with the site as a whole, and a significant environmental benefit will be achieved.

We trust these changes can be taken on board.

Yours faithfully



Cliff Lane  
Director

Enc.

Cc Taymix Transport Ltd.

ORDNANCE SURVEY PLAN REFERENCE		ST 9008		Sc 1/2
COUNTY	DORSET	DISTRICT	NORTH DORSET	© Crown

