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Pimperne Neighbourhood Plan Group

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Dear Sir/Madam

**Pimperne Neighbourhood Plan Options Consultation including Strategic Environmental Assessment (SEA). Representations on behalf of Taymix**

I write on behalf of Rory Taylor, Managing Director of Taymix, who also is a resident of the village, living close to the site. We are aware of the above consultations. Obviously, we are particularly interested in the potential expansion of the Taymix employment site.

We have comments in respect of questions 1, 14 and 15 in the Options consultation.

In respect of:

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

We accept the vision as set out on page 7, however, we believe the objectives set out to achieve the vision should have the following objective added:

- Seek out opportunities to control traffic speeds on the A354 approaching and passing through the village and improve access and egress to this road, to assist in this objective, so improving highway safety.

We also note in the commentary immediately below Q1 where it states that:

*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)*

In this regard Policy 4 of the adopted North Dorset Local Plan 2016 states (inter alia):

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*Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change. Where opportunities exist, new habitats should be created to enhance this network further.*

*Developments that offer gains in biodiversity, whether through restoration of habitats or the creation of linkages between existing sites, will be looked upon favourably in the decision-making process.*

Both of Taymix's proposals, the smaller and the larger, have substantial landscape buffers and new diversity areas adjacent to the existing stream and both are well away from flood risk areas.

*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 gap)? If allocated for development, do you agree with the issues that need to be addressed (as set out in the overall conclusions)?*

and

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

These questions cover the two proposals by Taymix for the expansion of their site - the smaller proposal, covered by Q14, and larger proposal, covered by Q15. Both, we contend, provide important opportunities for expansion of local businesses and additional employment adjacent to the village; as such it is sustainable development.

In landscape terms, we do not believe the impact of the larger scheme to be much greater than the smaller scheme, because of the low-lying nature of the field and the substantial landscaping proposed. The larger scheme could actually have a greater screening effect, of not only the development it proposes, but also the existing Taymix site and the adjoining employment site to the east. We believe the larger scheme is also a better option to cater for any expansion needs of the occupiers of that adjoining site, both in landscape and highway terms.

We note on page 26 of the draft Plan that reference is made to the smaller site and the southern limit of the playing field to the west. In considering both the smaller and larger sites, reference should also be made to the adjoining employment site to the east, which extends considerably further south than the existing Taymix site and is on higher ground.

In the general principles for the Landscape Character Policy, set out on page 9, the last principle is that:

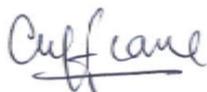
√ *Development should not reduce the clear distinction between Blandford Forum / Letton Park and the village of Pimperne*

We do not consider either the smaller or the larger proposal would have an adverse impact on the distinctiveness of these three areas. Whilst the principle talks of '*distinction*' we note the commentary on both of our employment proposals, on page 26, talks about each reducing '*the important gap between Pimperne and Letton Park /Blandford*', the larger proposal significantly. This gap would remain large for both proposals, so safeguarding distinctiveness. In discarding, the larger scheme, the report, whilst acknowledging highway safety benefits of road improvements, concludes '*they too would have an urbanising influence in this sensitive location*'. We do not believe that the Neighbourhood Plan group has properly weighed the planning balance here between the employment and highway benefits of the larger scheme against relatively minor landscape impacts.

We did submit a list of pros and cons for each scheme in September and trust they will be taken into account in the next part of the process. (These are attached again for ease of reference). Whilst the SEA's Sustainability Appraisal makes a fair assessment of the smaller proposal, we do not consider the same can be said about its appraisal of the larger site (on pages 15 and 16). The judgement '*Significant reduction / urbanising of locally important gap*' is not properly weighed in the balance against the substantial highway and amenity benefits of taking traffic away from the existing access and nearby houses to a much safer purposed designed access away from village houses. The new access would also have the added benefit of slowing traffic down on the A354 as it enters the village from the south. As to '*urbanising*' effects, whilst hedges would have to be taken out to provide the new access, new hedges with additional planting would replace these, minimising any adverse effects.

In summary, we believe the larger expansion proposal for Taymix should be allocated in the Neighbourhood Plan, as offering the most planning and highway benefits, If this is discounted, however, during the plan-making process, then we believe the smaller expansion of the site should be allocated.

Yours faithfully,



Cliff Lane  
Director

cc. Rory Taylor, Taymix