



Pimperne Neighbourhood Plan team,
Pimperne Parish Council,
Pimperne

Our Ref: ND-LE-Pimperne
Your Ref:
Email: lynne@southernplanning.co.uk
Date: 20 October 2016
Status: By email only to
pimperne@dorset-aptc.gov.uk

Dear Sir,

**Pimperne Neighbourhood Plan Draft
Options Consultation Questionnaire – September 2016**

We are instructed on behalf of Hall & Woodhouse Ltd to respond to the Options Stage of the draft Neighbourhood Plan for Pimperne. Thank you for the opportunity to respond and we attach the questionnaire which we have completed in so far as appropriate and have cross referenced to this letter which sets out our responses in more detail.

First of all we appreciate all the hard work from the community to reach this stage in the preparation of the draft Plan and would be pleased to work with you in progressing the Neighbourhood Plan further, particularly as it affects the two public houses in the village, The Anvil and the Farquharson Arms, both of which are owned by Hall & Woodhouse Ltd.

We would wish to respond in particular to the following questions in the draft Plan:

- **Q.5 Development pattern and Local Character Policy** – We would suggest that there is a more complex form to the development pattern in the village with a mix of both street frontage development and smaller groups of buildings set back from the road. We would suggest that to continue this mix would preserve and enhance the character and appearance of the village and that the emphasis on the majority of new development fronting the street should be reconsidered.
Whilst we understand the need for the design of new buildings to be of high quality and to respect the local context, it is suggested that the selection of preferred materials should be widened to allow more innovation and site specific solutions.
- **Q.6 Housing Policy** - Whilst it is understood that some extensions to the village might be required to meet the housing demand, development within the village envelope, including infill development, should be prioritised over greenfield land, particularly underutilised spaces, including land to the rear of the Farquharson Arms (please see the answer to Q.13). This would also be in line with national and development plan objectives.

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It is also important to ensure that existing development on the east side of the A354 is not divorced from the west side and that available opportunities for small and infill developments on that side of the road which can strengthen the village community are not overlooked.

- **Q 8 Community facilities** - H&W has invested heavily in the village in acquiring and renovating the Anvil and we hope the village will support that commitment to the village. H&W have also been exploring ways to support the commercial viability of the Farquharson Arms for some time. Both pubs in the village need a slightly different offering to survive, the Anvil Inn being more food and accommodation led and the Farquharson Arms being more local wet led trade. You will appreciate that for the two pubs to survive they also need the continued support of the community. In this regard please also see our response to Q1 on Vision and Objectives.

We agree the policy wording which supports development proposals to enable key community assets to modernise and adapt for future needs. It is important that this objective is interpreted in a flexible and positive manner to ensure that bespoke solutions to assist individual facilities can come forward. H&W would particularly refer to the need to work with you to seek to ensure the long term future of the Farquharson Arms.

- **Q.13 Discarded Housing Sites** - H&W is disappointed that the opportunity for a small housing development on land at The Farquharson Arms has been discarded, especially as it has been accepted by NDDC under its SHLAA analysis. We would seek for this site to be reconsidered and reintroduced for the following reasons:
 - We recognise the community's concerns regarding the retention of community facilities and we believe 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.
 - We do not believe a small sensitive development to the rear would impact adversely on the pub and could enhance the setting and would support the business case for retention.
 - There are effectively three levels to the site and any physical development could sit within the middle tier and not on the most elevated areas to the rear (described as the "the more elevated paddock" in the Plan).
 - One of the features of the village is the mix of development patterns. A small development of houses set back would follow a similar pattern to other development in the vicinity.
 - We believe any concerns over visual impact could be dealt with through sensitive design. The site would not impact on views into the village from the open countryside.

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- We believe this site will provide the opportunity for some smaller housing for the village which will support the identified need in the draft Neighbourhood Plan for smaller dwellings.

We trust that these responses are helpful to you and thank you again for the opportunity to respond. We would be grateful for an early opportunity to meet with you to discuss further Hall & Woodhouse's proposals at The Farquharson Arms.

Please contact me in the first instance.

Yours faithfully,

Lynne Evans

**Lynne Evans
Consultant**

Enclosures

Cc Hall & Woodhouse Ltd

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