

**From:** Jen Nixon [mailto:JNixon@dorset.gov.uk]  
**Sent:** 29 November 2016 12:55  
**To:** Jo Witherden <jo@dorsetplanning.co.uk>  
**Subject:** RE: Pimperne Neighbourhood Plan options consultation

Jo

**Background Documents:**

- Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF
- National Planning Practice Guide
- Historic England's Good Practice Advice Notes 1,2, and 3
- Local Planning Policies

This response relates to the following heritage assets:

- Known archaeology – Scheduled Ancient Monuments
- Statutory Listed Buildings
- Designated Conservation Areas

It is also advised that the Dorset Historic Environment Record (HER) is also consulted.

Other Environmental designations may exist but these are not covered in this response.

**Option 1 – Land East of Franwell Industrial Estate**

- No Scheduled Ancient Monuments or Sites of Archaeological Importance.
- No Listed buildings on the site or within the vicinity.
- Outside of the existing Conservation Area.

However, due to the hillside location of the site there is potential for long views into and out of the site, consideration should be given to the visual inter-relationship between site and Grade II\* listed church, Grade II Manor House, and Conservation Area. As a result, the degree of impact would be dependent upon height, mass and scale of any new buildings.

In addition, consideration needs to be given to form, materials, design and landscaped layout of the site, in order to respect this semi-rural edge of settlement location, and agricultural backdrop to successfully achieve a recessive and integrated development.

From afar, colour, form and detailing of roofscapes, along with the appearance from long views from the north will be key to mitigating the impact. Whereas locally, the treatment of the existing lane should retain the rural character of the lane, and not employ an overly suburban entranceway and boundary treatment that would be harmful and fail to safeguard the setting. Retention of hedgerows is paramount.

**Findings:** There is potential for development within this raised site, however mitigation would be required to safeguard the setting of the landmark designated heritage assets as well as the setting of the Conservation Area.

### **Option 2 – Land north of Manor Farm Close**

- No Scheduled Ancient Monuments or Sites of Archaeological Importance.
- No Listed buildings on the site or within the vicinity.
- Outside but immediately abutting the existing Conservation Area boundary.

Although immediately outside of the existing designated area, the site is in a prominent location clearly visible from the approach road into the village. Any development would be seen set against the backdrop of the Conservation Area. Consideration needs to be given to the high standard of development already achieved at Manor Close and any future scheme should respect the semi-rural village location in terms of scale, layout, detailing, materials and form. A dominant suburban design, form and layout on this edge of settlement site, would impact detrimentally on the special character and historic interest of the heritage asset.

Findings: the prominent and open character of this site and aim of 25-35 dwellings has potential to cause considerable harm to the designated heritage asset. Exceptional mitigation through design, form and layout would be required for such a number and a limited development of under 25 would better respect the significance of the setting and enable more successful mitigation to be achieved.

### **Option 3 – Land at the Top of Berkley Rise**

- No Scheduled Ancient Monuments
- A Sites of Archaeological Importance exists in close proximity to the north, and another slightly further away to the north-west. It is therefore advised, that as these overlay areas are not precisely exclusive in terms of the extent of merit, the DCC Senior Archaeologist should be consulted to ensure there will be no archaeological impact from development on this site, especially as there appears to be earthworks within the area.
- No Listed buildings on the site or within the vicinity.
- Abutting the existing Conservation Area boundary to the north-east.
- Abutting a public Right of Way to east and south providing public viewpoints.
- Additional public Rights of Way located at a slightly greater distance to west and north will also due to the open character of the land provide public views.

This is a backland site on relatively flat open pasture and any development will need to respect the domestic scale of the neighbouring buildings. It will also need to consider the variety of viewpoints from which the development will be seen and how it will be perceived set against both the rural and Conservation Area backdrop.

Findings: the prominent and open character of this site has potential to cause harm to a designated heritage asset and suspected archaeology. In the case of the former, mitigation will allow some development to take place, however,

dependant on the outcome of discussions with DCC, archaeology may be a hindrance or require mitigation.

**Option 4 - Small extension to the employment land south of Taymix**

- No Scheduled Ancient Monuments
- No Listed buildings on the site.
- Grade II Langbourne Lodge in the locality.
- Outside the existing Conservation Area boundary.
- In close proximity to the brook which forms part of the water heritage of the Pimperne Conservation Area.

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Consideration should be given to views from the main highway approach into the village and the retention of the natural roadside boundaries that characterise this semi-rural location. Loss of enclosure on the approach to the Conservation Area and exposure of any new development will serve to detract from gentle lead in to the low key small scale style of the present built environment, dotted with its vernacular buildings and be detrimental to this buffer zone between countryside and Conservation Area.

Long views into and out of the site across the countryside to the Grade II listed Langbourne Lodge are a major consideration. Substantial screening along the southern boundaries will be required, in order to protect the heritage asset and its related landscaped parkland setting. Landscaping, scale, massing, height and materials are all elements that need to be designed to mitigate harm to this historic setting.

Treatment of the brook, as part of the water heritage of the village, should be in a manner, so as not to compromise the positive contribution it provides to the streetscene within the Conservation Area.

Findings: this site has potential to cause harm to a designated heritage asset and its setting. Provided mitigation is employed there would be no demonstrable harm.

I hope this is what you are after.  
Best wishes

**Jen Nixon**

Conservation and Design Officer

**Dorset Council's Partnership serving:**

**North Dorset District Council, West Dorset and Weymouth & Portland Borough Council**

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