

22 December 2017
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Pimperne Neighbourhood Plan Group
Pimperne Parish Council

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Dear Sir / Madam

**Pimperne Neighbourhood Plan
Pre-Submission Consultation**

I write in respect of the above on behalf of my clients Taymix, who as you know are keen to expand their industrial site to meet the needs of existing users.

This representation follows on from representations made on 13 October last year in respect of your Options Draft Plan. (Copy attached)

This representation will respond specifically to the following sections of the current draft plan:

- Employment
- The Character of the Village and Surroundings
- Settlement Boundary

Employment

At the Examination of the North Dorset Local Plan in 2014 the Inspector accepted a change to Policy 30 of the Plan in respect of Existing Employment Sites in the Countryside. This basically allowed '*the small-scale expansion of existing employment sites*'

The Options Draft of this Neighbourhood Plan in September 2016 flagged two expansion options for the Taymix site:

1. A small extension to the south; or
2. A larger extension south of the Taymix site.

The Neighbourhood Plan Group discarded option 2 because of a reduction in the gap between Pimperne and Blandford and the urbanising effecting of highway improvements. The group do not seem to have properly assessed the benefits of the closure of the existing access to the site, the needs of existing industrialists on the site for expansion and over-estimated the importance of the reduction gap between Blandford and Pimperne, which would be small compared to the actual size of the gap.

The Neighbourhood Plan group allowed Option 1 to go out to consultation.

In the Pre-Submission draft Plan it concludes:

'That providing more employment land could potentially provide new employment opportunities for local people, and additional services and facilities for the parish. Employment sites are also more likely to be successful, and cause less problems to local residents, if they are readily accessible from the strategic highway network.'

This is supportive to an expansion of the Taymix site.

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Unfortunately the text goes on to say:

'There was no conclusive evidence of local need. The consultation on the potential southern expansion of the Taymix employment site raised objections in terms of its likely impact on the AONB and in particular the larger option would also have significantly reduced the gap separating the village from Blandford Forum.'

On local need it is suggested that the Neighbourhood Plan Group meet again with the owner of the Taymix site and his tenants and they would reach a different conclusion on local need. In looking at solely local need the Neighbourhood Plan ignores the needs of Blandford Forum down the road. The North Dorset Local Plan Review issues and Options Consultation states:

'However, the 2016 Annual Monitoring Report states that there is only 5.1 hectares of employment land available at Blandford. More recent monitoring work suggests that this figure is now 3.5 hectares. In addition, the 3.5 hectares that is available is made up of a combination of smaller parcels of land. On this basis, the Council is currently of the view that there is likely to be a need to allocate additional employment land at Blandford through the Local Plan Review.'

The owner of the Taymix site would suggest both to the Neighbourhood Plan group and NDDC that the larger expansion of the Taymix to the south would help meet the needs of existing industrialists on the Taymix site and assist in meeting the needs for additional employment land close to Blandford where it has been demonstrated there is an outstanding need. A representation along these lines will be made to the Local Plan Review consultation closing in January.

The Neighbourhood Plan goes on to state that:

'Alternative opportunities came to light as work on the plan progressed, including the expansion of the Yarde Farm employment area to the north /east from the existing access, and the re-use of the former agricultural buildings on Hyde Farm. These appear preferable to the Taymix expansion.'

Hyde farm as a conversion of farm buildings would only provide small scale employment opportunities whereas Expansion of the Taymix site provides greater potential for larger scale employment and industrial expansion.

At Yarde Farm it is noted that the NDDC Planning Board recently resolved to grant planning permission to expand the KJ Pike site, following the submission of a retrospective planning application. In justifying approval, despite AONB and Parish Council objections, officers cite policy 30 of the Local Plan and

'the benefits to the local economy as a result of this expansion of an existing business premises.'

Perhaps the Neighbourhood Plan Group should note this approach, review their approach and take a similar sympathetic view to the expansion of the Taymix site. The owner and his representatives would be happy to meet with the Group again.

The Character of the Village and Surroundings

Taymix strongly objects to Policy LC g): Landscape Character. This policy seeks to ensure development does not:

reduce the open nature of the gap between Blandford Forum and the village of Pimperne, as indicated on Map 2.

Firstly, the need for a gap policy at all is questioned, when the current distance between Pimperne, with the tight settlement boundary the Neighbourhood Plan promotes, and the edge of Blandford Forum is so great. If a gap policy is to be considered its northern boundary should not extend as far north as currently proposed

taking in Taymix land. As you have previously been informed, Taymix needs land for future expansion and such a policy would frustrate this.

This Local Gap policy was drafted before KJ Pike was recently granted planning permission for a southerly expansion mentioned earlier. If the Local Gap policy has to remain this planning permission should be taken into consideration and needs of local industrialists, as mentioned earlier in the justification for the KJ Pike permission.

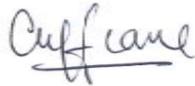
The Neighbourhood Plan group needs to give more weight to the benefits the local economy of industrial expansion adjacent to the village, which has advantages previously put to the Neighbourhood Plan group and is sustainable development promoted by the NPPF. North Dorset District Council has done this with the KJ Pike permission, notwithstanding that the site is in the AONB. It did not support the Parish Council's or the AOND Group's objection and this needs taking into account in altering this Local Gap policy.

Revisions to the Settlement Boundary

As the owner of the Taymix site lives in a house just north of Yarde Lane, with other members of his family and has done so for many, many years he finds it outrageous that the new proposed settlement boundary shown on Page 22 of the Plan seeks to remove all properties on the eastern side of the A354 including his. It is very hard to understand why this plan is excluding properties and their residents from the village. Some of these properties have been there at least 150 years and are part of the core of the village. Through this Plan they are now being told they are no longer part of the village. The land to the east has been excluded based on potential landscape impact on the AONB and the rural character it affords to the village. For those in existing properties to be told this is an affront and a nonsense. What the Plan is seeking to achieve can be done without excluding existing village properties.

I trust these comments will be taken into account

Yours sincerely



Cliff Lane
Director