



BLANDFORD FORUM TOWN COUNCIL

Ms K Oxle
Clerk to Pimperne Parish Council

Your Ref: Pimperne NP
Our Ref: NP/2018/Letters
Date: 5th January 2018

Dear Kath,

Pimperne Neighbourhood Plan

Thank you for the invitation to respond to the Pimperne Pre-Submission Neighbourhood Plan consultation. The following comments relate to the Pre-Submission draft Pimperne Neighbourhood Plan document, unless otherwise stated, and is with the support of Blandford +.

You have set out the current state of the Blandford + Neighbourhood Plan at the bottom of page 1, highlighting Policy 1 of the Blandford + Neighbourhood Plan and its impact on Pimperne. I can provide the following update regarding these parcels of land in the Blandford + area:

Blandford + have secured approval from the Councils to pursue the following options in parallel:

- Withdraw and modify the existing Neighbourhood Plan;
- Responding to NDDC's Issues and Options Consultation Paper; and
- Close liaison with prospective developers for the sites promoted in Policy 1 of the current draft of the Blandford + Neighbourhood Plan to attempt to ensure that any planning application shares the aspirations of Blandford +, and its three communities, as far as possible.

Also on page 1, paragraph 3, the document mentions that there is a good level of employment land within and just beyond the parish. The Issues and Options Consultation paper recently published by North Dorset District Council infers that employment land is necessary. It is understood that the Pimperne Neighbourhood Plan was produced before the publication of this paper, but you may want to consider this information in the next stages of your plan, as I am sure will be pointed out by the appropriate authorities.

It is not clear on page 4, paragraph 1, how the distance from Blandford Forum to Pimperne was measured. From the centre of each, the distance measures closer to 3 miles, not 1 mile as stated in the document.

On page 6 the document sets out what appears to be a bleak interpretation of the light pollution in the Cranborne Chase and West Wiltshire Downs AONB, aiming it specifically at Blandford Forum and Blandford Camp. In September 2015 52% of the Cranborne Chase and West Wiltshire Downs AONB

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was found to fall in the darkest category and 40% in the next darkest category making this AONB the darkest in England. You may have noticed that it is also a Blandford + commitment to ensure strategies are in place to minimise light spill into the AONB from proposed developments, however it would be greatly appreciated if the representations made regarding this subject are accurate and points out that part of Pimperne also contributes to this largest single source of light pollution, see map attached which shows a large proportion of Pimperne included.

The last paragraph on page 6 states that Letton Park lies the other side of the Blandford bypass from the town of Blandford Forum. The area on the other side of the bypass that separates Blandford bypass from Letton Park, are the town's allotments, which Blandford + considers is part of the town of Blandford Forum. The group would be grateful if this could be rectified. Additionally, the bypass built is an incredibly expensive piece of infrastructure, and not utilising sites around this piece of infrastructure is inefficient.

Regarding a separate matter, Blandford Forum has an Allotment Management Committee who runs two allotment sites in the town. Residents who have shown an interest in Pimperne are welcome to contact the Committee to apply for an allotment while Pimperne investigates securing its own allotment site under the current terms and conditions of the Committee. Additionally, Blandford St Mary is also in the process of securing an allotment site.

Policy LC on page 8 refers to the gap between Blandford Forum and the village of Pimperne, and Map 2 indicates that the gap starts from the Pimperne parish boundary for Letton Park but does not include Letton Hill. There are several parts in the document that indicates that Letton Park is part of Pimperne, but separate from the village. It has not been fully justified why the buildings in Letton Park is part of the gap when it has been recognised that the buildings in Letton Hill is not.

As you are aware, the proposed allocation in Policy 1 of the Blandford + Neighbourhood Plan is driven by the need for infrastructure. This infrastructure will benefit the town, and surrounding parishes. To reiterate, the goal to preserve the gap between the town and the village is one which Blandford + wholeheartedly agrees with and the group has explained before that The Blandford + Neighbourhood Plan makes provision for a scheme up to Pimperne's boundary and for that scheme to deliver the full range of infrastructure necessary to support Blandford Forum, and surrounding parishes, including Pimperne, it may be necessary for a small element of development in Pimperne, as shown on the masterplan in the Blandford + Neighbourhood Plan evidence base. It is considered that that element will be modest, as much of the land will be used for non-developable purposes – green infrastructure essentially – in order to mitigate the effects on the adjoining AONB and to preserve the gap between the town and the village. If the site is included in the new Local Plan the group could not guarantee that the Local Planning Authority wouldn't seek to maximise the amount of homes delivered on this site, which could accommodate up to 600 homes, rather than the 400 homes that the Blandford + Neighbourhood Plan is trying to secure, minimising the effect on Pimperne as much as possible, on the basis set out above.

Overall Policy LC read in conjunction with page 16 onwards of the Strategic Environmental Assessment (SEA) is encouraging as it recognises that there may be some circumstances where development is required.

On page 8, the paragraph immediately following Policy LC refer to helpful documents. It is not clear how these documents, which are not listed, is intended to support the policy.

Throughout the process we went through with the Department for Communities and Local Government, Locality and Urban Vision Enterprise CIC it was pointed out that the examiner wrote in her report that land with Conservation Area status is already provided with a protective framework. It was pointed out to us that the Planning (Listed Buildings and Conservation Areas) Act 1990 does not provide for no

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development to take place and as you are aware there are many Conservation Areas with historic and new developments. It allows for development that preserves or enhances the Conservation Area. You may therefore want to consider protecting the grounds of the Old Rectory and adjoining land off Church Road from development in a different way rather than simply relying on its Conservation Area status. On page 17 of the document under Employment it states that Sunrise Business Park is not as accessible to most Pimperne residents. It is not clear why this is the case, there are classified roads into and out of the Business Park that all lead to and from Pimperne.

On page 18 under Community Facilities it states that the parish relies on Blandford Forum for some services and lists only secondary education and library facilities. If services are to be listed should it not include doctor surgeries, dentists, community hospital, sport clubs, the leisure centre, shopping and the post office (due to the recent closure of these in Pimperne), petrol and a large array of other products and services. Blandford + consider that the town of Blandford Forum, one of the main service centres for North Dorset, offers more than just access to its secondary school and library facilities for the residents of Pimperne. You may wish to accurately reflect the current situation of the post office and shop in the village throughout the next version of the Pimperne Neighbourhood Plan.

You may also wish to update page 8 in the SEA regarding the Minerals and Waste Plans preferred site, this consultation also only recently published.

Overall the Pimperne Neighbourhood Plan still does not recognise, or value, that Pimperne is an integral part of a larger community, and as such, relies heavily on that wider community for its essential infrastructure and wider employment.

If you wish to discuss the matter further, please do not hesitate to contact me.

Yours Sincerely



Mrs Leani Haim
Assistant Town Clerk
Facilitator to Blandford +

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