

Pimperne Neighbourhood Plan

Options Consultation – September 2016

The following summarise the main issues raised by the statutory consultee regarding the options consultation and SEA as issues by Pimperne Parish Council in September 2016. The following statutory and other consultees were contacted for their input at this stage:

Consultee	Response received
Local Councils	
– Dorset County Council	08 Dec
– North Dorset District Council	29 Nov (Conservation & Design)
– adjoining Parish Councils	see below
○ Blandford Town Council	21 Oct
○ Bryanston Parish Council	--
○ Durweston Parish Council	--
○ Stourpaine Parish Council	--
○ Tarrant Gunville Parish Council	--
○ Tarrant Hinton Parish Council	--
○ Tarrant Monkton & Launceston Group Parish Council	--

Consultee	Response received
SEA consultees	
– Environment Agency	05 Dec – no issues raised
– Historic England	25 Oct
– Natural England	27 Oct
Other bodies	
○ Cranborne Chase AONB team	24 Oct
○ Dorset AONB team	01 Dec – no issues raised
○ Wessex Water	18 Oct
○ Southern Gas Network	--

The following summarises the key points raised and suggested way

Issue	Main points raised	Respondent	Actions
General	The plan could usefully be supported by a Dorset Environmental Records Centre (DERC) data search of the plan area.	Natural England	This data has been acquired
General	You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development.	Natural England	Reference made in policies to use of native species in landscaping schemes, retention of hedgerows and biodiversity mitigation plans
General	The introduction could state explicitly that the plan does need to be in conformity with the adopted Local Plan, and to emphasise the national importance of the AONB designation.	CCWWD AONB Partnership	As drafted the plan explains “A Neighbourhood Plan can’t completely change the Local Plan strategy” and “The village stands in a valley (formed by a tributary of the River Stour) within the chalk downlands of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.”

Issue	Main points raised	Respondent	Actions
			Reference to be made in introduction to Areas of Outstanding Natural Beauty being nationally designated in recognition of their national importance, the primary purpose being to conserve and enhance the natural beauty of the landscape, and also incorporated into an objective of the plan.
General	The base map for the sites is not as up-to-date as all of the other plans	CCWWD AONB Partnership	Noted – this was unintentional (the different map was used due to the contours shown) and can be changed for the next draft
Vision and Objectives	The first objective could more strongly reflect that virtually the whole of the area is nationally recognised and designated for its landscape. The third objective could clarify whether the Neighbourhood Plan ‘identifies’ or ‘allocates’ sites. It may be worthwhile considering additional objectives for the wider area, including the Nutford and Letton Park areas as well as the open downlands and woodland	CCWWD AONB Partnership	Agree to add new objective: Protect the wider countryside, including Nutford, Letton Park and other isolated settlements as well as the open downlands and woodland, from inappropriate development that would harm this nationally important landscape
Landscape Character Policy	Wessex Water have two existing operational assets within the Neighbourhood Plan Area and may need develop these or further assets to ensure the delivery of essential water and sewerage services. While we try and minimise the landscape impact of our works as far as possible, we are sometimes constrained by operational requirements. It is not always possible for us to avoid higher ground and we may be required to provide high fencing to ensure security and provision for lighting in case emergency maintenance is necessary. We are concerned that the proposed Landscape Character Policy may be unduly restrictive	Wessex Water	The policy as worded does not preclude such development, and sets out the key landscape considerations for when development on higher ground cannot be avoided.
Landscape Character Policy	In light of the very high level of protection afforded to AONBs the draft Landscape Character Policy should include an additional initial clause that states all new development within the plan area must not distract from the special qualities of the Cranborne Chase AONB and give the necessary weight to the Cranborne Chase AONB Management Plan policies.	Natural England	Amend policy by addition “All new development within the plan area must not distract from the special qualities of the Cranborne Chase AONB and must have due regard to the Cranborne Chase AONB Management Plan policies”
Landscape Character Policy	The Landscape Character policy could be strengthened further by reference to open and green spaces, along with trees, colour in the landscape and agricultural buildings (see AONB guidance documents).	CCWWD AONB Partnership	Include references to relevant guidance

Issue	Main points raised	Respondent	Actions
Landscape Character Policy	The Landscape Character policy could be strengthened further by 'all woodlands should be protected and managed to sustain them in the long term'.	CCWWD AONB Partnership	Agree suggested wording
Landscape Character Policy	The bullet point on the sequence of views could be written more consistent with the other bullet points ie "development that would harm the sequence of views along Church Road will not be permitted"	CCWWD AONB Partnership	Amend wording to read "Development should not harm the views of Pimperne village as appreciated on the approach from the Higher Shaftesbury Road..."
Landscape Character Policy	It may be worth noting that Blandford Camp is the largest single source of light pollution within this AONB. Personal external lighting can be particularly problematic and it may be relevant to refer to the AONB's documents of this topic.	CCWWD AONB Partnership	Include reference to Blandford Camp in introductory paragraphs. Include references to relevant guidance
Landscape Character Policy	It would strengthen the Neighbourhood Plan if the gap was discussed and identified more explicitly. Also the gap between Letton Park and Blandford is not mentioned, and the actual and potential impacts of adjoining development, such as Sunrise Business Park, are not mentioned	CCWWD AONB Partnership	The gap between Blandford Forum and Pimperne Village is to be defined on a map, and further described in the justification.
Landscape Character Policy	There is no mention or 'use' of the various levels of interrelated Landscape Character Assessments which should be part of the relevant information on which the landscape information is based on and not just that produced for the protected landscape. This should all help to steer the delivery of Objective 1; Character of the village and surroundings	Dorset County Council	Noted the area changes from chalk ridge / escarpment in the east, through wooded chalk downland and, surrounding the village, becomes chalk valley and downland. The landscape descriptions in particular highlight the importance of ancient woodlands and the panoramic views of the surrounding landscape, prehistoric earthworks and the degrading nature of the hard and visually prominent edges to Pimperne, and the plan has been updated to make specific reference to these features.
Local Green Spaces Policy	That green, west facing, slope seems quite important in maintaining the rural character of that part of the village. It might be therefore be appropriate to include the green space between Hyde Farm and the Farquharson Arms as a local green space.	CCWWD AONB Partnership	This has not been highlighted as locally valued by residents as a green space – however its importance will be considered from a heritage perspective through the Conservation Area appraisal, and the plan makes clear that the preferred location for housing would be to the west side of the A354 main road, due to the level and speed of traffic along this road, and the need to

Issue	Main points raised	Respondent	Actions
			protect and respect landscape character given the national importance of the Area of Outstanding National Beauty.
Local Green Spaces Policy	It would be more accurate to describe the sports field as being at the southern rather than the western entrance to the village	CCWWD AONB Partnership	Agree suggested wording
Local Character Policy	The policy might be clearer by putting the second element of the policy first (amended to read 'the location and design...') and then identifying a need for long term management of the various features that contribute to local character.	CCWWD AONB Partnership	Agree suggested wording
Local Character Policy	The support for gentry houses may be contrary to the need for smaller, more affordable homes later in the plan. The second bullet point ignores the possibility of conversion to live/work units. The fourth bullet point about porches and chimneys being conspicuous may result in these being overly conspicuous.	CCWWD AONB Partnership	Although the housing need is not for larger executive homes, it may be that the design of a larger home subdivided into flats would be appropriate. Amend second bullet to read "sympathetically adapted farm buildings" Amend fourth bullet to read "porches and chimneys should be included in keeping with the local character..."
Housing Needs policy	The policy could usefully cross reference to the need for the location of new development to protect and respect open spaces and landscape character. It could also state explicitly that the focus in the provision of housing up to 2031 would be on affordable housing.	CCWWD AONB Partnership	Include reference to the need to protect and respect open spaces and landscape character under first bullet point. Add to start of third bullet point: "Affordable housing provision to meet identified local need will be encouraged."
Employment Needs policy	There may be difficulty interpreting terms such as 'substantial' lorry movements. The third bullet point may clearer referencing the 'character and the tranquillity of the area'. Reference to benefits in the supporting text could be strengthened by using the term 'real benefits'.	CCWWD AONB Partnership	Delete 'substantial' and insert 'that would adversely impact on local amenity' Agree other suggested wording changes
Community facilities needs policy	Strongly supports the retention of community facilities identified in the Neighbourhood Plan. Consider whether the first sentence could mean that a proposal that has a number of shortcomings still has to be supported. 'Facilitate' may be a more positive and encouraging word than 'allow'. The reference to any unnecessary loss implies that there can be necessary losses without any further clarification.	CCWWD AONB Partnership	Support noted. Agree change to 'Facilitate' Insert 'in a manner in keeping with the character of the area' before 'will be supported' Delete "unnecessary"

Issue	Main points raised	Respondent	Actions
Traffic and road safety project	Concerned that traffic calming schemes more often than not lead to the urbanisation of rural areas. Some words seem to be missing from the second element, there seems to be no explanation of what the low maintenance would relate to.	CCWWD AONB Partnership	Noted – this can be considered by the Parish Council in their engagement with the Highways Authority.
Site allocations (general)	Groundwater flooding is identified as an environmental issue in the SEA but this is not reflected in the site allocation assessment basis. Wessex Water are seeking to agree a groundwater management strategy with Dorset County Council as the Local Lead Flood Authority	Wessex Water	Noted – the NP group have consulted with Dorset County Council as the Local Lead Flood Authority. Para inserted into plan to specifically note the flood risks and groundwater management strategy being produced
Site allocations (general)	In light of the very high level of protection afforded to AONBs the proposed allocations should be subject to an appropriate landscape assessment that has been completed in full consultation with the Cranborne Chase AONB Team	Natural England	The AONB teams have been involved in commenting on the sites to ensure that no site is allocated which would be considered harmful to the AONB.
Site allocations (general)	In order to meet the requirements of the NPPF regarding protection and enhancement of biodiversity interest, the green field sites proposed for development should be supported by a phase 1 ecological survey (extended to Phase 2 in cases where significant interests are found). Sites with significant wildlife interests (in particular any areas of unimproved or species rich semi improved grasslands) should not be developed.	Natural England	Greenfield sites proposed will be subject to an ecology survey prior to submission.
Site allocations (general)	In order to meet the requirements of the NPPF regarding protection and enhancement of biodiversity interest, the Plan should include a policy requiring all new development proposals on greenfield sites greater than 0.1 ha to be supported by a Biodiversity Mitigation Plan (BMP), that has been approved by the Dorset County Council Natural Environment Team (NET).	Natural England	Agreed - the Dorset Biodiversity Protocol is not currently mentioned in either the Local Plan or planning application validation checklist, so could usefully be mentioned in the NP under site requirements.
Site allocations (general)	It is important to avoid site allocations which subsequently reveal significant heritage issues - the evidence – happy if North Dorset District Council are involved in the site evaluation process and its confirmation of a “clean bill of health” as to their suitability from a heritage perspective.	Historic England	Noted – the NP group have consulted with NDDC Conservation and Design.
Land E of Franwill Industrial Estate	Preliminary heritage assessment: there is potential for development within this raised site, however mitigation would be required to safeguard the setting of the landmark designated	NDDC Conservation and Design	The smaller site area is selected for taking forward for up to 15 dwellings, alongside specific requirements for landscaping, scale /

Issue	Main points raised	Respondent	Actions
	heritage assets (Grade II* listed church, Grade II Manor House) as well as the setting of the Conservation Area.		design
Land E of Franwill Industrial Estate	Whilst there may be scope on the smaller part of the land adjoining Franwill Industrial Estate there seem to be sound landscape reasons for restricting that to the smaller area	CCWWD AONB Partnership	
Land N of Manor Farm Close	Preliminary heritage assessment: the prominent and open character of this site has potential to cause considerable harm to the adjoining Conservation Area. Exceptional mitigation through design, form and layout would be required and a limited development of under 25 would better respect the significance of the setting and enable more successful mitigation to be achieved	NDDC Conservation and Design	The smaller site area is selected for taking forward for up to 15 dwellings, alongside specific requirements for landscaping, scale / design
Land N of Manor Farm Close	The site is one of the remaining flat areas in the village therefore could be needed for sports purposes. A single storey development could be achieved on the higher, western parts of the site provided landscape works could integrate buildings there	CCWWD AONB Partnership	
Land at the top of Berkeley	Preliminary heritage assessment: the prominent and open character of this site has potential to cause harm to a designated heritage asset and suspected archaeology. In the case of the former, mitigation will allow some development to take place, however, dependant on the outcome of discussions with DCC, archaeology may be a hindrance or require mitigation	NDDC Conservation and Design	Following further discussion with the AONB advisor and the landowners, and alternative adjoining site west of Old Bakery Close has been subject to consultation and included in lieu of the Berkeley Rise site, for taking forward for up to 15 dwellings, alongside specific requirements for landscaping, scale / design
Land at the top of Berkeley	The site at the top of Berkeley Rise seems to be the most problematic and least feasible because of the elevated nature of the site and access issues.	CCWWD AONB Partnership	
Extension south of Taymix	Preliminary heritage assessment: this site has potential to cause harm to a designated heritage asset and its setting. Provided mitigation is employed there would be no demonstrable harm.	NDDC Conservation and Design	The likely impact on the AONB and the gap separating the village from Blandford Forum is a key concern. Alternative opportunities, 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, were also proposed and an initial review would suggest these would have less adverse impacts.
Extension south of Taymix	The current Taymix site stands out from a number of locations and an extension would exacerbate that situation and narrow the gap between Pimperne and the Letton Park Blandford area. The AONB cannot support the extension of the Taymix site as currently proposed. Lower ground to the east of Yard Farm, opposite the entrance to the Pyke site, could be investigated as a possible employment site	CCWWD AONB Partnership	On this basis there is no apparent local need to allocate an employment site, and more general policy approach has been included in

Issue	Main points raised	Respondent	Actions
			the plan, generally supporting the approach taken in the Local Plan, but highlighting the need to consider the landscape and traffic impacts of such development.
Discarded options	Agrees with the assessment of the land to the rear of the Farquharson Arms and the other discarded options.	CCWWD AONB Partnership	Support noted
Other issues	<p>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, primarily green infrastructure to mitigate the effects on the adjoining AONB and to preserve the gap between the town and the village, a goal with which Blandford Forum Town Council wholeheartedly agrees.</p> <p>It would therefore be useful to the Pimperne Neighbourhood Plan to make reference to such infrastructure delivery.</p>	Blandford Forum Town Council	The draft Blandford + Neighbourhood Plan examiner's report has recommended the deletion of the scheme abutting Pimperne.