



Pimperne Neighbourhood Planning Group
pimperne@dorset-aptc.gov.uk

21st December 2017

Dear Sir/Madam

Pimperne Neighbourhood Plan Pre-submission Draft

Thank you for the opportunity to comment on the Pimperne Neighbourhood Plan Pre-submission draft. I am pleased to confirm that Wyatt Homes has an interest in the land north of Manor Farm Close.

Wyatt Homes support the proposed allocation in Policy HSA2 – land north of Manor Farm Close. Our comments on the plan are set out below, along with suggestions for some modifications to the plan that would help to make it more robust and enhance the proposed development on the land north of Manor Farm.

About Wyatt Homes

Wyatt Homes is a locally based regional house builder with a track record of delivering attractive and successful developments built to the highest standards. The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

Wyatt Homes has a long-standing connection with Pimperne, having built the Manor Farm Close development, which was completed about ten years ago. We understand that the Manor Farm Close development has been well received by the local community, and we look forward to working with the Neighbourhood Planning Group and the Parish Council to deliver the next phase of development.

The site

The proposed housing allocation for the land north of Manor Farm Close is well related to the village and represents a sustainable location for development. A range of facilities adjoin the site including the primary school, village hall and play areas, with other village facilities such as the church, shop, pubs and employment sites within easy walking distance.

The site comprises part of a field currently used as arable farmland. It is not constrained by any ecological designations and lies within flood zone 1 which has a low probability of flooding. The use of sustainable drainage systems will ensure that run-off rates are controlled and development does not increase flood risk off-site.

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Wyatt Homes is the sales division of Lewis Wyatt (Construction) Ltd Registered No. 2566865 in England

The Cranborne Chase and West Wiltshire Area of Outstanding Beauty designation covers the site as well as the village and most of the parish. The Conservation Area adjoins the southern boundary of the site. The area proposed for housing development would be in keeping with the historic pattern of development in the village, and would not extend higher up the valley slopes than adjoining development to the west of Church Road.

Our approach to the proposed development would seek to ensure a high quality design that responds to the character of the village with appropriate use of materials, a scale and layout consistent with the surrounding development, and a range of house types and tenures to reflect local needs.

Comments on the policies and supporting text

Page 5 – What do we want for Pimperne’s Future?

The paragraph titled ‘*What do we want for Pimperne’s future?*’ states that the focus for growth to meet local needs should be within the settlement boundary of the village. It would be more accurate for this paragraph to state that the focus for growth should be within or adjoining the settlement boundary of the village.

Page 16 – policy MHN: Meeting Housing Needs

Policy MHN: Meeting Housing Needs proposed a target of 40-45 additional homes in Pimperne between 2016 and 2031 to meet the projected needs of the local community. It is understood that this is based in part on a ‘pro-rata’ proportion of the housing target for the rural areas in the North Dorset Local Plan.

It should be noted that the housing target in the North Dorset District Plan is a minimum target. More recent evidence in the housing market assessment and emerging Government Guidance on assessing housing need suggests a higher housing need. The North Dorset Local Plan Review Issues and Options Consultation is proposing a 28% increase in the housing target from 285 dwellings per annum to 366 dwellings per annum.

Consideration should be given to increasing the Neighbourhood Plan housing target to reflect this, which would suggest a target of 50-60 dwellings.

Page 23 - Locations for new housing development

The first paragraph on page 23 of the Pre-submission draft plan indicates that the site allocations should be developed at different times across the plan period. We would like to highlight that the land north of Manor Farm Close is available now and Wyatt Homes are keen to deliver this site at an early stage in the plan period.

Policy HSA2: Housing Site Allocation 2 – land north of Manor Farm Close

The proposed allocation of the land north of Manor Farm Close is supported. The site represents a sustainable location for development and is a natural extension to the village. Wyatt Homes welcomes the opportunity to deliver a high quality development in keeping with the character of the village and the existing Manor Farm Close development. We are in the process of commissioning a suite of technical studies that will inform the design approach, and would welcome the opportunity for further discussion with the local community as this work progresses.

In order to take forward the pattern of development that has been established by the existing Manor Farm Close development, we would like to take this opportunity to suggest that consideration is given to extending the proposed housing site allocation to the west, as shown on the attached plan. This would provide a number of benefits including scope for larger rear gardens and landscape buffer planting along the western edge of the site.

An extended area would provide an opportunity to incorporate an area of public open space and tree planting along the western edge of the site, potentially connecting to the green space to the rear of St Peter's Church and the footpath network beyond. It would also allow greater flexibility for the layout to accommodate surface water attenuation as part of any sustainable drainage system. We would welcome the opportunity to discuss concepts for the site further with the Neighbourhood Planning Group.

Policy SB: Settlement Boundary

In order to provide consistency between the Local Plan and Neighbourhood Plan, consideration should be given to extending the settlement boundary to include the proposed housing allocations. This would ensure that future planning applications for the development of the allocated sites can be approved in line with NDDC Local Plan policies that restrict development outside settlement boundaries.

Conclusion

We welcome the progress that has been made on the Neighbourhood Plan in identifying sites to support the growth of the village, and support identification of the land north of Manor Farm Close as a proposed housing allocation. We trust these comments will be of assistance as you prepare the plan for submission to North Dorset District Council and we would welcome the opportunity to discuss the site further with the Neighbourhood Planning Group. Please do contact me should you require any further information.

Yours sincerely

Tim Hoskinson

Tim Hoskinson
Planning Manager

Encl. Plan showing Wyatt Homes suggested extension to the proposed housing allocation on the land north of Manor Farm Close.

Plan showing Wyatt Homes suggested extension to the proposed housing allocation north of Manor Farm Close

