

CONSULTATION STATEMENT ON THE PIMPERNE NEIGHBOURHOOD PLAN REVIEW

MAY 2022

*Prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI
on behalf of Pimperne Parish Council*



INTRODUCTION

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in reviewing the Pimperne Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.*

The consultation requirements and responses to the Strategic Environmental Assessment and Habitats Regulations requirements are detailed separately in the Screening Report.

STAGE ONE: SCOPING

HOW WE CONSULTED...

During September 2021, a survey was issued with the Pimperne Village News (Autumn 2021 edition) that gets delivered to all households in the parish, extracts of which are shown below.

Pimperne Neighbourhood Plan Review - September 2021

The current Pimperne Neighbourhood Plan was adopted in January 2019.

For the Neighbourhood Plan to remain effective we need to review the Plan so that we can ensure that it records our shared vision for our parish.

Neighbourhood Plans, once adopted, carry statutory weight and status, becoming part of the development plan for the area and used to help decide planning applications. Dorset Council is currently preparing a new development plan for the whole county. Our Neighbourhood Plan Group do not intend to change the nature of the existing Plan however, it is very important that our Neighbourhood Plan is reviewed so that it is considered up-to-date sitting alongside the new Dorset Plan.

The reviewed Neighbourhood Plan would be submitted to the Local Planning Authority for onward transmission to an independent examiner who will decide whether the changes are significant enough to warrant a referendum. We have prepared a short questionnaire to obtain your views on our current Neighbourhood Plan because: **YOUR VIEWS ARE VITAL!**

You may complete either a paper questionnaire (on the following pages) and return it to the Parish Clerk at 43 Portman Road, Pimperne, Dorset, DT11 8UJ, before **30/09/2021**



or you may complete the questionnaire at Survey Monkey:

<https://www.surveymonkey.co.uk/r/PNPR-1>

Or access the survey via this QR code.

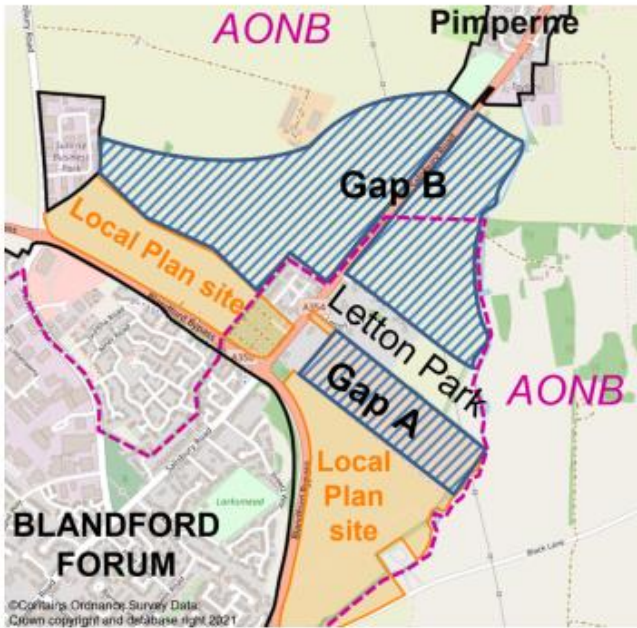
The current Pimperne Neighbourhood Plan can be found on our website:

www.pimperne.org.uk

If you would like a paper copy of the current Neighbourhood Plan, email the Parish Clerk on: pimperne@dorset-aptc.gov.uk, Should you need any assistance completing the questionnaire contact Peter Slocombe, Pimperne Neighbourhood Plan Group, email: ps92220@yahoo.co.uk.

A summary to the responses to this survey will be made public later this year.

Pimperne Neighbourhood Plan Review - Questionnaire
September 2021



1. Dorset Council's Local Plan is proposing that agricultural land between Letton and the Blandford Bypass is developed for up to 600 dwellings (as per the current planning application submitted by Wyatt Homes). Most of this is outside of the parish (as shown on map as Local Plan Site with orange background), but some agricultural land within the parish, to the south side of Letton Park is included for 200 homes. The land is part of the important open gap between Pimperne and Blandford as identified in the Pimperne Neighbourhood Plan (hatched in blue and including Letton Park and forms part of the setting for the AONB). The potential site for these homes is shown on the map as Gap A. No final decisions have been made on this. We would like to know if you agree

or disagree with the following statements:

The gap south of Letton Park marked A on the map, within the Pimperne Parish Boundary, should remain undeveloped agricultural land

Yes, I agree Not Sure No I do not agree

The gap marked B, between Letton Park and Pimperne Village should remain undeveloped agricultural land.

Yes, I agree Not Sure No I do not agree

2. We are on track to meet the housing target of at least 45 additional homes plus infill sites in Pimperne between 2016 and 2031, as identified in the Pimperne Neighbourhood Plan. We know that there is a national housing shortage and that the need for affordable housing in Pimperne has increased therefore:

Do we need to identify any further land for development at this stage? And if so for what use, housing and/or employment?

- No- there is no need to include any additional sites.
- Yes- We should identify more land for development now in addition to what is already planned.

If Yes- Please state what is needed and where

3. On street parking is becoming an issue in Pimperne. Could you help us collate data by answering the following questions:

How many vehicles do you have at your property? 1 2 3 or More

How many bedrooms do you have at your property? 1 2 3 or More

4. As part of its road safety project, the Parish Council is looking to make our village roads (apart from the A354) a 20-mph zone (lowering the speed limit from 30-mph).

Do you agree that a 20-mph speed limit for the village would be a good idea? Yes No

5. The Pimperne Neighbourhood Plan seeks to protect the character of the village and its surroundings, and includes 4 policies covering landscape character, local green spaces, wildlife areas and design guidance.

To see the policies in full please go to pages 6-15 of the plan; you can view the plan on the Pimperne Parish Council website: www.pimperne.org.uk

Are there any changes that you would like to see?

No- I agree with the policies.

Yes- Please say what changes you would like to see in the box below.

6. Dorset Council have declared a Climate Change Emergency; our plan takes some steps to mitigate climate change, for example retaining green spaces. Do you think that we should make any of the following adjustments to the Neighbourhood Plan, for example, would you support:

Encouraging more energy efficient buildings e.g. using heat pumps/solar panels etc?

Yes Not Sure No

Requiring all new dwellings and businesses to include electric car charging points?

Yes Not Sure No

Please add any other suggestions below:

Is there anything else you think we need to consider in reviewing our Neighbourhood Plan?

About You (Optional)

How many people in your household, including yourself?..... What is your Postcode?.....

If you would like to be kept up-to-date and are happy to be contacted by the Neighbourhood Plan Group, please provide your email address in the space provided below.

Email.....

**Please return completed paper copy to:
The Parish Clerk, 43 Portman Rd, Pimperne, DT11 8UJ-
by **30/09/2021****

WHO RESPONDED...

We received 114 completed surveys, representing the views of about 211 people (as between 1 and 3 persons in a household responded to a survey). So this means that we heard from about 20% of the population (the 2011 Census recorded around 1100 usual residents).

WHAT THEY TOLD US...

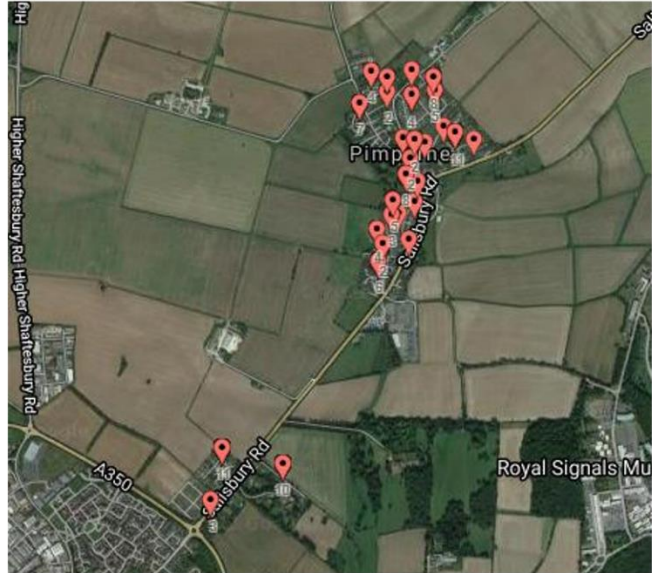
The main purpose of the questionnaire was to gauge whether people felt that the existing plan and its policies were still appropriate for the area, or if anything needed to change. The main result of the survey are shown in the slides that follow:

Pimperne Neighbourhood Plan Review

114

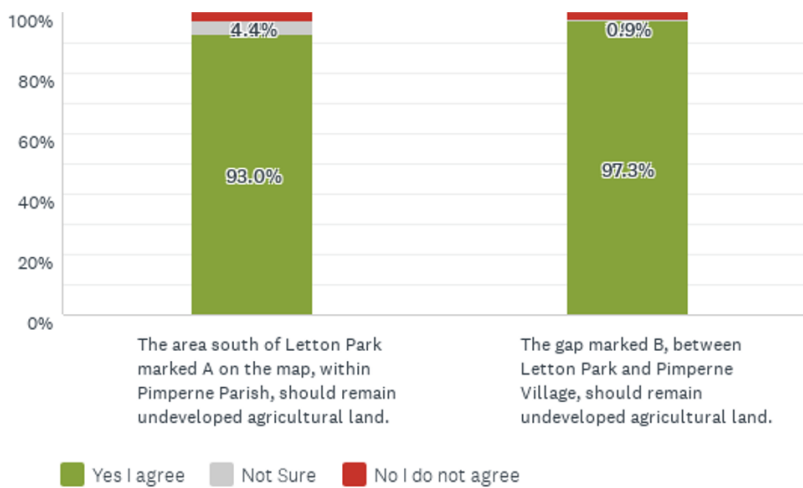
Total Responses
Representing 211 local residents

Summer 2021
Map indicates approximate spread of respondents



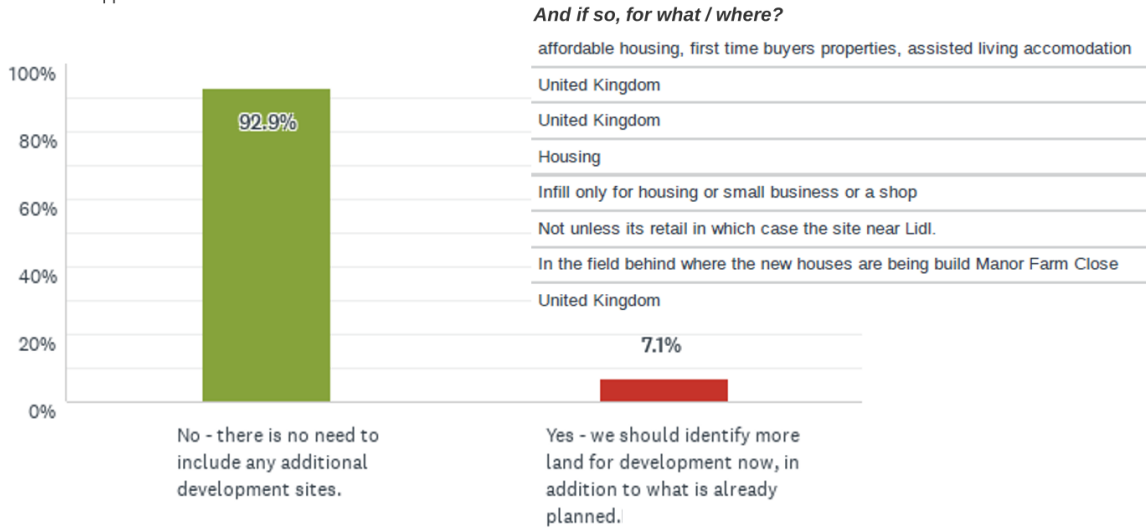
Q1: We would like to know if you agree or disagree with the following statements:

Answered: 114 Skipped: 0



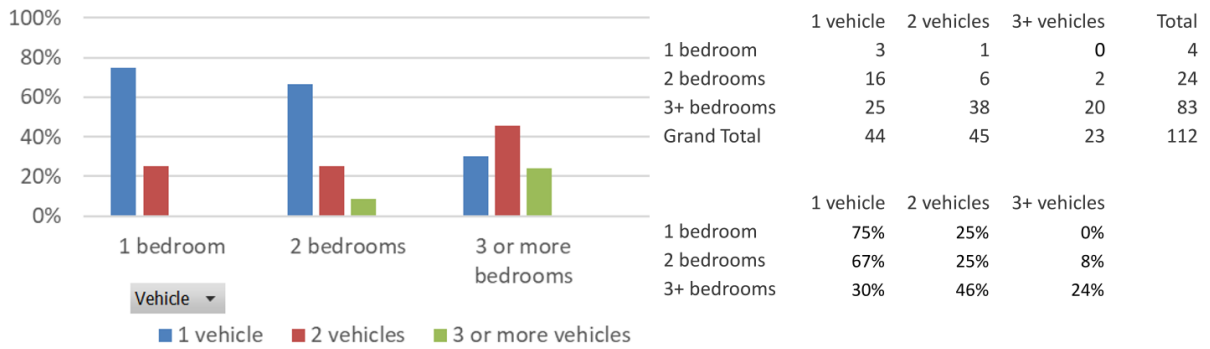
Q2: Do we need to identify any further land for development at this stage? And if so, for what use, housing and/or employment?

Answered: 113 Skipped: 1



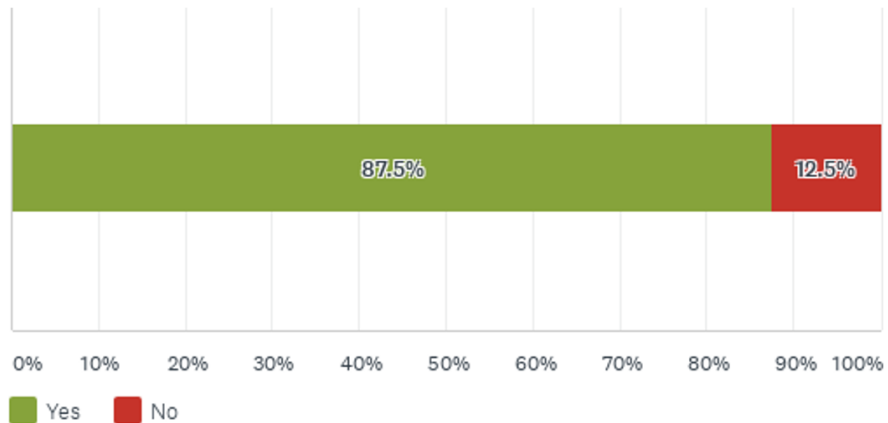
Q3 and Q4: Typical vehicles per property type analysis

Answered: 111 Skipped: 3



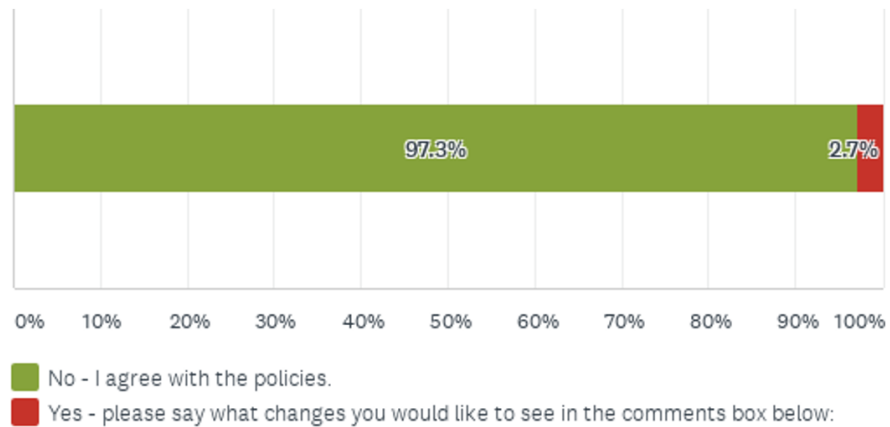
Q5: Do you agree that a 20-mph speed limit for the village would be a good idea?

Answered: 112 Skipped: 2



Q6: Are there any policy changes that you would like to see to protect the character of the village and its surroundings?

Answered: 110 Skipped: 4



Q6: Are there any policy changes that you would like to see to protect the character of the village and its surroundings?

Answers given:

YES - PLEASE SAY WHAT CHANGES YOU WOULD LIKE TO SEE IN THE COMMENTS BOX BELOW:

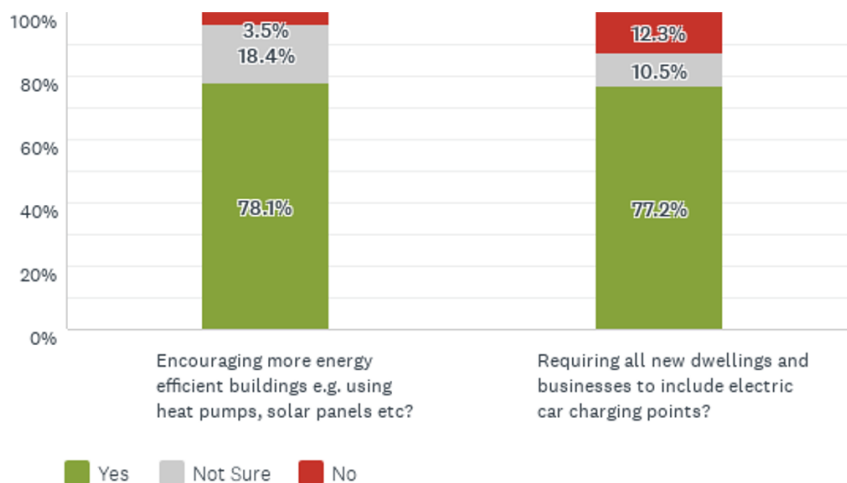
Environmental impacts particularly where there is an increase in traffic

Enforce 30mph

Make better use of the open green space that was the former village school field. It could have more benches, a fenced off no dogs play area and grass more frequently mown, better paths and dogwalkers should be permitted to let their dogs off the lead for exercise as long as they pickup after them (maybe one or two dog poop bins on the field in addition to the ones nearby on Portman road). Village needs a village shop (perhaps on Farquharson pub site) and villagers should be permitted to play football, cycle and walk dogs (responsibly) on the playing field as the sports club as it is a much underutilised site due to overprotective grounds maintenance arrangements.

Q7: In light of the Climate Change Emergency, do you think that we should make any of the following adjustments to the Plan:

Answered: 114 Skipped: 0



Answers given:

Inclusion of wind and solar panels in the long term plan to switch from gas to electric	I would not agree to covering fields with solar panels
All driveways etc. to be permeable.	Better venue for the fish and chip van on Wednesday suggest village hall car park
More clarity and ambition re managing green spaces (p11), for example joining the Living Churchyards project, initiating a wildflower/biodiversity audit and plan; reference to hedgehogs in the local wildlife corridors section.	Local/Parish councils should work in conjunction with suppliers to ensure/maximise purchasing and economies of scale
Our Neighbourhood Plan should be respected and upheld	Evaluate Hydrogen heating existig home CH boilers, and hydrogen filling at petrol stations for hydrogen cars.
Recycling schemes of unwanted items and building/decorating items. Accessible community fridges that give all the opportunity to use food items donated by local shops and outlets.	We need to be very cautious about electric cars - they represent only one possible solution and we must keep our minds open to others, such as hydrogen. The batteries used in electric cars may create an environmental problem when it comes to disposal. Utilising existing infrastructure, but converting to hydrogen instead of gas or petrol may provide a much better long term solution.
Stop Chopping down trees and replacing with houses	SUDS drainage systems - pedestrian crossing across A354 if new shop at Farquarharon pub site.
All new buildings should also have solar panels and be energy efficient	All New buildings to be built to the Zero Carbon/Passiv Haus' Standards
Resist further large housing developments that would increase traffic on already heavily congested roads	Should also encourage homes already built in the village to explore the use of solar panels
All new houses should have solar panels	These items are in the process of being built into the building regulations. for new properties.
Find why Dorset wish to turn Dorset into Middlesex	New developments should have solar panels and heat pump heating as a condition of planning permission. Hedges should be retained around all developments.
For every new build there should be trees planted 1 house = 1 tree	Solar Panels on the Village Hall
No solar panels in fields, please stagger the building work in the village so that we do not feel we are taken over by lorries.	

Q10: Is there anything else you think we need to consider in reviewing our neighbourhood plan?

Answered: 34 Skipped: 80

- A Beautiful spot which should not be changed
- A shop
- All new driveways and parking areas should be constructed of porous material to allow for run off and be environmentally effective.
- Another village store would be good it would bring the community together.
- Better drainage for run off with anticipated increases in rainfall/hour resulting from climate change. The Pimperne Brook runs at capacity at present and will almost certainly need greater capacity in the near future
- Create a one way system down Arlecks Lane and a roundabout at the school bend.
- Double yellow lines in areas particularly badly affected by over use of roadside parking
- Eco villages, more bugs less farming re-wild, regenerative agriculture
- Emphasise the AONB status of the land round the village state clear opposition to making village / Blandford part of Wimborne / Poole for planning purposes.
- High speed broadband.
- i cannot stress enough the importance of keeping a clear gap between Blandford and Pimperne, to retain the character of this ancient village.
- I think the plan is still good, and reflects all the hard work already done. We must resist urban sprawl!
- If we do not build houses the village will wither and die
- Important need for a shop
- It would interesting to know how many of the agreed developments in the village are actually purchased by village people, and were, therefore, actually needed by the village.
- Move the speed limit sign nearer to Blandford when coming into the village! And crossing area for families to yard farm estate !!
- need nature friendly developments retaining or adding hedgerows, trees ponds, grass verges integrated with developments. Swift bricks and hedgehog highways should be a must and wildlife friendly green roofs.
- No more building on AONB land
- NO SPEEDING THROUGH THE VILLAGE IS OUR MAIN ISSUE
- Require new developments to be in keeping with building design in main village. The existing Wyatts development is a good example of a modern development that is designed in keeping with the historic village design.
- See comments above re biodiversity.
- Solar panels on village hall. Public car charging point at village hall
- Speeding traffic through the village on the A354 and damage to the bridge by The Farquarharon .Why not have a preference arrow for traffic coming through the village from Salisbury .This would slow traffic down and protect the bridge .
- Sustaining areas that are known to be home to many wild animals. AONB need to be maintained and not considered for housing development
- The existing strain and congestion on our local roads and existing infrastructures, not to mention Doctor and Dentist provision, should alone be enough evidence to support the no further development thought...
- The serious impact that new developments will have on the local appearance of our parish, and the local infrastructure and road networks. Traffic around the area is heavy now let alone with yet more development. The local Doctors, Dentists and other emergency and health services are struggling to offer a service with acceptable waiting times now without this added pressure of new homes.
- To remember this is a small village community which wants to remain that way. Its why we moved here!
- traffic on the roads
- We all need to look after are 'green' spaces not 'RUIN IT,' through over development of housing. Increased, road congestion, no infrastructure and loss of wild life habitats are contributing factors. Stop it now.
- We all need to object to over development of green belt land, for future generations. There will be increased congestion. Traffic is already bumper to bumper on the bypass most of the time. Loss of wild life habitat ,trees and hedgerows
- We need a Shop post office and a local pub that wants us not a restaurant that sells beer
- We should fight to keep Pimperne from being swallowed up by Blandford. Once Wyatt homes development is built on the wrong side of the bypass we will need to keep agricultural land marked B on the map to keep Pimperne's integrity as a village.
- With the projected increase in traffic in Church Rd, I think double yellow lines should be painted along both sides to allow access to emergency vehicles and help keep children safe going to school.
- Yes - on street parking is an absolute nightmare in the village and is made worse by homes that refuse to park cars on or front of preexisting drives. Rather than wang on about speeding, can we enforce people to use their drives rather than park on the street? Possibly through the use of street parking permits, with homes benefiting from a drive excluding from displaying a permit. Of course this would require monitoring and enforcement.

SCOPING CONCLUSIONS

The survey responses indicate that there is no obvious desire to amend the plan significantly, either by changing the existing policies or adding new policies.

Most respondents agreed that there was no clear need to include any additional sites for housing/employment, and that land south of Letton Park and the land between Letton Park and the village should remain as undeveloped agricultural land.

Most respondents agreed with the current policies with regard to village character where appropriate. About a quarter of larger (3+ bedroom houses) had 3 or more cars, suggesting that the parking standards were broadly fine, providing that the car parking provision was convenient and provision made for visitors and the potential for some of the homes to have higher levels of car ownership. In terms of the Climate Change Emergency, there was general consensus that properties should be encouraged to install energy efficient features and electric car charging points.

STAGE TWO: PRE-SUBMISSION

HOW WE CONSULTED...

From 14 January 2022, a six week period of consultation was run on the proposed changes to the plan. The consultation closed on 28 February 2022. This was advertised online (<http://pimperne.org.uk/neighbourhoodplan.html>) and also in the Pimperne Village News 'Winter Special 2022' magazine, which is delivered to all households in the parish. A Public Drop-In session was also advertised as part of this consultation, and was held in Pimperne Village Hall from 10am -12.30pm on 29 January 2022.

48 members of the public came to meet members of the Neighbourhood Planning Group at the Public Drop-in Session on the 29th January. These members of the public were reminded that there was still time to complete the survey included in the Village News magazine before the deadline of 28th February 2022.

The revised plan on the Parish Council was made available on the website and the publicity made clear that "if you would like a paper copy please contact the Parish Clerk on: pimperne@dorset-aptc.gov.uk or 01258 480046." A paper questionnaire was included within the magazine, with paper copies of responses to be returned to the Parish Clerk, 43 Portman Road, Pimperne, DT11 8UJ, or completed online via a link provided (<https://www.surveymonkey.co.uk/r/PNPR-2>). If anyone needed any assistance in completing the questionnaire, they were asked to contact Peter Slocombe, Pimperne Neighbourhood Plan Group (email details provided).

An email was sent to all the statutory consultees, as listed below.

- | | |
|--------------------------------------|-----------------------------------|
| → Dorset Council | → Highways England |
| → Blandford Forum Town Council | → Scottish and Southern Energy |
| → Bryanston Parish Council | → Mobile Operators Association |
| → Durweston Parish Council | → Openreach |
| → Langton Long Parish Meeting | → Vodafone and O2: |
| → Stourpaine Parish Council | → BT (inc EE) |
| → Tarrant Gunville Parish Council | → Three |
| → Tarrant Hinton Parish Council | → Southern Gas Network |
| → Tarrant Monkton & Launceston Group | → Public Health Programme Advisor |
| Parish Council | → Wessex Water |
| → Natural England | → CCAONB |
| → Environment Agency | → Dorset AONB |
| → Historic England | |

Pimperne Neighbourhood Plan Review - Pre-Submission

Closing date: 28 February 2022

Having undertaken a light-touch review of the Pimperne Neighbourhood Plan, it appears that most residents are broadly happy with the current policies and there is no need to make any major changes. We have made some minor changes to reflect factual updates, and strengthened the design policy (Policy LDC) to include more detail on energy efficiency measures, tree planting and off-road parking provision.

This questionnaire has been prepared to help you submit your views on the amendments to the plan - have we got these right? You can find additional information and relevant documents at:
<http://pimperne.org.uk/neighbourhoodplan.html>

We do ask that you supply your name and address so that we can be sure that comments are genuine and are not duplicated. The personal information you have provide will be held and used by the Parish Council (and shared with the Local Planning Authority and Examiner if required for the purposes of the Examination) in relation to the preparation and making of the neighbourhood plan. It will not be kept for more than 6 months following the completion of the Neighbourhood Plan.

Please provide your name, address, and also your email address (if you would like to be notified about the next stages of the Neighbourhood Plan).

Name

Address

Email

Do you give consent for the Parish Council to use your personal data as described above?

No Yes

Your thoughts on the Neighbourhood Plan policies

The main changes being proposed to the plan are:

- (1) more information on design for better energy efficiency / zero-carbon standards
- (2) more encouragement of tree planting, and spaces for trees in new developments
- (3) more information on parking standards
- (4) inclusion of a requirement for affordable housing for sale (such as starter homes) on larger developments - as required by national policy
- (5) updates to reflect to closure of the shop and the Farquharson Arms pub
- (6) reference to the intention to implement a 20 mph speed limit for the village west of the A354
- (7) factual updates to housing numbers - completions and permissions
- (8) clarification of purpose of settlement boundary

1

Do you agree with all of these changes?

No Yes

If you disagree with any of the proposed changes, please indicate which you disagree with, and why:

	Disagree
(1) design for zero-carbon (paragraph 66 and Policy LDC-c)	<input type="checkbox"/>
(2) tree planting (paragraph 67 and Policy LDC-d)	<input type="checkbox"/>
(3) parking standards (paragraph 65 and Policy LDC-e)	<input type="checkbox"/>
(4) affordable housing for sale (paragraph 74 and Policy MHN-d)	<input type="checkbox"/>
(5) shop / PO / pub updates (paragraph 80 and Policy CF)	<input type="checkbox"/>
(6) 20 mph speed limit for the village (paragraph 85 and Policy DC)	<input type="checkbox"/>
(7) housing completions and permissions (paragraphs 92 - 98, 104 and 107)	<input type="checkbox"/>
(8) purpose of settlement boundary (paragraph 113 and Policy SB)	<input type="checkbox"/>

Please give your reasons why for each point here:

Are there any other minor changes you disagree with, or any other changes that you think are necessary to be made at this point in time?

No Yes (please set out here what changes you consider are necessary and why)

And finally...

If you have any other comments to make, please use the space below.

2

WHO RESPONDED...

We received written consultation responses received from:

- Blandford Forum Town Council *
- Cranborne Chase AONB
- Dorset Council
- Environment Agency
- Highways England
- Historic England
- Natural England
- Stourpaine PC
- Wyatt Homes *
- 67 local residents / households*
- 1 local resident also provided suggested changes in relation to grammatical corrections.

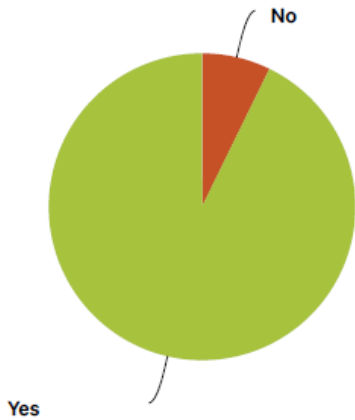
** asterisked respondents completed the online response form*

WHAT THEY TOLD US...

Most of the online responses were positive, with over 90% agreeing to the changes.

Q3 Do you agree with all of these changes?

Answered: 69 Skipped: 0

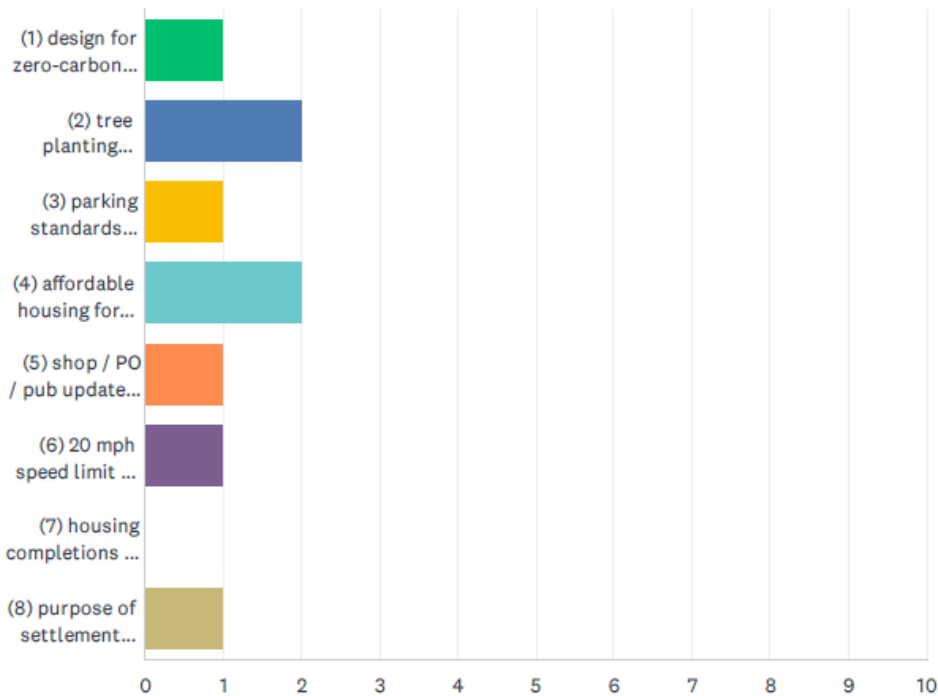


ANSWER CHOICES	RESPONSES	
No	7.25%	5
Yes	92.75%	64
TOTAL		69

There was only 1 or two responses at most that disagreed with the changes in the online responses, as shown below:

Q4 If you disagree with any of the proposed changes, please indicate which you disagree with, and why:

Answered: 4 Skipped: 65



11 respondents to the questionnaire set out minor changes that they asked to be considered. The following table includes these suggestions, together with a summary of the responses made in general correspondence received.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Blandford Town Council	--	General Support	Welcome the upgrades to the Pimperne NP, particularly the focus on 'green' issues which will have a beneficial effect on the whole region and also the focus on retaining and maintaining the status of Pimperne as a separate village. We welcome the continued protection that the NP will give against unwanted speculative development.	Support welcomed.
Stourpaine PC	--	General Support	Support the revised items in what is a comprehensive and well thought out plan that supports their community.	Noted
Environment Agency	--	No comments	No comments to make on the amendments.	Noted
Highways England	--	No comments	Satisfied that the Plan's proposed policies are unlikely to result in development which will adversely impact the safe and efficient operation of the trunk road and we therefore have no comments to make.	Noted
Historic England	--	No comments	There are no issues associated with the updated Plan upon which we wish to comment.	Noted
Local resident	--	Unclear	The allotments are hugely in demand - leave them alone they are full of wildlife, they were moved once and we were assured that they would not be moved again - it takes 20 years to turn barren land into good soil.	This is in reference to the allotments within Blandford Town Council area and therefore outside the jurisdiction of the Pimperne NP.
Local resident	--	Unclear	Absolutely key to all citizens Pollution PM2.5 needs to be included.	The main sources of air pollution arising from Particulate Matter (PM2.5) are the manufacturing and construction sectors, domestic combustion (mainly the use of wood as a fuel) and, to a lesser

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				degree, tyre and brake wear from vehicles ¹ . There is no evidence to demonstrate that this is a particular concern locally, and given the above remains outside the scope of this plan to influence.
Cranborne Chase AONB	00	Summary	The AONB Partnership is very concerned about development on the north and north-eastern sides of Blandford. The gap between Pimperne and Blandford Forum is important and the AONB Partnership fully supports the protection of that gap. In the first paragraph of the 'Summary' on page 3 the sentence 'there will be a need to build new houses on land outside of the existing settlement boundary' could be misinterpreted as a commitment for additional housing above and beyond sites indicated in the Neighbourhood Plan	Noted – this could be updated to more clearly reflect the plan in relation to housing proposals. <i>Amend last 2 sentences to reflect that this Neighbourhood Plan has allowed the community to identify areas where development should be focused to meet local needs.</i>
Local resident	00	Summary	The Franwill Industrial Estate has planning permission	Not as at the conclusion of the Reg 14 consultation – there is an application pending decision.
Local resident	02		References to North Dorset should be amended to Dorset Council	This would not be appropriate – Dorset Council are still using the North Dorset Local Plan.
Local resident	05		Should this be reworded in light of the Governments plans to reorganise local planning way of doing business?	At the moment the changes are not yet clear.
Local resident	19		Typo – suggest “a pub and an inn”	Noted <i>Typos to be corrected</i>

¹ <https://www.gov.uk/government/statistics/emissions-of-air-pollutants/emissions-of-air-pollutants-in-the-uk-particulate-matter-pm10-and-pm25>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Cranborne Chase AONB	20		In may be helpful to clarify that AONBs have the highest level of national landscape designation and are afforded the highest level of protection in national policy by adding 'statutory' between 'primary' and 'purpose' in line 5.	Agreed <i>Add the word 'statutory' between 'primary' and 'purpose'.</i>
Cranborne Chase AONB Local resident	22		Typo: there seems to be a line or two missing from the 4th bullet point at the top of page 4	<i>Add to beginning of final sentence "The Post Office" and clarify that it is hoped that a permanent base will be found for this service.</i>
Cranborne Chase AONB	25		Suggest clarification to the first bullet point so that the wording ends 'within its nationally important landscape setting'. In relation to the second bullet there is a national responsibility to proactively 'conserve and enhance natural beauty' in line with the July 2021 version of the NPPF	Agreed <i>Amend wording as suggested by the AONB response.</i>
Cranborne Chase AONB Local resident	28	Policy LC	There seems to be an increasingly lax approach to defining public interest and since the AONB designation is a national one it would probably be more appropriate to change the caveat, if it is retained at all, to 'unless it is clearly in the national interest to permit the development' I feel we should omit the line 'unless proven to be in the public interest' from the policy, as this caveat could be misused.	This was included to reflect national planning policy (NPPF 177) where it states that within AONBs, permission should be refused for major development other than in exceptional circumstances, and that this also needs to be in the public interest. <i>Clarify context of NPPF in supporting text and reflect the exceptional circumstances test</i>
Cranborne Chase AONB	29	Policy LC e) Policy LDC c)	It may be appropriate to mention that this AONB became the 14th International Dark Sky Reserve in the world in October 2021, and add at the end of Policy LC e) 'and IDSR criteria'.	Agree to add references International Dark Sky Reserve and issues with skylights. With regard to using developer contributions to convert all external lighting within the Parish to IDSR

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
			<p>Either here or under Policy LDC - roof lights, skylights, and lantern light, large areas of glazing features have considerable capacity to contribute to light pollution which is not acceptable in this International Dark Sky Reserve. Therefore, designs should seek to avoid these features and when they are unavoidable, they need to be fitted with blinds or louvres that can be operated, preferably automatically, at dusk to avoid light pollution. Given the conflict with solar gain, if used these should be fitted with integral blinds that are automatically operated at dusk by light sensors.</p> <p>The Parish Council could consider whether the conversion of all external lighting within the Parish to IDSR compliant lighting could be included within Policy DC: Developer Contributions and Social Infrastructure.</p>	<p>compliant lighting – this is not something that the Parish Council has any certainty of achieving and would be difficult to justify as meeting the legal tests for S106 funding.</p> <p><i>Include reference International Dark Sky Reserve criteria within the policy and supporting text as suggested.</i></p> <p><i>Include reference to the use of integral blinds that are automatically operated at dusk by light sensors where skylights or large expanses of glazing are proposed.</i></p>
Cranborne Chase AONB	29	Policy LC g)	<p>Something does not seem to be quite right about the first two lines of section g) of policy LC. The 'approach from the south along the Higher Shaftesbury Road' does not seem correct. The approach to Pimperne village from the Higher Shaftesbury Road is from the west, but the rest of the text appears to relate to views gained from the south and north on the A354 road.</p>	<p>The intent of the policy was to ensure that the impact of development on view from along the A354 (not the Higher Shaftesbury Road) was properly considered.</p> <p><i>Amend policy to refer to the view from along the A354.</i></p>
Cranborne Chase AONB	29	Policy LC h)	<p>Section h) does not make any reference to the area on the northern side of the A350 west of Sunrise Business Park, even though this appears to be quite a significant area of the Parish that is currently maintained as open farmland, particularly in views when travelling eastwards on the A350 from the direction of Stourpaine and Durweston.</p>	<p>Whilst this area is AONB, it has not been highlighted in any studies (or through local consultation) as locally important in terms of gap / features. However its open undeveloped nature can be noted in the supporting text, and reflected through a minor amendment to criteria (b) to refer to higher ground and open vistas.</p> <p><i>Add paragraph to reflect the open and undeveloped nature of this area and amend (b) to</i></p>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				<i>read “should avoid higher ground and open vistas where...” and broaden the second sentence to include both of these criteria.</i>
Local resident	35	Policy LC	Pimperne is an attractive small Dorset village and should be kept as such - not saturated into a rapidly expanding Blandford.	Noted – the Pimperne NP is not proposing large scale development that would merge with Blandford and is reiterating the importance of maintaining a strong gap between the two.
Wyatt Homes	35	Policy LC Policy SB	<p>Reference quoted from Examiner’s plan (5.35) that provides a clear indication that so long as the area to the south of Letton Park within the boundary of Pimperne Parish is developed sensitively, the important landscape gap between Blandford Forum and Pimperne could still be retained.</p> <p>The North Dorset Strategic Landscape and Heritage Study Stage 2 Assessment: Blandford (Forum and St Mary) prepared by LUC on behalf of Dorset Council forms part of the evidence base for the emerging Dorset Council Local Plan and its conclusions that the setting of the non-designated former parklands belonging to Letton House (no longer extant) and the grade II Langbourne House may be achieved by not developing past the southern boundary of Letton Park.</p> <p>The 4th sentence of para 35 of the supporting text should be amended to read “The landscape south of Letton Park can accommodate development without harming the landscape function of the gap, so long as it respects the treed and distinctive character of Letton Park and is suitably and sensitively landscaped in accordance with the objectives of policy LC.”</p>	<p>The quote from para 5.35 of the Examiners Plan is misleading inasmuch it was intended to reflect the comments made in the representations as part of the Reg 16 consultation (as explained in 5.32) and are not the Examiner’s conclusions (which follow in section 5.36 – 5.39 under the heading “My conclusions on these non-allocated sites”).</p> <p>Should the site be allocated through the Local Plan as a strategic site, at that stage it would take precedent and it would be appropriate to make changes to the Neighbourhood Plan. However the Dorset Local Plan is at an early stage and the LUC study shows the area to be of moderate-high landscape sensitivity. It is not advocating that it would be appropriate to build beyond the currently allocated Blandford + site and has not been subject to consultation. The response from the Cranborne AONB (in relation to the proposals for development in this location) consistently highlight the importance of the protection of the AONB setting and their strong objection to this allocation (see earlier comments).</p> <p>The current wording in the Neighbourhood Plan has not been changed as part of the review, and</p>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
			In this regard, it is necessary for the settlement boundary to also reflect this proposed allocation, either through including it within the settlement boundary or making specific reference to the allocation and stating clearly that the settlement boundary will be drawn around this in a future Neighbourhood Plan review.	was found by the Examiner to have met the basic conditions. In this context it is not considered necessary or appropriate to make the changes suggested by Wyatt Homes.
Cranborne Chase AONB	38		Footnote 1 on page 7, the AONB website address has changed https://cranbornechase.org.uk/	Noted <i>Update hyperlink</i>
Cranborne Chase AONB	39	Policy LGS	In relation to Policy LGS: Local Green Spaces, the review should consider the green spaces on the eastern side of the A354 as they contribute significantly to the character of the village, and also have considerable scope for environmental and biodiversity enhancements that could contribute the achievement of policy LWCPS: Local Wildlife Corridors and Protected Species.	The LGS designation of this area is not something that has been subject to consultation as part of the review, but the table in page 24 of the Plan (which outlines sites that have been considered for development but were rejected) does set out the reasons why this site is not considered suitable for development. It is suggested that the importance of archaeological features within the landscape is instead reflected through adding a further criteria to Policy LC. <i>Add new criteria to Policy LC to highlight the need to respect the historic character of the landscape, cross-referencing the many such sites evidenced in the Dorset Historic Environment Record.</i>
Local resident	41	Policy LGS	I would like to see more being done on the old school field - some community area - villagers who enjoy gardening could give half a day once a fortnight to help with start up/ maintenance.	Noted – this could be raised directly to the Parish Council as a possible volunteer project.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Natural England	47	Policy LWCPS	NE advise consideration of Biodiversity Net Gain (BNG) priorities in the area, and encourage the plan to incorporate BNG and other available ecological enhancements. Consideration might be given regarding the use of fruiting trees within the plan to provide both a biological benefit and one for the local community.	<p>The plan follows the Dorset Protocol in requiring a Biodiversity Plan to be submitted with any Planning Application on sites over 0.1Ha or which are likely to give rise to an adverse impact on biodiversity. This could be explained in more detail with reference to the use of fruiting trees.</p> <p><i>Include additional paragraph providing an update regarding the Dorset Protocol, biodiversity gain requirements and reference to consideration of fruit trees as part of any mitigation / compensatory measures.</i></p> <p><i>Map 4 can also be updated to include the latest data on ecological potential (as published on https://explorer.geowessex.com/?layers=51,4310,14745,14746&basemap=26&x=390989.97&y=110183.12&epsg=27700&zoom=14)</i></p>
Cranborne Chase AONB	65	Policy LBC c)	<p>The AONB Partnership welcomes the consideration of parking issues in villages that do not benefit from regular and frequent public transport. It is a sad fact that living in a rural village does require personal transport and the discussion in paragraph 65 is welcomed. Whilst parking provision can be included within new developments the shortage of onsite parking and the provision of additional parking at existing properties can have significant adverse impacts on the character of the local landscape and the quality of the local environment.</p> <p>Far too many new buildings have insufficient storage space and that is why garages have a tendency to be repurposed and therefore this will need to be considered</p>	<p>Support welcomed.</p> <p><i>Include reference in the supporting text to the need for good internal space / external storage in order to reduce the likelihood of garages being repurposed.</i></p>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
			in terms of internal space or sufficient garden space to accommodate storage for bikes etc.	
Local resident	65		Suggest that this sentence is split into 2, one on the number of parking spaces and one on preventing flooding.	The two are linked – it is the design of parking spaces (as permeable) due to the flooding risk that is being conveyed
Local resident	65	Policy LDC c)	Any new housing must include proper parking with the lack of public transport, 2 spaces per house should be the minimum.	Including a generic requirement along these lines (which would impact on 1 and 2 bedroom properties) is not justified by the evidence we have collected to date.
Local resident	66	Policy LDC c)	Can we strengthen this? Could the policy sentence be broken up so as to be easier to read?	The imposition of specific requirements would require more detailed evidence and viability checking, and therefore the policy has been worded as a supportive one. <i>Break up policy by formatting as bullets</i>
Local resident	65	Policy LDC e)	Electric charging points.	These are referred to in the proposed revisions.
Wyatt Homes	65 66 67	Policy LDC	It would appear that the requirements of Policy LDC conflict with existing policies and guidance on such development management matters: Criteria c). in order to ensure consistency and avoid confusion such policy requirements should align wholly with Building Regulations, Future Homes Standards and other guidance and development plan policies. If such requirements merely repeat what is provided elsewhere in the development plan then there is no benefit in them being included. Criteria d) duplicates what already exists within the NPPF, the Local Plan and BS5837 British Standard for	Dorset Council have noted these changes in their response and have not raised any concerns. Criteria c) is not imposing conflicting requirements but is providing flexibility to taking a different approach to the traditional vernacular. Criteria d) is putting into effect the provision of the NPPF which itself is not part of the development plan and includes reference to aspects such as native species which is specifically supported in Natural England's response.

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			<p>Trees in relation to design, demolition and construction – Recommendations 2012. This renders such requirements as unnecessary.</p> <p>Criteria e) by resisting the provision of garages conflicts with Local Plan guidance (The Bournemouth, Poole, and Dorset Residential Car Parking Study May 2011) with no evidence to support such a different stance being taken.</p>	Criteria e) does not conflict with the adopted parking standards – these do not require the use of garages and highlight the problem of them being repurposed. Further explanation in the supporting text is proposed in light of the AONB comment.
Cranborne Chase AONB	67		The AONB has recently produced guidance entitled 'Right Tree, Right Place' to encourage tree planting that fits and enhances the local landscape character, which could usefully be mentioned.	Noted <i>Reference AONB guidance as suggested</i>
Local resident	67	Policy LDC d)	The areas outside Church Road / Portman Road (which have trees) would benefit from More tree planting and potentially a community orchard or wood.	Tree planting is also strongly encouraged –
Natural England	67	Policy LDC d) and HSA1-3.	The revised Neighbourhood Plan encourages more tree planting. We concur with the idea of using native species only within the plan.	Noted.
Local resident	68	Policy LDC	I would welcome consideration being given to two mature beech trees behind Ankeram in Letton Close when reviewing TPOs in the parish. Recent planning applications demonstrate they are vulnerable	TPO designation is outside the jurisdiction of the Pimperne NP. However, Pimperne Parish Council can consider raising the potential for TPO designation with Dorset Council as part of its ongoing TPO review project
Cranborne Chase AONB	71 72		The AONB Partnership advises it would be appropriate to mention here that the Government's guidance in Planning Practice Guidance is that it may not be possible for locations within AONBs to accommodate in full objectively assessed housing allocations.	Noted <i>Reference the potential limitation referenced in NPPG as suggested</i>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Dorset Council	71 72 73 74	Policy MHN	<p>Whilst the proposed housing figure (276 dwellings) for Pimperne in the emerging Dorset Council Local Plan (DCLP) does not constitute a formal housing requirement figure it sets out Dorset Council's current position in terms of an emerging figure. Policy BLAN7: Land north-east of Blandford Forum in the emerging plan includes proposed development on land within the Pimperne neighbourhood area. This figure will be updated as the DCLP progresses.</p> <p>It would also be useful to highlight the housing that is proposed just outside of the parish on the northern side of Blandford, in the Blandford + Neighbourhood Plan.</p> <p>If the Neighbourhood Plan Review is to propose an alternative housing figure it is considered that the existing Housing Needs Assessment (HNA), which dates back to 2017 and identifies a need for approximately 45 dwellings between 2015 and 2031, should be updated to consider whether this figure is still appropriate. This is considered particularly important in respect of seeking to ensure that criterion b of paragraph 14 of the National Planning Policy Framework (NPPF) is met.</p> <p>Dorset Council has recently published an updated HNA which should be considered when updating the HNA for the Pimperne NP Area.</p> <p>Otherwise, the updates made (in paragraph 74 and Policy MHN) are useful and reflect changes to national policy in respect of the provision of affordable homes for sale on major development sites, and the updated table showing the current housing potential in the Pimperne neighbourhood area (paragraph 98) is useful and reflects</p>	<p>Agree that it would be appropriate to review the housing needs data in conjunction with Dorset Council. This has now been done.</p> <p><i>Reflect findings of Housing Needs Assessment in the plan, including the proposed revised housing target of 'at least 61' dwellings.</i></p>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
			the most up to date position based on the monitoring data that is currently available.	
Wyatt Homes	71 72 73 74	Policy MHN	<p>The Neighbourhood Plan review has a different plan period to the emerging Local Plan of 2016-2031 as opposed to 2021-2038. Notwithstanding this, the Neighbourhood Plan review only seeks to accommodate sites for the delivery of approximately 65 dwellings (equating to 4.3 dwellings per annum), a significant difference to that indicated in the emerging Local Plan of 276 dwellings.</p> <p>It is therefore necessary that additional land is allocated for development within the Neighbourhood Plan review to ensure the housing requirement is met in full. Furthermore, the emerging Local Plan, which is likely to be at an advanced stage by the time of any Examination into the Neighbourhood Plan, allocates land south-west of Letton Park, within the Important Gap. The Pimperne Neighbourhood Plan must reflect such policies as required by the Basic Conditions.</p>	See above and Housing Needs Assessment report. This concludes that there is no need to allocate further land at this time. The decision on the potential strategic allocation is one to be taken through the Local Plan and is the basis for the emerging Local Plan figure being in excess of that shown in the Housing Needs Assessment.
Local resident	71 72	Policy MHN	We have too many buildings going up in Pimperne already	The revisions to the NP are not proposed to increase the amount of development further.
Cranborne Chase AONB	73	Policy MHN c)	The AONB recommends that in the last line, 'should' ought to be replaced by 'will'.	The reference to 'should' is considered appropriate in relation to the Local Plan context, but the latter could be made clearer in terms of the Local Plan policies reference to meeting local needs at the larger villages.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				<i>Amend supporting text to clarify the basis for development being to meet local (as opposed to strategic) needs at the villages.</i>
Cranborne Chase AONB	73	Policy MHN d)	In connection with paragraph 64 of the NPPF, the addition lines to paragraph d) of the policy could be amended to the lower threshold.	Having discussed this with the link officer at Dorset Council, they concur that they would support adjusting the housing policy to set the affordable housing threshold at the lower level of 5 units, and that in their view such a change will help demonstrate that the plan has regard to national planning policy regarding affordable housing. <i>Amend paragraph d) of the policy to the lower threshold and update supporting text accordingly.</i>
Local resident	74	Policy MHN	What constitutes 'Affordable Housing' these days given the low wages in the area, developers commitment may not be appropriate, Housing Association developments would be better.	The definition of affordable homes is set out in national planning guidance – this could be included within an explanatory box in the text. The type of affordable homes needs to reflect local needs – and the latest information from the housing register will be noted in the plan. <i>Update plan to include explanatory box on affordable housing types, and latest available data on affordable housing need.</i>
Local resident	79	Policy CF	Farquharson Arms site for community use.	The policies seeks the retention of this facility, and that every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of these valued assets.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Dorset Council	80	Policy CF	The updates to both paragraph 80 and Policy CF reflect the current situation and are considered useful.	Support noted.
Local resident	80	Policy CF	In regards to the shop / PO it should not be for the public to find options but the parish council to support and help attract the building of this feature. Why, given the recent approvals of mass homes, was the PC not pushing for a development of a commercial property as well?	There have been no recent approvals of mass homes in the parish. The Parish Council objected to the loss of the shop / PO but the applicant demonstrated (to the satisfaction of Dorset Council) that there was no commercial interest in its continuation.
Cranborne Chase AONB	80	Policy CF b)	The AONB Partnership supports the inclusion of a village shop and Post Office	Support noted.
Local resident	85		This shared route is very narrow in places and extremely close to the main road where vehicles could be traveling at speed	Noted. <i>Amend text to clarify that the shared cycle / pedestrian link (in places) is narrow / not compliant with current guidance on width.</i>
Local resident	85	Policy DC	In regards to the 20mph this is simply ridiculous the roads are completely fine as they are, and could cause an uptake in speeding.	Concern noted, however the overwhelming response was in support of this idea.
Local residents (2)	85	Policy DC	More road signage at the bottom of Down Road, ie, rumble strips at the bottom to slow down the traffic	Highway signage is outside the jurisdiction of the Pimperne NP. There is however clear support to pursue the 20mph project with Dorset Council.
Local residents (4)	85	Policy DC	A354 - excessive vehicle speeds. Holiday makers make chaos on the roads especially when the steam fair is on. The speed limit should be 30mph all the way to the Blandford roundabout given invisible dip and hidden turnings. Any substantial plan regarding traffic speed	The management of the A354 as part of the strategic road network is outside the jurisdiction of the Pimperne NP. However Pimperne Parish Council can raise this separately with Dorset Council Highways

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			should extend to the A354 and not just 'to the west of the A354' as the plan states.	
Local resident	89		Last sentence could be clearer	Noted <i>Rewrite more simply as "In the interim, Section 106 agreements will continue to be used in order to make development acceptable in planning terms."</i>
Local resident	92 98		Update to include permissions granted in 2021/22, e.g. the 5 dwellings approved for Frampton House site on Down Road	The monitoring data is not yet available for the full year.
Dorset Council	104		This new paragraph is useful and reflects the current position.	Support noted.
Dorset Council	107		This new paragraph is useful in terms of setting out the latest position regarding this site.	Support noted.
Dorset Council	110		This new paragraph is useful in terms of setting out the latest position regarding this site.	Support noted.
Dorset Council	113	Policy SB	The new wording proposed is consistent with the policy position as set out in the North Dorset Local Plan Part 1 (LPP1) (2016). However, it should be noted that paragraph 11(d) of the NPPF, in respect of the presumption in favour of sustainable development, currently applies in the North Dorset area due to the recent low delivery of housing in the North Dorset area.	Noted – see response to AONB comment with reference to Policy MHN c)

PRE-SUBMISSION CONSULTATION CONCLUSIONS

The responses indicate that there is no obvious need to amend the plan significantly. The main changes included as a result of this stage of consultation were:

- clarification of the context of exceptional circumstances with reference to major development within the AONB, in line with national policy
- inclusion of references to the International Dark Sky Reserve status of the Cranborne Chase AONB, and improvements to the policy guidance to protect the dark night skies in this context
- amendments reflecting the concerns raised by the AONB in respect of the open nature of land around the area on the northern side of the A350 west of Sunrise Business Park, and its sensitivity to development
- updating of Map 4 to include the latest evidence on ecological potential within the parish
- addition of a new criteria to Policy LC to highlight the need to respect the historic character of the landscape, cross-referencing the many such sites evidenced in the Dorset Historic Environment Record
- revision to the housing target to 'at least 61' dwellings to reflect the findings of Housing Needs Assessment using the latest available data. Amendments to Policy MHN to include a lower threshold for securing affordable housing, and further clarification in the supporting text regarding the strategic / national policy context on the housing need and strategy.

Dorset Planning Consultant Ltd

Director: Jo Witherden BSc(Hons) DipTP DipUD MRTPI

[REDACTED]

telephone: [REDACTED] --- mobile: [REDACTED]

Registered in England – 10086020

email: [REDACTED] --- website: www.dorsetplanningconsultant.co.uk

