

**REPRESENTATIONS TO
PIMPERNE
NEIGHBOURHOOD PLAN
2016-2031**

**REGULATION 16
CONSULTATION**

**PLANNING STATEMENT TO
AMPLIFY OBJECTIONS**

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Client: Hall & Woodhouse Ltd

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1.0 INTRODUCTION

1.1 These representations are submitted on behalf of Hall & Woodhouse Ltd to the Submission draft Neighbourhood Plan for Pimperne. Hall & Woodhouse Ltd own two public houses in the village:

The Anvil Inn, Salisbury Road – pub and restaurant with rooms

The Farquharson Arms, Salisbury Road – pub with restaurant

1.2 Hall & Woodhouse Ltd is a brewer and owner of an estate of over 200 pubs. To fund its business and support its pub estate, the Company seek to use its surplus land to generate funds to reinvest in its pubs and businesses, including improving existing stock and acquiring new pub sites.

1.3 These representations follow on from earlier representations to both the Options Draft and the Pre-Submission Draft versions of the Plan. Regrettably, and despite requests, the Parish Council has not offered Hall & Woodhouse the opportunity to work with them to progress the Plan and respond to their concerns.

1.4 In the draft Plan, both buildings are noted as key local buildings and valued community facilities. No objection is raised to these designations and indeed, support is given to Policy CF: Community Facilities which seeks to support proposals for development that facilitate these assets to modernise and adapt for future needs.

2.0 BASIC CONDITIONS TESTS

2.1 The National Planning Practice Guidance is clear that, only a draft neighbourhood plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions which relate to neighbourhood plans (and in so far as they are relevant to these representations) are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;

- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority.

2.2 The fourth basic condition which is not the subject of this representation, namely a requirement to be compatible with European Union law and human rights obligations although there is no reason to suggest that there is an issue in this regard. The other basic conditions listed relate specifically to draft neighbourhood Orders and not to Plans, namely in relation to the statutory requirements in respect of having special regard to the desirability of preserving any listed building or its setting and preserving or enhancing the character or appearance of any conservation area.

3.0 **MAIN REPRESENTATIONS**

3.1 The objections raised by Hall & Woodhouse relate to the following two key matters:

Settlement Boundary Change Policy SB and Map 5

3.2 We consider that the proposed redrawing of the settlement boundary is an inappropriate change which does not follow fundamental and sound planning principles, and fails the basic conditions tests for the following reasons.

3.3 The village of Pimperne, and as shown on the 1888-1913 OS map on page 6 of the draft Plan, has historically developed along the valley floor and on both sides of the A354. This is an essential part of the existing character of the settlement and should continue to be recognised in the drawing of the settlement boundary.

3.4 The Farquharson Arms is recognised as a locally important building as part of a distinctive grouping of buildings '*where the stream crosses the road, marking the southern 'entrance' to the historic core along Church Road*' (page 12). This again re-confirms the importance of the Farquharson Arms and adjoining buildings on the east side of the road to the historical development of the village and to its existing character and appearance. These buildings

should therefore continue to be part of the settlement and fall within the settlement boundary. (See also Map 4a).

- 3.5 Policy CF lists the Farquharson Arms as a key community asset in the village of Pimperne. If it is indeed included and considered to be a key community asset in the village, it should also be within the settlement boundary as existing; that is, part of the village.
- 3.6 Page 28 sets out the reasons for the revised settlement boundary but these reasons are flawed, for the following reasons:
- i) Following clearly identifiable boundaries – the existing boundaries already follow these principles;
 - ii) Excluding protected green spaces on the edge of the settlement – not relevant consideration to the exclusion of already built sites;
 - iii) Exclude areas east of A354 where housing development unlikely to be supported. This is not considered to be an appropriate use of the settlement boundary to secure this objective and normal development management policies as set out in the adopted North Dorset Local Plan Part 1 and the Neighbourhood Plan would appropriately manage development proposals that would come forward.
 - iv) The Basic Conditions statement is similarly flawed as the rationale for redrawing the settlement boundary is indicated to have been undertaken specifically in relation to housing development, and that is considered too limited an interpretation of the reasons for drawing settlement boundaries which should be considered in a more comprehensive manner to ensure that the Plan and the settlement boundary drawn will meet the full range of sustainable planning objectives.
- 3.7 Section 3 of the National Planning Policy Framework is clear that planning policies should support economic growth in rural areas and a prosperous rural economy, including the retention and development of local services and facilities. The exclusion of existing development, including existing community facilities from the settlement boundary is in direct conflict with securing this objective. The draft Neighbourhood Plan therefore fails the basic conditions test in this regard.

- 3.8 The North Dorset Local Plan Part 1 together with the policies in the Neighbourhood Plan provide a comprehensive framework of development management policies to guide and steer new development; it does not require the redrawing of the settlement boundary.
- 3.9 The redrawing of the settlement boundary to exclude existing development (The Farquharson Arms) which is found elsewhere in the Plan to make a valuable contribution both to the range of community facilities as well as the character of the village does not support and promote sustainable development and conflicts with the National Planning Policy Framework objectives and Policy 1 of the North Dorset Local Plan Part 1; it therefore fails the basic conditions tests as set out above.

**Policy MHN: Meeting Housing Need
And Map 5**

- 3.10 Objection is raised to the exclusion of land at the Farquharson Arms as a potential housing site, particularly given that it was accepted by North Dorset District Council under an earlier SHLAA exercise. The Neighbourhood Plan team appears to have dismissed the opportunity for a modest amount of new housing on the site (see page 21) on the grounds of impact on the pub itself, but they have never set out any reasoning for this assertion. The rationale for a modest residential development in the grounds of the pub is in fact to help support its future. Hall & Woodhouse Ltd, reflecting their extensive experience as the owner and manager of a large pub estate is confident that a small development to the rear, making use of underutilised land, while retaining the pub is feasible and would help support the commercial viability going forward. A modest scale of development would therefore be in accordance with the objectives and policy wording of CF and would accord with the sustainable development objectives to help secure a prosperous rural economy.
- 3.11 The other concerns are more matters to be addressed at the stage of a planning application; they are not reasons to pre-judge the potential opportunity for a modest scheme.
- 3.12 The Neighbourhood Plan sets out that a key concern of local residents relates to traffic and road safety. However, the proposed housing sites are all at the edges of the village on its western side. As a result, they will all bring additional traffic and congestion to the main

village streets, rather than helping to reduce it. By contrast, appropriate development on the east side of the A354 has the following advantages:

- Easy access direct onto the A354, whilst within easy walking distance of the main village facilities and therefore reducing the need for traffic to use the roads to the west of the A354.
- By increasing the amount of development on the east side of the A354, this will offer opportunities to improve crossing opportunities of the main road and help to slow traffic down as it passes through Pimperne.

3.13 It is noted that a number of representations on the earlier Options draft raised similar points in support of appropriate development on the east side of the A354.

3.14 The redrawing of the settlement boundary and the exclusion of land at the Farquharson Arms fails the basic conditions tests in terms of promoting sustainable development, which includes the objectives in the Framework as well as in the North Dorset Local Plan Part 1 to secure a prosperous rural economy.

4.0 SUGGESTED MODIFICATIONS TO THE NEIGHBOURHOOD PLAN

4.1 Hall & Woodhouse Ltd wish to seek modifications to the Neighbourhood Plan as follows in order that it can meet the basic conditions tests:

- a) Reinstatement of the settlement boundary as set out under the NDDC Local Plan Part 1; and to include the Farquharson Arms and adjacent development, for the reasons set out in Section 3;
- b) Amendment to Policy MHN to delete reference to west side of the A354 as the proposed location for new houses.
- c) Inclusion of land at the Farquharson Arms as an opportunity for a modest residential development to support the future of the public house as a community facility.

5.0 CONCLUSION

5.1 The Examiner is therefore requested to find in support of the proposed Modifications set out in these representations in order that the Plan can meet the basic conditions tests and progress to referendum.