



Pimperne Neighbourhood Plan team,
Pimperne Parish Council,
Pimperne

Our Ref: ND-LE-Pimperne
Your Ref:
Email: lynne@southernplanning.co.uk
Date: 20 December 2017
Status: By email only to
pimperne@dorset-aptc.gov.uk

Dear Sir,

**Pimperne Neighbourhood Plan Draft
Pre-Submission Consultation – November/December 2017**

We are instructed by Hall & Woodhouse Ltd to respond to the Pre-Submission consultation on the draft Neighbourhood Plan for Pimperne, and are grateful for the opportunity to comment.

We note that one of the key changes from the Options draft to the current draft is the proposed redrawing of the settlement boundary to run along the western edge of the A354 and so exclude existing development on the east side of the road from the settlement boundary. Our comments focus on this principal change but our representations to the earlier Options draft are also carried forward (copy of letter enclosed).

Settlement Boundary Change

We consider that the proposed redrawing of the settlement boundary is an inappropriate change which does not follow fundamental and sound planning principles:

- a) 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.
- b) 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).

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- c) 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.
- d) P28 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.
- e) 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 one of the basic conditions test in this regard.

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.

Other Matters

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.

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.



Summary

Hall & Woodhouse Ltd therefore necessarily raise OBJECTION to the Neighbourhood Plan as drafted and consider that it does not accord with sound planning principles and the guidance in the National Planning Policy Framework. In addition to the earlier representations made to the first draft, they seek the following amendments:

- a) The reinstatement of the existing settlement boundary as set out under the NDDC Local Plan Part 1; and
- b) Amendment to Policy MHN to delete reference to west side of the A354 as proposed location for new houses.

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 these representations.

Please contact me in the first instance.

Yours faithfully,

Lynne Evans

**Lynne Evans
Consultant**

Enclosures

Cc Hall & Woodhouse Ltd

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