

## Wimborne St Giles Neighbourhood Plan – Dorset Council Comments

### Introduction to response

Thank you for consulting Dorset Council on the Wimborne St Giles Neighbourhood Plan (April 2024), we appreciate the significant amount of time and effort it takes communities to get to this stage in the Plan making process. This consultation response is a combined Council response from the Planning Policy, Conservation, Definitive Maps, Environmental Assessment and Transport Planning teams.

Dorset Council has actively engaged with Knowlton Parish Council throughout the preparation of the Neighbourhood Plan. This engagement has helped to shape the Plan and as such this representation mainly contains commentary on the Plan where Dorset Council considers issues remain but is supportive of approaches where appropriate.

### **1. Introduction**

#### Plan Period

The front cover confirms that the Plan period will cover the years 2021 – 2036, a fifteen-year time horizon or eleven years from anticipated making of the plan.

#### Neighbourhood Area

Dorset Council supports section 1.1 and Map 1 (also submitted separately) which discusses and depicts the Neighbourhood Plan area, a requirement for submission. The proposed Wimborne St Giles Neighbourhood Plan area is associated with the St Giles Estate, the home of the Earls of Shaftesbury.

For the examiner’s benefit, it should be noted that the area does not coincide fully with the civil parish boundary of Wimborne St Giles (which is part of the group of parishes overseen by Knowlton Parish Council), as the plan area includes a small portion of land lying within the parishes of Gussage All Saints, Woodlands and Edmondsham. Both adjoining parish councils have offered their consent in writing for the area to be designated at the beginning of the process and again at the end of the process to re-confirm support for the Plan to be submitted to Dorset Council. As Woodlands parish is part of the Knowlton group, no consent was required.

As the spatial relationship between the group parishes and designated Neighbourhood Area is relatively complex the full names of the group parishes and their component parishes are listed below for the examiner’s convenience.

- Parishes that make up the Knowlton Group Parish Council are: Chalbury, Horton, Wimborne St Giles and Woodlands
- Parishes that make up the Vale of Allen Group Parish Council are: Gussage All Saints, Gussage St Michael, Hinton, Crichel and Witchampton
- Cranborne & Edmondsham Parish Council is a joint council covering the village of Cranborne and hamlet of Edmondsham.

## **2. The Planning Context**

### **National Policy**

On the 30 July 2024 the Government published an open consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system. The consultation closed on Tuesday 24 September 2024 with the outcome not anticipated until later in the year or next. Dorset Council comments therefore continue to reference the NPPF, December 2023 version.

The NPPF (December 2023), paragraph 83 advises “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”

Paragraph 84 continues “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply”. Summarised as an essential need for a rural worker to live near their place of work, development would represent the optimal viable use of a heritage assets or enable its future, the development would re-use redundant buildings and enhance its immediate setting, the development would involve the subdivision of an existing residential building or the design is of exceptional quality.

It is noted that the supporting Site Options and Assessment Report (March 2022) reference these paragraphs, and they also form a useful checklist for our assessment of proposed site allocations within Chapter 7 of the Plan.

### **Spatial Strategy**

Consideration should also be given to the current and anticipated settlement strategy set out in the Adopted Christchurch and East Dorset Core Strategy (April 2014), saved policies from the previously adopted 2002 Local Plan and emerging Dorset Council Local Plan (2021). The East Dorset Local Plan Options Consultation (July 2018) is also considered.

The Christchurch and East Dorset Core Strategy, Policy KS2 Settlement Hierarchy states “the location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.” Wimborne St Giles is identified as a ‘Village’ which are “Settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.”

Core Strategy, Policy LN4 applies to Wimborne St Giles and notes that exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing, in perpetuity, provided that:

- Secure arrangements are included to ensure that affordable housing will be enjoyed by successive as well as initial occupiers.
- The proposed development would provide a mix of affordable housing size and type which meets demonstrated local housing needs.

- The development is small scale and reflects the setting, form and character of the settlement and the surrounding landscape.

Chapter 15 of the saved 2002 East Dorset Local Plan discusses proposals for Cranborne and the Chase Villages. The supporting text explains that Wimborne St. Giles has limited facilities, having a first school, village hall, part time post office and a pub. The local network of lanes is narrow and lightly trafficked and are unsuitable to carry any substantial flows. The chapter concluded that any significant further development would be highly damaging to the character of the village, and would place new housing in an area where employment and most facilities could only be reached by extensive car journeys. No infill or 'village infill' policy envelope was therefore proposed.

Prior to the formation of Dorset Council, the former East Dorset District Council undertook a consultation in July 2018 that identified Wimborne St Giles as a village with a settlement boundary, described as a village infill envelope, appropriate for a minimum of 30 additional dwellings. Map 2 depicts the extent of this area. This work was however never progressed and instead replaced by work on the emerging Dorset-wide Local Plan.

The emerging Dorset Council Local Plan (2021), again, reassessed the settlement hierarchy across the Dorset Council area and instead proposed that Wimborne St Giles is a Tier 4 village without a Local Plan Development Boundary. These settlements are described as typically smaller villages which have a population of less than 500 and few facilities. This tier includes villages with a 'neighbourhood plan development boundary'. Emerging Policy DEV2 suggests that in the parts of the south eastern Dorset functional area beyond the south east Dorset Green Belt, housing growth will be delivered: through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

In Spatial Strategy terms, significant emphasis should still be given to the adopted Christchurch and East Dorset Core Strategy (saved policies of the 2002 Local Plan form part of the development plan). The East Dorset Local Plan Options Consultation (July 2018) and emerging Dorset Council Local Plan (2021) are material considerations but with very little weight, at this point in time.

#### [Cranborne Chase and West Wiltshire Downs National Landscape](#)

Wimborne St Giles is located within the Cranborne Chase and West Wiltshire Downs National Landscape (previously AONB). NPPF (December 2023), the Christchurch and East Dorset Core Strategy (April 2014), emerging Dorset Council Local Plan (2021) and the current Cranborne Chase and West Wiltshire Downs Management Plan 2019-2024 contain relevant policies.

NPPF (December 2023), Paragraph 182 states “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.”

The Christchurch and East Dorset Core Strategy, Policy HE3 Landscape advises that Development proposals will need to demonstrate that the following factors have been taken account:

1. The character of settlements and their landscape settings.

2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
3. Features of cultural, historical and heritage value.
4. Important views and visual amenity.
5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.

Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.

Similarly, the emerging Local Plan Policy ENV4 states that within an AONB (now National Landscape), major development will be refused unless there are exceptional circumstances, and it can be demonstrated to be in the public interest. Minor development within an AONB or affecting its setting, will only be permitted if: it does not harm the landscape and scenic beauty of the AONB and its setting; and it does not conflict with and contributes towards the aims and objectives of the relevant AONB Management Plan.

The Cranborne Chase and West Wiltshire Downs Management Plan 2019-2024 contains a set of objectives and policies.

Policy PT22 “Encourage the identification of affordable housing sites in Neighbourhood Plans where that is consistent with the primary purposes of the AONB designation and takes full account of the local distinctiveness, character, and qualities of the locality.”

Policy PT23 continues “When considering proposals for housing development in the AONB, LPA partners will give emphasis to affordable housing, and will treat the AONB as a rural area (now NPPF December 2023 Para 65) where the government’s restriction on the requirement to provide affordable housing does not apply.”

The Cranborne Chase and West Wiltshire Downs AONB Partnership have consequently been an important consultee in the development of this Neighbourhood Plan.

### [Heritage Assets](#)

Wimborne St Giles is a Grade II\* Registered Park and Garden, and the village has a conservation area with many listed buildings. There are also six scheduled monuments and areas of archaeological potential in the vicinity. Non-designated heritage assets should also be considered.

National Heritage policy is contained in Chapter 16: Conserving and enhancing the historic environment and is supported by planning practice guidance and Historic England advice notes.

Core Strategy Policy HE1 identifies prominent estates such as the St Giles estate where “Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.”

A Conservation Area Appraisal for Wimborne St Giles was adopted as Supplementary Planning Guidance in April 2006.

The Council’s Conservation Team have been a significant consultee in the development of this Plan and have made comments on earlier drafts of the Plan and on all the proposed site allocations (Appendices 1- 3 of this response). These comments remain relevant.

### Sustainable Transport

NPPF (December 2023), chapter 9 Promoting sustainable transport and planning and the Bournemouth, Poole and Dorset Local Transport Plan 3 (April 2011) are relevant. Policy LTP A-1 states a “As far as possible, the LTP will support and encourage development and redevelopment proposals which minimise the impact of the private car by reducing the need to travel, as well as the distance travelled”.

## **5. Preserving the special character of Wimborne St Giles**

### **Design Guidance and Codes**

It is understood that the seven character areas and following Policies 1-11 within the Plan have drawn extensively from the ‘Wimborne St Giles Design Guidance and Codes’ (August 2022) prepared by AECOM.

### **Policy 1. Physical and visual connections**

Policy 1 discusses opportunities to create a permeable network of routes and reflects the recommendations within the Design Codes in section 01 Pattern and layout of buildings (Code 1.1 Meaningful connections and Code 1.2 Prioritise walking and cycling).

Core Strategy Policy KS11 states development must be designed to provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport.

The Council’s Planning Policy Team advise: A suitable approach, no concerns raised.

The Council’s Definitive Maps Team add Policy 1 refers to a permeable network. Should this be permanent? Refers to cyclists and pedestrians but no mention of horseriders. If possible creating a network of routes should be accessible for all users, e.g. be bridleway creation, suitable for walkers (including those in mobility scooters, pushchairs etc) cyclists and horseriders.

### **Policy 2. Aspect and orientation, building and roof lines**

Policy 2 provides guidance on building and roof lines and the avoidance of repetition. The policy reflects recommendations within the Design Codes in section 01 Pattern and layout of buildings (Code 1.4 Aspect and Orientation, Code 1.7 Building lines) and section 04 Architecture and Materials (Code 4.1 Rooflines).

A character area appraisal usefully provides more detail on four-character areas; Village Gateway, Village Green, Lower Allen Valley and Upper Allen Valley (Appendix A).

The Council’s Planning Policy Team advise: No issues raised.

### **Policy 3. Boundary treatments**

Policy 3 discusses boundary treatment and settlement edges and reflects the recommendations within the Design Codes in section 01 Pattern and layout of buildings (Code 1.8 Boundary treatment).

The Council’s Planning Policy Team advise: No issues raised.

### **Policy 4. Scale and massing**

Policy 4 discusses scale and massing with a specific criterion regarding extensions. The policy reflects recommendations within the Design Codes in section 01 Pattern and layout of buildings (Code 1.3 Scale, form and massing) and section 05 Building modifications (code 5.1 Household extensions).

The Council’s Planning Policy Team advise: No issues raised.

### **Policy 5. Architectural composition and detailing, materials and colour palette**

Policy 5 seeks to closely align new development with the material and colour palette found in the area. The policy reflects recommendations within the Design Codes in section 04 Architecture and Materials (Code 4.2 Facades and fenestration, code 4.3 Architectural details and colour palette).

Core Strategy Policy HE2 states that development will be permitted if it is compatible with or improves its surroundings in layout, site coverage, architectural style, scale, bulk, height, materials, landscaping, visual impact, the relationship with nearby properties and mature trees.

The Council’s Planning Policy Team advise: No issues raised. It is however noted that footnote 4 Energy Efficiency and Historic Buildings – How to improve Energy Efficiency (June 2018) has been replaced by Adapting Historic Buildings for Energy and Carbon efficiency (July 2023).

#### [Policy 6. Incorporating low carbon energy solutions](#)

Policy 6 discusses technology that can be incorporated to harness low carbon energy solutions. Passive solar heating, solar panels, and ground / air source heat pumps. The policy reflects recommendations within the Design Codes in section 07 Sustainability (Code 7.2 Sustainable buildings, 7.3 Building fabric, 7.4 Low carbon energy solutions).

The Council’s Planning Policy Team advise: No issues are raised

#### [Policy 7. Accommodating the motor vehicle](#)

Policy 7 sets out design requirements for motor vehicles. Car charging points should be integrated into the design. Driveways are expected to be of porous material. The policy reflects recommendations within the Design Codes in section 01 (Code 1.9 Car parking).

Core Strategy Policy KS12 requires cycle and vehicle parking for residential development to be of the highest quality design and to use land efficiently. Core Policy ME6 states the design, construction, operation, and maintenance of SUDS must meet national standards.

NPPF (December 2023), Paragraph 116 criterion e) states development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

The Council’s Planning Policy Team advise: No issues raised.

#### [Policy 8. Storage for waste, recycling etc](#)

Policy 8 requests applicants demonstrate how bin stores, metre boxes and utilities are shown on plans and integrated into the property. The policy reflects recommendations in within the Design Codes in section 06 Waste, recycling, and utilities (code 6.1 Front of building /plot storage)

The Dorset Council validation checklist was adopted on 1 October 2022, updated April 2024. [83eea2e9-38c0-1da2-4553-c44b46b29b33 \(dorsetcouncil.gov.uk\)](#) For all new development and uses that produce domestic and commercial waste and recycling the plan must show arrangements for storage and collection of waste. The guidance cross references to the Guidance notes for Residential Development October 2022 produced by the recycling and

waste department. [cf0f517c-9a18-038d-54a5-4a7b8180d7f3 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk) The checklist is however silent on metre boxes and utilities.

The Council’s Planning Policy Team advise: No issues raised.

### [Policy 9. Incorporating landscape features, wildlife and sustainable drainage](#)

Policy 9 seeks to retain mature trees and hedgerows within the layout where feasible. Where removal would achieve a better design replacement planting must be provided, preferably on-site where the opportunity exists. The loss of ancient or veteran trees will similarly be resisted. Applicants are also required to demonstrate how they will incorporate biodiversity and sustainable drainage measures. The policy reflects recommendations within the Design Codes in section 06 Waste, recycling, and utilities (Code 6.2 Waste Management), section 07 Sustainability (code 7.1 Biodiversity) and section 02 Green Infrastructure (code 2.1 Woodlands, trees and hedgerows, code 2.3 Landscaping).

NPPF (December 2023), Paragraph 136 discusses the important contribution trees make to the character and quality of the urban environment. Planning policies and decisions should ensure that new streets are tree-lined (Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

NPPF (December 2023), Paragraph 186 states development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (For example infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists.

The Christchurch and East Dorset Core strategy, Policy HE3 explains proposals will need to take account of “Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.” Saved policy DES7 of the East Dorset Local Plan 2002 applies to trees with TPOs or in conservation areas and states “Where trees of amenity value are unavoidably lost, then, where the opportunity exists, they should be replaced nearby.”

The Council’s Planning Applications Validation Checklist (1 October 2022, updated April 2024) requires all applications to provide arboricultural information if there are trees on the property (or adjoining property) and if any tree is within falling distance of the proposed development.

For applications in the AONB, the applicant should include measures taken to retain existing landscape features (e.g., important trees and hedges) or encourage natural regeneration. Further guidance prepared by Dorset Council [Trees and development guidelines - Dorset Council](#)

For planning applications that require a Flood Risk Assessment (FRA), the FRA must: consider a design for biodiversity net gain as part of the SUDS design. Please see our Sustainable drainage advice note on our website. [Sustainable Drainage Systems Advice Note \(dorsetcouncil.gov.uk\)](#)



The Council’s Planning Policy Team advise: No issues raised.

### Policy 10. The Watermeadows and other important Green Spaces

Policy 10 seeks to respect the landscape character and wildlife interest of the water meadows which are defined on Map 3. Policy 10 also identifies six local green spaces which will be protected from inappropriate development and are justified in the table on page 22. The introduction of permissive paths is supported subject to four objectives and a project outlined. The policy reflects recommendations within the Design Codes in section 02 Green Infrastructure (code 2.2 open and green spaces).

### The Watermeadows

The River Allen is a Priority Habitat, the Watermeadows aligns with the river flood plain and the area is special to the local community.

The Council’s Planning Policy Team advise: We have no concerns with the proposed approach.

### Local Green Spaces

NPPF (December 2023), paragraph 105 explains that Local Green Spaces should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The Council’s Planning Policy Team advise: The six proposed local green spaces are all close to the community they serve, are demonstrable special and are not extensive tracts of land.

### Public rights of way network

NPPF (December 2023), paragraph 108 states “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that” bullet point C) continues “opportunities to promote walking, cycling and public transport use are identified and pursued”.

The Christchurch and East Dorset Core Strategy, Policy KS11 advises that “Development should be in accessible locations that are well linked to existing communities by walking, cycling and public transport routes.”

The Council’s Planning Policy Team advise: The four objectives required to improve and expand the public rights of way network are supported.

The Council’s Definitive Maps Team add “with regards to Policy 10; Permissive paths would complement the existing public rights of way network, but since permission can be withdrawn at any time they would not improve or expand the network. I would suggest dedication of new public rights of way where possible.”

### Policy 11. Dark skies and external lighting

Policy 11 seeks to conserve and enhance the quality of the dark night skies and prevent glare affecting the Cranborne Chase National Landscape (AONB). The policy reflects recommendations within the Design Codes in section 07 Sustainability (code 7.6 Street lighting).

NPPF (December 2023), Paragraph 191 states “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects” In doing so they should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

The Cranborne Chase and West Wiltshire Downs is an International Dark Skies Reserve (IDSR) and the AONB Management Plan has seven policies related to Dark Night Skies. [11.- Dark-Night-Skies.pdf \(cranbornechase.org.uk\)](#) Policy DNS2 seeks to “Retain IDSR status through continuous improvements to lighting/retrofitting schemes.” and “Embed good practice lighting guidance within their Local/Development Plans”.

The emerging Dorset Council Local Plan, Policy ENV11 Amenity advises “Proposals for external lighting schemes (including illuminated advertisement schemes) should be clearly justified and designed to minimise potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects.”

The Council’s Planning Policy Team advise: Policy 11 reflects National Policy, the AONB Management Plan and emerging local planning policy.

### Policy 11b. Features of local historic importance

Policy 11b emphasis that care should be taken to retain and reveal the many historic buildings that contribute to the historic character of Wimborne St Giles including the many Estate cottages and traditional farm buildings.

The Council’s Conservation Officer advises:

The plan benefits from a heritage-specific policy 11b which makes reference to a provisional list of non-designated heritage assets. However, heritage considerations have been spread over several policies in a piecemeal fashion.

Appendix B includes a provisional list of non-designated heritage assets. During site visit the Telephone box fronting Bottlebush lane was also considered a potential heritage asset.

## **6. Development Needs**

### **Housing Requirement**

Chapter 6 discusses housing need in Wimborne St Giles.

The emerging Dorset Council Local Plan set out a proposed housing requirement methodology in the supporting text of policy DEV9 and within Appendix 2 however at the time of publication no figure was generated for Wimborne St Giles, which was designated sometime after.

Nevertheless, the proposed housing requirement under this methodology is the sum of completions since the beginning of the Plan period, extant planning permissions, adopted housing allocations, capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced in the SHLAA and a windfall allowance on minor sites (of less than 10 dwellings) and can be calculated retrospectively.

The Neighbourhood Housing Requirement figure for Wimborne St Giles is 20 and made up of 4 existing commitments (April 2020) and a windfall of 16 dwellings on minor sites projected forward to 2038 (1.16 dwellings a year).

This figure should be viewed as minimum requirement and, therefore, can be exceeded. However, the scope of a neighbourhood plan is up to a neighbourhood planning body. There is no requirement for neighbourhood plans to allocate sites or identify any additional land to meet the overall Local Plan housing need figure. Where neighbourhood plans don’t allocate sites it is unlikely that the plan areas would benefit from the additional policy protection provided by paragraph 14 in the National Planning Policy Framework (NPPF).

We would also stress that at this stage the Neighbourhood Housing Requirement is a draft figure and would not become finalised until the Dorset Council Local Plan is adopted.

The Neighbourhood Plan group has, however, undertaken additional research into the needs of their community.

The Plan has considered 2011 census data because as of January 2023 the 2021 census data does not contain a breakdown of house types to this level of detail. Knowlton Parish Council undertook a housing needs survey in 2017, which at that time had 26 households across the grouped parish with an anticipated housing need. Discussions with the local community highlight the desire to have some growth to sustain local facilities and services, such as the pub, shop, school and village hall. The Affordable Housing Need Register identified an affordable housing need for 2 homes for Wimborne St Giles parish in July 2022. The register is primarily aimed at people with an existing rental need and does not look to predict future need.

The St Giles Estate Office also keeps a record of people who have contacted them in the hope of being able to rent one of the Estates’ houses. As of October 2022, the Estate Office were getting on average about 3 enquiries per week, with a waiting list of nearly 70 families, primarily looking for 2 or 3 bedroom properties.

Paragraph 6.9 also references the most recent strategic Housing Needs Assessment undertaken by Dorset Council (November 2021) which suggests a housing mix favouring 2 and 3 bedroom homes, and also 1 bedroom homes in affordable housing tenures.

Paragraph 6.11 concludes that it would be appropriate to seek to deliver a minimum of 20 new homes, of which we would anticipate that 4-5 homes should meet the national definition of “affordable” housing that would be prioritised local people in housing need.

#### Overall Housing Supply and cumulative impact

Paragraph 6.15 states that the proposals contained within this plan would potentially deliver at least 20 dwellings, although these may not all be built over the lifetime of the plan.

Although no specific housing figure is supplied for rural areas such as Wimborne St Giles, policy KS2 identifies Wimborne St Giles as a Village where “only very limited development” will be allowed that supports the role of the settlement as a provider of services to its home community.

Core Strategy, Policy LN4 applies to Wimborne St Giles and notes that exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing, in perpetuity, provided secure arrangements are included to ensure that affordable housing will be enjoyed by successive occupiers, the proposal will provide a mix of affordable housing size and type and the development is small scale reflecting the character of the settlements and surrounding landscape.

The Council’s Planning Policy Team advise: Having raised concerns at the earlier regulation 14 stage we are now content this submission draft Neighbourhood Plan has considered the spatial strategy for the area outlined within the Planning Context chapter above including the national landscape (AONB), heritage and sustainable transport constraints in the area. Outside of the village, national policy seeks to avoid “isolated homes in the countryside” subject to five exceptions and these have been used to assess the suitability of the more rural housing sites.

#### Policy 12. Location and Types of New Housing

10 sites are allocated in the Neighbourhood Plan to provide at least 20 dwellings that should meet identified local housing needs over the plan period. The delivery of these sites should be phased, as far as possible, to avoid more than 2 sites being constructed at any one time.

A mix of dwelling types should deliver affordable homes for rent, starter and shared-ownership affordable homes and open market homes designed for older residents.

On sites of 5 or more dwellings at least 35% and up to 50% of the dwellings should be affordable housing and at least 10% of the total number should be a form of affordable home ownership. Affordable housing should be tenure blind and prioritised on the basis of the Dorset Housing Allocation Policy, cascading to adjoining parishes if there is no local need.

The Council’s Planning Policy Team advise: The proposed mix of dwelling types seems appropriate and the cross reference to the Dorset Housing Allocations Policy is welcomed. We do however have a concern that the proposed phasing of development is overly prescriptive for such a small number of units given the national and local shortage of housing stock.

NPPF (Dec 2023), Paragraph 65, states “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).” The Cranborne Chase and West Wiltshire Downs National Landscape (AONB) is a designated rural area and the collection of obligations on sites of 5 or more dwellings is supported.

### Policy 13. Employment opportunities

Policy 13 supports new employment proposals for offices, workshops, retail, equestrian, tourism, leisure or similar uses subject to being small-scale and the requirements of seven criteria.

The Christchurch and East Dorset Core Strategy, Policy PC4 The Rural Economy states “Although economic development will be strictly controlled in open countryside away from existing settlements, in order to promote sustainable economic growth in the rural area, applications for economic development will be encouraged where development is located in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together. Such proposals should be small scale to reflect the rural character.”

The Council’s Planning Policy Team advise: We consider Policy 13 is in general conformity with Policy PC4 and can be supported.

The Council’s Transport Planning Team advise:

The suggested additional wording, detailed below, would help ensure that thought is given to pedestrians and cyclists in new development proposals and a safe environment is created for all users. Bullet point 2 “the site can be safely accessed for all users, including pedestrians and cyclists, and the potential increase in vehicular traffic would not have a significant adverse impact on the rural character of the local highway network”

### Policy 14. Valued Community Facilities

Policy 14 seeks to retain five valued community facilities identified on map 4. Proposals that provide new facilities, allow existing facilities to modernise and adapt or diversify to become viable would be supported. Three examples are listed.

The NPPF (Dec 2023), paragraph 97 states planning policies and decisions should “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”. And “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.” Criterion d) continues “ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”.

The Christchurch and East Dorset Core Strategy, Policy LN7 directs new facilities to the larger settlements but states “Some facilities can be provided in smaller settlements in innovative ways such as the provision of health care in the home”. The policy continues “Priority will be given to any proposals to allow the multi-use of existing facilities, followed by the expansion of existing, well located facilities to allow for the co-location of facilities and services.” In

addition, “The loss of existing community facilities and services will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of facilities and services for local people.”

The Council’s Planning Policy Team advise: The retention of community facilities is supported and the support for new facilities or existing facilities to modernise and adapt also reflects national policy and local policy LN7.

It is suggested that the three projects listed are moved from the policy text and to a separate projects section, like Project 3.

### Renewable Energy

NPPF (Dec 2023), Paragraph 161 advises “Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”

The Christchurch and East Dorset Core Strategy, Policy ME5 sets out the Council position on Sources of Renewable Energy and states “The Councils encourage the sustainable generation of energy from renewable and low carbon sources where adverse social, environmental and visual impacts have been minimised to an acceptable level.” Proposals for renewable energy apparatus must meet a list of criteria including that “technology is suitable for the location and does not cause significant adverse harm to visual amenity from within the landscape and views into it, and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty is in accordance with its current Management Plan”.

The Cranborne Chase and West Wiltshire Downs AONB Management Plan is also supportive of renewable energy schemes that promote sustainable lifestyles (Policy SRC10). Policy PT16 however clarifies that they “Support renewable energy generation by technologies that integrate with the landscape character, are neither visually intrusive to the AONB or its setting, nor impair significant views to or from it, are not harmful to wildlife, and are of an appropriate scale to their location and siting.”

The Council’s Planning Policy Team advise: At this stage, no policy is proposed but should a scheme emerge, it should have regard to national policy and be in general conformity with strategic local policies.

## **7. Potential development sites**

### **Site Assessment Criteria**

Chapter 7, Paragraph 7.1 explains “Sites around the village or related to the smaller hamlets were identified, and subject to detailed assessment and consultation, including environmental checks.” Those sites that were broadly supported and found to be potentially suitable are listed in the subsequent table and depicted on Map 6 and 7. The intention is that sites will be brought forward in phases to minimise disruption and allow the community to absorb new development.

The Christchurch and East Dorset Core Strategy, Policy KS2 Settlement Hierarchy sets out “the location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.” Wimborne St Giles is identified as a ‘Village’ which are “Settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.”

NPPF (Dec 2023), Paragraph 82 states “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

NPPF (Dec 2023), Paragraph 83 continues “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

NPPF (Dec 2023), Paragraph 84 explains “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:”

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality

The Planning Policy Team refer to NPPF (Dec 2023) paragraphs 82-83 to assess the suitability of rural sites and paragraph 84, where exceptional circumstances might apply.

The Council’s Conservation Team have also been a significant consultee in the development of this Plan and have made comments on earlier drafts of the Plan and on all the proposed site allocations (Appendices 1- 3 of this response). These comments remain relevant.

**Policy 15. Land east of Bottlebush Lane (White Cottages) (WSG001)**

Policy 15 seeks to allocate land east of Bottlebush Lane for 2 dwellings subject to design criteria.

The supporting text notes that the site is “not contiguous with the existing built form of the village” but argues “the site is in close proximity”. Paragraph 7.5 explains “This section of the Allen Valley is characterised by low density, linear development running parallel to and facing towards the river. The site is in the Conservation Area and in proximity to several Grade II Listed buildings (the Manor House with its associated lodge building, French’s Farmhouse and the Road Bridge), but it is anticipated that the setting of these heritage assets should not be harmed by sensitively designed and located development.”

The Council’s Planning Policy Team advise: Although some reference is given to the historic pattern of development along the river corridor and similar pairs of estate cottages, we are concerned that new development on this site is located some distance from the centre of Wimborne St Giles and could be considered an isolated dwelling. Nor has there been any justification under NPPF (Dec 2023), Paragraph 84.

**Policy 16. Plot in front of the Terrace, adjoining No. 13 (WSG003)**

Policy 16 allocates a single dwelling subject to design criteria. The plot is located at the end of an existing row of terraces and is considered a suitable infill plot.

The Council’s Planning Policy Team advise: This policy fulfils, NPPF (Dec 2023), paragraph 83 requirement to be located where it will enhance or maintain the vitality of rural communities.

**Policy 17. Land adjoining the Playing Fields, opposite Park Lane (WSG006)**

Policy 17 allocates the site for residential development with an anticipated capacity for 10 dwellings of which up to 50% would be a form of affordable housing to meeting local housing need. Homes should be designed for older residents’ needs.

The policy expects a design-led approach should be taken on this site, with the scale, design and layout needing to respect the setting of the Conservation Area and historic buildings, including intervisibility with the Grade 1 Listed church and the row of Estate cottages along Park Lane.

The site will be accessed by either one or two vehicular entrance points with safe pedestrian access connecting to the rest of the village (possible through the school grounds). The pattern of development including internal layout and spacing between development would be expected to be in keeping with the village character.

The Council’s Planning Policy Team advise: This policy fulfils, NPPF (2021), paragraph 79 requirement to be located where it will enhance or maintain the vitality of rural communities



Heritage (WSG006)

At the regulation 14 consultation stage the Conservation Officer had concerns (Appendix 3) that “Development of this site has the potential to cause harm to the setting of listed buildings in the village and St Giles House and grounds and the elevated nature of the site has the potential to impact on views into and out from the conservation area and historic parkland.”

In response, an indicative sketch was circulated to the Conservation Officer in December 2023 who replied in January 2024 (Appendix 2) to indicate:

A much-improved scheme. As follows:

1. A much-reduced scheme. Number of units reduced from 22 to 10 which responds to locality and scale of development in the area
2. Development focused in part of the field retaining more open space on the boundary of the village
3. Buildings positioned around a central courtyard to reflect farmstead arrangements in the area
4. Variety of built form and size of footprint to suggest hierarchy of building and variety of functionality as would be the case with a farmstead

Paragraph 7.16 of the submitted Neighbourhood Plan explains:

“Following on from discussions with the Conservation Team at Dorset Council, the decision was taken to reduce the site area to the western part of the paddock. The eastern edge as now indicated aligns with the rear gardens of properties on Park Lane opposite, showing the furthest extent where residential development (including gardens) may be considered, but the site area may be further reduced as a result of further design work and testing through a planning application. A layout based on a typical farmstead (around a central courtyard) was considered to be a possible approach that could be taken on this edge-of-village location. An indicative sketch of this is shown”

The Council’s Conservation Officer (Appendix 1) has updated their advice:

An indicative layout and artist’s impression of the new development at the land for the site adj to the playing fields (WSG006) has been submitted as part of the Plan. Generally, the purpose of a neighbourhood plan is to establish a brief for development density, building heights, footprint and quantum to ensure development will avoid harm to heritage assets. Devising and applying design and layout is usually undertaken as part of the planning process.

It remains the case that a degree of sensitive development can be supported in principle on this site close to the village core. However, the formal layout of the site, variety of building designs and sizes in one development and addition of domestic features such as large chimneys, picture windows and rooflights appears somewhat confused and unlike the established pattern and purpose of development in the village. The placement of buildings on site with larger buildings located at right angles to the street may impact on views of the setting of heritage assets and wider landscape views of the settlement which would appear to contradict policies 1,2 & 4 presented in the document.

If this layout and building design were submitted as part of the application process to develop the site, it is likely the proposals would not be viewed favourable by the Council. The inclusion of the 3 images in the document is misleading. It is recommended that both artists impressions and indicative layout are removed from the document.

The neighbourhood plan does identify and promote local character and distinctiveness. On balance however, it is not likely that the proposed design and layout of site WSG006 as shown in indicative drawings would sustain the village character and be supported by the Council if an application was submitted and it is suggested the drawings are omitted from the approved Neighbourhood Plan.

#### **Policy 18. Barn at Glebe Farm (WSG007)**

Policy 18 seeks to allocate an existing Barn at Glebe Farm for up to two dwellings, with optional ancillary workspace. The supporting text explains that “These barns form the western and northern sides of the courtyard facing onto Parsonage Lane as it leaves the village. The easternmost barn building has planning permission for office and residential use (staff accommodation) as part of the conversion of the farm as an equestrian stud business.”

The Council’s Planning Policy Team advise:

The barns are no longer suited to agricultural use and the Conservation Team agree that their conversion to residential accommodation or work / studio space would help to conserve and enhance their character.

This policy is considered to fulfil NPPF (Dec 2023), Paragraph 84 criterion C) “the development would re-use redundant or disused buildings and enhance its immediate setting”.

#### **Policy 19. Infill plot on Park Lane (WSG005)**

Policy 19 allocates a single dwelling subject to design criteria. The plot is located within an existing row of terraces and is considered a suitable infill plot.

The Council’s Planning Policy Team advise: This policy fulfils, NPPF (Dec 2023), paragraph 83 requirement to be located where it will enhance or maintain the vitality of rural communities.

#### **Policy 20. Infill plot on Baileys Hill (WSG004)**

Policy 20 allocates a single dwelling subject to design criteria. This site is a patch of overgrown land to the rear of the garden of Corner Cottage, potentially including a small area of what is a very large garden. The plot is located within an existing row of terraces and is considered a suitable infill plot.

The Council’s Planning Policy Team advise: This policy fulfils, NPPF (Dec 2023), paragraph 83 requirement to be located where it will enhance or maintain the vitality of rural communities.

#### **Policy 21. Land off Coach Road (WSG002)**

Policy 21 allocates up to two dwelling subject to design criteria. This site comprises a small corner of a field adjoining with the existing built development reaching out from the core of

the village along Coach Road. The plot is located at the end of an existing row of terraces and is considered a suitable infill plot.

The Council’s Planning Policy Team advise: This policy fulfils, NPPF (Dec 2023), paragraph 83 requirement to be located where it will enhance or maintain the vitality of rural communities.

**Policy 22. Land at North Barn (WSG008)**

North Barn is allocated for residential or business use (or mix / live-work) for up to two dwellings, to be achieved primarily through the sensitive conversion of these historic barns.

The Council’s Planning Policy Team advise: This policy is considered to fulfil NPPF (Dec 2023), Paragraph 84 criterion C) “the development would re-use redundant or disused buildings and enhance its immediate setting”.

**Policy 23. Framptons (WSG014)**

Policy 23 allocates the site for up to 2 dwellings or employment use (or mixed), primarily through the sensitive conversion and potential extension of the historic barns.

The supporting text explains “The northernmost barn has been recently refurbished and currently is used for agricultural purpose, whilst the southern barn remains in a dilapidated state and is unsuited to modern agricultural needs.” From “The 1880s historic Ordnance Survey maps, it can be seen that the site was formerly known as South Monkton Farm, and contained both buildings as part of a courtyard-shaped development that would also have included the farmhouse.”

The Council’s Planning Policy Team advise: It is noted that the agricultural barns are no longer suited for agricultural purposes and that the Conservation team agree that their re-use would conserve and enhance their character.

This policy could be considered to fulfil NPPF, Paragraph 84 criterion C) “the development would re-use redundant or disused buildings and enhance its immediate setting”.

**Policy 24. Former chicken sheds, Monkton Up Wimborne (WSG009)**

Policy 24 proposes to remove the existing chicken sheds and allocate the land for two dwellings. A design and heritage-led approach should be taken on this site, with the scale, design and layout needing to respect the setting and significance of the Grade 2 Listed Manor Farmhouse.

The Council’s Planning Policy Team advise: It is noted that the existing chicken sheds are no longer suited for agricultural purposes and that the Conservation team agree, that their demolition would enhance the setting of the listed buildings from the lane and the landscape.

This policy could be considered to fulfil NPPF (Dec 2023), Paragraph 84 criterion C) “the development would re-use redundant or disused buildings and enhance its immediate setting”.

## **Supporting documents**

### **Habitats Regulation Assessment (HRA)**

The Habitats Regulation Assessment (HRA) dated April 2024, updated July 2024 has undertaken a Likely Significant Effects screening and, where required, Appropriate Assessment (AA) of the Neighbourhood Plan. All Neighbourhood Plan policies and sites proposed for potential allocation were assessed in relation to the following European sites:

- Dorset Heathlands SPA / Ramsar
- Dorset Heaths SAC
- Avon Valley SPA / Ramsar
- River Avon SAC
- New Forest SPA / Ramsar
- The New Forest SAC
- Prescombe Down SAC
- Fontmell & Melbury Downs SAC
- Great Yews SAC

A range of impact pathways were considered in relation to these European sites, including recreational pressure, loss of functionally linked habitat, visual and noise disturbance (during construction), atmospheric pollution, water quantity level and flow, and water quality.

Likely Significant Effects were excluded regarding all impact pathways except for impacts on water quantity, level and flow (in relation to the Dorset Heathlands Ramsar, Dorset Heaths SAC, River Avon SAC, Avon Valley, SPA / Ramsar and New Forest SAC / Ramsar) which was taken forward to Appropriate Assessment.

### **Recreational Pressure**

The AA discussed potential recreational pressure effects on the integrity of Dorset Heathlands SAC/SPA and The New Forest SAC/SPA from windfall and (for the New Forest) some allocations in the WSGNP, though only when considered in combination with other projects and plans.

It was therefore recommended that additional wording, accompanied by a map of the relevant recreational catchment, is added to Policy 9 or Policy 12 of the WSGNP to inform developers of the need for project level HRA and potentially the need for mitigation regarding both European sites. For Dorset Heathlands SAC/SPA this should include a reference to the relevant mitigation SPD.

### **Water Quantity, Level and Flow**

The AA discussed the sensitivity of relevant designated habitats and species to Changes in hydrological conditions, primarily due to increased abstraction from Surface water and groundwater sources. However, a detailed review of the South West Water WRMP showed that the baseline supply-demand balance in the Bournemouth WRZ (in which Wimborne St Giles Parish lies) is in surplus during the entire WRMP period.

Therefore, no additional water resources will be needed to support the growth allocated in the WSGNP. Adverse effects on the integrity of all relevant European sites, alone and in-combination, are excluded. No policy mitigation is required.

The Council’s Senior Environmental Assessment Officer advises:

The ‘Report to Inform Habitats Regulations Assessment’ April 2024, Updated July 2024 has been produced by AECOM on behalf of the NP group and can be supported.

We note that no mitigation is required in respect of Water Quality, Level and Flow but that additional policy wording is required to mitigate against the potential impacts upon the Dorset Heathlands SPA / Ramsar and SAC and New Forest SPA / Ramsar and SAC.

We would like to highlight to the Examiner that we will be unable to adopt the Neighbourhood Plan without the addition of the proposed wording (or wording to the same effect) to the Plan and respectfully request that the following mitigation set out in the sections below is included as suggested modifications to the Plan.

**Dorset Heathlands SPA / Ramsar and SAC**

In respect of the Dorset Heathlands SPA / Ramsar and SAC the report acknowledges that it is possible that windfall sites may come forward for consideration during the lifetime of the WSGNP.

To address this, it is recommended (HRA, paragraphs 6.4 and 6.6) that additional wording, accompanied by a map of the catchment, is added to Policy 9 or Policy 12 of the WSGNP to state that ‘Site developers should be aware that net new windfall housing within the 5 km catchment of Dorset Heaths SAC/Dorset Heathlands SPA will require a separate report to inform HRA, for submission to the local planning authority In line with the Dorset Heathlands Planning Framework 2020- 2025: Supplementary Planning Document. Depending on the details, mitigation for recreational pressure impacts may also be required’.

**New Forest SPA / Ramsar and SAC**

In respect of the New Forest SPA / Ramsar and SAC the report acknowledges that it is possible that windfall sites may come forward for consideration during the lifetime of the WSGNP.

It is therefore recommended (HRA, paragraphs 6.9 and 6.11) that additional wording, accompanied by a map of the catchment, is added to Policy 9 or Policy 12 of the WSGNP to inform developers that ‘Site developers should be aware that net new housing (including windfall) within the 13.8km catchment of New Forest SAC/SPA will require a separate report to inform HRA, for submission to the local planning authority. Depending on the details, mitigation for recreational pressure impacts may also be required in line with the emerging New Forest Mitigation Strategy.

### Strategic Environmental Assessment (SEA)

The Submission version of the Neighbourhood Plan is accompanied by an Environmental Report (May 2024). The report concludes that overall, the only significant effects predicted are likely to be positive in nature related to community wellbeing as the Plan seeks to identify land for housing of a range of types, tenures, and sizes. However negative implications maybe recorded in other themes such as climate change, landscape, historic environment, land, soil and water resource and transportation.

Minor positive effects are most likely in relation to biodiversity. There is some uncertainty noted in relation the historic environment, concerning the setting of heritage assets and conversion of historic barns. It is also recognised that the area is not supported by sustainable transport networks contributing to greenhouse gas emissions. The Plan however seeks to support climate change mitigation measures.

Paragraph 5.45 concludes that “No recommendations are made at this stage. The Wimborne St Giles Neighbourhood Plan has an intention to allocate land to meet local housing needs which will lead to largely unavoidable residual impacts reflecting the rural nature of the area and its lack of supporting infrastructure and sustainable transport connections.”

The Council’s Senior Environmental Assessment Officer advises:

I reviewed the SEA which has been submitted for the Reg 16 consultation of the Wimborne St Giles NP, which is titled ‘Strategic Environmental Assessment (SEA) for the Wimborne St Giles Neighbourhood Plan, Environmental Report to accompany the submission version of the Neighbourhood Plan’ (Version 2), dated May 2024 and prepared by AECOM on behalf of the NP group.

The scope of my review of the SEA was to check whether it meets the statutory requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (‘SEA Directive’), which is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (‘SEA Regulations’). The Basic Conditions require conformity with this legislation, since there is a requirement that the making of the plan “does not breach, and is otherwise compatible with, EU obligations”.

As you know, a key area of legal challenge for SEA is the consideration of alternatives. In my opinion, the SEA has considered reasonable alternatives well, since it has provided justification for the identification of the reasonable alternatives, assessed the impacts of the reasonable alternatives, and provided an account of the preferred option chosen (see Chapter 4).

I reviewed a previous version of the SEA back in March 2023 and noted that the SEA concludes that there is still some uncertainty in relation to the effects upon the historic environment. The sites proposed include sensitive heritage sites, such as the conversion of historic barns, and I recommended that the SEA considers these effects in more detail as site proposals emerge to ensure that the potential for effects upon the historic environment are addressed iteratively and fully. The SEA has added to the previous assessment to consider the historic effects in more detail (see section 5.21 to 5.25), and I’m satisfied that the historic effects have been fully considered. However, I would have regard to the comments

of Historic England, as the experts in this field, through the consultation process to ensure that the assessment of effects upon historic assets is adequate.

Overall, I’m satisfied that the SEA meets the statutory requirements of the SEA Directive and Legislation, and therefore the basic condition has been met in this regard.

**Appendix 1: Conservation response (September 2024) to the submission draft Wimborne St Giles Neighbourhood Plan (April 2024)**

**Addendum to conservation response given through the Regulation 14 consultation in March 2023, subsequent site visit on 20 September 2023 and email exchange in January 2024**

**Site visit undertaken Wed 15<sup>th</sup> March 2023 & 20<sup>th</sup> Sept 2023**

**Conservation Background documents:**

NPPF  
National Planning Practice Guide  
Historic England’s Good Practice Advice Notes 1, 2 and 3  
Local Planning Policies  
Wimborne St Giles Conservation Area Appraisal  
The Dorset Local Heritage list  
Historic England -Setting of Heritage Assets

**Conservation response relates to:**

- Known archaeology – scheduled monuments
- Statutory Listed Buildings
- Conservation area
- Non-destinated heritage assets – local assets

At the appropriate stage it is recommend that the Historic Environment Record (HER) is consulted. Please note, there are other environmental designations that these findings do not make comment on regarding any impact the allocations may have on these designations.

SAM – Scheduled Ancient Monument  
SAI – Site of archaeological importance  
CA – Conservation Area  
MD – monuments

**General comments:**

- The plan benefits from a heritage-specific policy 11b which make refence to a provisional list of non-destinated heritage assets. However, heritage considerations have been spread over several policies in a piecemeal fashion.
- Appendix B includes a provisional list of non-destinated heritage assets. During site visit the Telephone box fronting Bottlebush lane was also considered a potential heritage asset.

**Comments on site allocation identified.**

10 sites in total provision up to 25 dwellings – LP potential identified as around 16.  
Comments given previously (September 2023) on proposed sites which were broadly



supportive of areas identified. It is noted that WSG0010 – land east of Monkton Up Wimborne has been omitted from the scheme.

An indicative layout and artist’s impression of the new development at the land for the site adj to the playing fields (WSG006) has been submitted as part of the Plan. Generally, the purpose of a neighbourhood plan is to establish a brief for development density, building heights, footprint and quantum to ensure development will avoid harm to heritage assets. Devising and applying design and layout is usually undertaken as part of the planning process.

It remains the case that a degree of sensitive development can be supported in principle on this site close to the village core. However, the formal layout of the site, variety of building designs and sizes in one development and addition of domestic features such as large chimneys, picture windows and rooflights appears somewhat confused and unlike the established pattern and purpose of development in the village. The placement of buildings on site with larger buildings located at right angles to the street may impact on views of the setting of heritage assets and wider landscape views of the settlement which would appear to contradict policies 1,2 & 4 presented in the document.

If this layout and building design were submitted as part of the application process to develop the site, it is likely the proposals would not be viewed favourable by the Council. The inclusion of the 3 images in the document is misleading. It is recommended that both artists impressions and indicate layout are removed from the document.

**Summary:**

The neighbourhood plan does identify and promote local character and distinctiveness. On balance however, it is not likely that the proposed design and layout of site WSG006 as shown in indicative drawings would sustain the village character and be supported by the Council if an application was submitted and it is suggested the drawings are omitted from the approved Neighbourhood Plan.

Sarah Baines  
Senior Conservation and Design Officer  
Dorset Council  
**Dated 6.9.24**

**Appendix 2: Conservation response (January 2024) to updated sketches for site WSG006 supplied (December 2023)**

From: Sarah Baines  
Sent: Wednesday, January 31, 2024 4:42 PM  
To: Nick Shaftesbury  
Cc: Nick Cardnell  
Subject: RE: WSG.zip via WeTransfer

Dear Nick and Nick

A much improved scheme. My apologies for the bullet point response but I have been on site today and I am due to finish for the day shortly. As follows:

1. A much reduced scheme. Number of units reduced from 22 to 10 which responds to locality and scale of development in the area
2. Development focused in part of the field retaining more open space on the boundary of the village
3. Buildings positioned around a central courtyard to reflect farmstead arrangements in the area
4. Variety of built form and size of footprint to suggest hierarchy of building and variety of functionality as would be the case with a farmstead

Careful consideration of boundary and surface treatments, materials, lighting, signage and entrance arrangements ie gates? which will retain rural character and appearance of the conservation area and boundary and neighbouring heritage assets.

Again my apologies for the brief response but I hope the above is helpful for your meeting tomorrow. I am around on Friday if you want to catch up by phone.

Kind regards

Sarah Baines

Senior Conservation and Design Officer  
Economic Growth and Infrastructure  
Dorset Council

### **Appendix 3: Conservation response (March 2023) to the Pre-submission draft Wimborne St Giles Neighbourhood Plan (February 2023)**

#### **Site visit undertaken Wed 15<sup>th</sup> March 2023**

#### **Conservation Background documents:**

NPPF

National Planning Practice Guide

Historic England’s Good Practice Advice Notes 1, 2 and 3

Local Planning Policies

Wimborne St Giles Conservation Area Appraisal

The Dorset Local Heritage list

Historic England -Setting of Heritage Assets

#### **Conservation response relates to:**

- Known archaeology – scheduled monuments
- Statutory Listed Buildings
- Conservation area
- Non-destinated heritage assets – local assets

At the appropriate stage it is recommend that the Historic Environment Record (HER) is consulted. Please note, there are other environmental designations that these findings do not make comment on regarding any impact the allocations may have on these designations.

SAM – Scheduled Ancient Monument

SAI – Site of archaeological importance

CA – Conservation Area

MD – monuments

#### **Officer Comments:**

- There are no heritage-specific policies included in the local plan and heritage considerations have been spread over several policies in a piecemeal fashion. The plan would benefit having a specific heritage policy.
- No non-destinated heritage assets have been nominated as part of the plan. Assets could include Buildings, Structures, sites and places and can be outside the boundary of the conservation area. I note the plan does refer to the Water meadows and other important green spaces.
- During site visit the following potential assets were identified:
  - No 13 Bottlebush Lane
  - The Village Hall
  - Telephone box fronting Bottlebush lane
  - No 3 Coach Road
  - No 45 Coach Road
  - The school building
  - Estate Cottages along Park Lane

- Houses in the Terrace
- The Estate Sawmill and Timberyard
- Harriet Cottages
- Gardeners Cottage
- The Bull
- 1&2 Bailey’s Hill
- Barns at Glebe Farm
- North barn and attached outbuilding to the south at North Barn Farm
- Barns at Framptons

**Comments on site allocation identified.**

11 sites in total provision up to 40 dwellings – LP potential identified as around 16.

**Site WSG001: East of Bottlebush Lane (White Cottage) – 2 dwellings**

- The site affects the setting of the Wimborne St Giles conservation area.
- Two LB in the immediate vicinity along Bottlebush Lane. The site is also visible from the road bridge approximately 20m SW of French’s farmhouse (all grade II)
- HER monument MD040490 - Historic field boundary along the north side of the field

**Findings:** The site comprises a small field along Bottlebush Lane close to the T junction which splits Bottlebush Lane. The field forms part of a system of fields once used to grow watercress. The site is close to a small coppice of trees which screens the site to the north of Bottlebush lane. The ground rises to the east. Views of the development could be achieved from the junction with Bottlebush Lane and Coach Road to the west and just passed the Manor House from Bottlebush Lane where boundary hedging along the lane is light. There is a historic field boundary which define the field system to the east of the proposed development site.

This is a sensitive site on the southern fringe of the village and is an important green buffer which forms the direct setting of the conservation area. It is considered that limited development could be accommodated on this site from a heritage perspective in keeping the size, design and plot size and depth of other estate cottages plots on the outskirts of the village. However,

- Views from Coach Road and listed buildings along bottlebrush lane, the footpath to Bailey Hill should be a consideration for any development on the southern fringes of the village.
- Any development on this site should respect the setting of neighbouring listed buildings close to the site along Bottlebush lane
- Careful consideration of boundary treatments and materials should be mindful of the open, green character of the site and on the setting of the existing historic field boundary and setting of the conservation area boundary.
- Any development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.

**Site WSG002 – Continuation of Coach Road – 2 dwellings**

- Within the conservation area

- No listed buildings within the immediate vicinity but the site is visible from the listed the road bridge approximately 20m SW of French’s farmhouse – grade II and French’s farmhouse
- HER monument MD04081- Historic field boundary along the north side of the field

**Findings:** The site comprises a small field on the west side of the valley along Coach Road. The site is between modern housing fronting the road and the public footpath across to Bailey Hill. The ground level slopes upwards from the road providing elevated views from the bridge and from Bottlebrush Lane to the east. The site is also located close to an historic field boundary along Harley Cottage. Limited development of an appropriate scale set back within the plot from the lane with soft boundary treatments could help mitigate any harm caused as a result of development within this site. However,

- Views from across the river valley, listed buildings along bottlebrush lane, the footpath to Bailey Hill and Coach Road should be a consideration for any development on the southern fringes of the village.
- This site is within the conservation area and therefore any development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.
- Careful consideration of boundary treatments, plot depth and materials and should be mindful of historic field boundaries in the conservation area.
- Again, any development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.

#### **Site WSG003 – Plot in front of the Terrace – 1 dwelling**

- Within the conservation area
- No listed buildings within the immediate vicinity but three listed buildings facing the lane.
- Site adjacent to No 13 and The Terrace which can be considered non-destinated heritage assets.
- Views of the site and Terrace behind are possible across the valley.

**Findings:** There would not be any demonstrable harm to any known designated and non-destinated heritage assets and there are therefore no substantive heritage issues with this site however,

- The site is within the CA and development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.
- Consideration of building heights, design, materials, siting, soft boundary treatments and distance with neighbouring buildings on local interest important.
- Views from Coach Road should be a consideration for any development on the east side of the river valley.
- Again, any development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.

#### **Site WSG004 – Infill plot Bailey’s Hill – 2 dwellings**

- Within the conservation area

- No listed buildings within the immediate vicinity but two listed structures sitting close to the Weir adjacent to the Village Green
- Nos 1&2 Bailey’s Hill potential to be non-destinated heritage assets.
- No SAMs or SAls on the site
- Opposite woodland associated with the grade II registered park and garden associated with Wimborne St Giles House
- Again, any development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, materials, layout and design.

**Findings:** Existing trees and boundary hedging are considered important contributors to the character and appearance of the conservation area and boundary of the Registered Park and Garden opposite offering screening and enclosure of the site at present. Limited development of an appropriate scale set back within the plot from the lane with soft boundary treatments could help mitigate any harm caused as a result of development within this site. However,

- The site is within the CA and development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, height, materials, layout, siting and design.

#### **Site WSG005 – Infill plot on Park Lane – 1 dwelling**

- Within the conservation area
- Close to boundary of Registered Park and Garden.
- Site between Nos 4&5 Park Lane which are considered non-destinated heritage assets.
- Within the setting of the scheduled Barrows N of St Giles Park
- Impacts upon Bowl Barrow – MD06299

**Findings:** There would not be any demonstrable harm to any known designated and non-destinated heritage assets and there are therefore no substantive heritage issues with this site however,

- Views from St Giles Estate, the Church, Park Lane and the Play area should be a consideration for any development on the fringe of the village.
- The site is within the CA and development would need to respect the vernacular character of Wimborne St Giles in terms of scale, massing, height, materials, layout, siting and design.
- Consideration of soft boundary treatments and distance with neighbouring buildings on local interest important.

#### **Site WSG006 – Land adj playing fields, opposite Park Lane – 22 dwellings**

- The site affects the setting of the Wimborne St Giles conservation area.
- There are five LBs in the immediate vicinity, the nearest buildings are clustered around the village centre.
- The site is situated on elevated ground adjacent to the village green along Parsonage Lane opposite Park Lane which leads to St Giles House and grounds affording views along Park Lane to the mature woodland behind West View.
- The site is intervisible with buildings clustered around the church and village green from Park Lane and is visible from the boundary of the Registered Park and garden, the play park, Parsonage Lane and across paddocks from Butts Close.

- There is substantial screening running along Parsonage Road with glimpsed views into the site possible from the gate entrance into the site.
- Existing trees and boundary hedging are considered important contributors to the rural character and appearance of the conservation area and its setting offering screening and enclosure of the site at present.
- The site was previously submitted to the SHLAA. The SHLAA conclusions state that the "Site is detached and isolated from the village. (Site options and Assessment Report)

**Findings:** The site is on a sensitive fringe of the village due to the elevated position of the site to the village core. This site is outside the main pockets of development within the village and as such, the complete development of the field would erode the green buffer around the village. The layout, number of dwellings proposed and access contradict Policy 2 of the NP and bear little resemblance to the existing built form and linear layout of the village.

There is screening along Parsonage Road but the differences in ground level and new planting buffers will make screening the site difficult from further back. This part of the boundary of the conservation area is not densely developed. The character of the village here is very much of a rural fringe.

There are clear views of the site in relation to the Rectory and stables and church tower from the corner of Park Lane and Parsonage Road. The ground is elevated here making any development particularly visible from the street and across the fields from Butts Close and Park Lane.

Development of this site has the potential to cause harm to the setting of listed buildings in the village and St Giles House and grounds and the elevated nature of the site has the potential to impact on views into and out from the conservation area and historic parkland.

The plot could also potentially be extended north into the field next to Glebe Farm. This would be an encroachment into the countryside and impact negatively on the setting of the conservation area and listed buildings of high heritage value including St Giles House, the Church and Almshouses.

This is such a rural location that the urbanisation of the setting of the buildings would be obvious and uncharacteristic. There is considered to be limited, if any scope for development from a heritage perspective on this site given the constraints identified.

#### **Site WSG007 – Barn at Glebe Farm (conversion) 1-2 dwellings**

- Within the setting of the CA boundary
- Barns can be non-destinated heritage assets for their historic, architectural and group interest.
- Within the setting of the scheduled Barrows N of St Giles Park
- MD- MD040276, MD040274, MD040273, MD040275 – sites of other possible barrows

**Findings:** The barns at Glebe Farm are situated on high ground along Parsonage Road on the fringe of the village. *The easternmost barn building has planning permission for office and*

*residential use (staff accommodation) as part of the conversion of the farm as an equestrian stud business.*

The buildings on site look to form part of a C19 farm complex. The buildings are linear in character and vernacular in their scale, design, and use of materials. The buildings on site could be considered as non-designated heritage assets and their redevelopment and re-use in any proposal for the site would be positive for the character and appearance of the setting of the conservation area and could enhance the setting of the listed building to the south. As this is clearly a farmstead, development would need to respond to this character.

**Other sites towards Monkton Up Wimborne**

**Site WSG008 – Land at North Barn - 2 dwellings**

- Outside the CA boundary
- Barns can be non-designated heritage assets for their historic, architectural and group interest.
- No SAMs or SAs on the site

**Findings:** The land sits between 2 existing estate cottages and a series of agricultural buildings set around a central area including North barn and a linear outbuilding (perhaps a cartshed) attached to the barn to the side, at the end of an access lane off Coach Road. The site is situated in an isolated position between Monkton Up Wimborne and Wimborne St Giles, on low ground surrounded by farmland. Long distance views through the site between buildings are also possible from the footpath to the south of the site of farmland to the north.

The buildings on site form a group associated with agricultural use. The barn and outbuilding are locally important buildings and predate the estate cottages to the NW. The field system to the side and rear of the barns provides visual separation from the estate cottages and context to the site. The buildings are linear in character and vernacular in their scale, design, and use of materials. The buildings on site could be considered as non-designated heritage assets and their repair, redevelopment, and re-use in any proposal for the site would be positive for the character and appearance of the area. However, additional new residential units in this location would infill agricultural land associated with the barns and has the potential to erode the isolated location and setting of the barns and existing estate cottages on site. There is limited scope for development from a heritage perspective on this site given the constraints identified. As this is clearly a farmstead, development would need to respond to the character of existing buildings. The development of land between existing residential buildings and agricultural buildings on this isolated site is likely to be controversial at application stage due to impact on the setting of barns and assessment of other locations and conversion of other modern buildings on site for residential use would be helpful.

**Site WSG009 – Former chicken Shed, Monkton Up Wimborne - 2 dwellings**

- Affects setting and buildings within the curtilage of grade II listed building– Manor Farm



- Site adjacent to HER monument – MD06273 – Site of St Andrew’s Chapel
- Outside the CA boundary
- No SAMs on the site

**Findings:** The existing chicken shed buildings are modern in design and appearance. There is hedging which screen views of the listed building to the along the track. There is a second track to the side of the chicken sheds which continues beyond the site to the east.

This is a sensitive site with the potential of curtilage listed agricultural buildings to the north of the Manor House. Although the SAI is not on the site, the proximity of the designation means that there may be archaeology on the site itself. Any development on this site would need to be subject to an archaeological watching brief to avoid any demonstrable harm to any known designated heritage assets. The site is elevated in relation to the lane with screening to both sides. The demolition of the sheds would enhance the setting of the listed building from the lane and in the landscape. Any development on this site should respect the listed building and historic farm buildings on site. The separation of the curtilage of a listed building to create new residential units is likely to be controversial at application stage due to impact on the setting of the listed buildings and original site layout.

#### **Site WSG0010 – Land east of Monkton Up Wimborne - 2 dwellings**

- Affects setting of grade II listed building– Manor Farm
- Outside the CA boundary
- No SAMs on the site. However, site of former church fronting the lane and remains of Manor Farm and Manor House to the NW of the site.

**Findings:** This is a sensitive site given the archaeological interest, open views of the Allen Valley, historic field boundaries, small scale pocket of adjacent to the site and proximity of the listed building. The site is outside the working area of listed farm complex. Additionally, the proximity of the SAI indicates that there may be archaeology on the site. The site is elevated in relation to the lane with soft screening fronting the lane of the Allen Valley. There is limited, if any scope for development from a heritage perspective on this site given the constraints identified. However, further archaeological investigation of the site may be required. Any development on this site would need to be subject to an archaeological watching brief to avoid any demonstrable harm to any known heritage assets. Any development on this site should respect the setting of the listed building and associated farm buildings would need to respect the vernacular character of existing dwellings in terms of scale, massing, height, materials, layout, siting and design, plot and boundary treatment.

#### **Site WSG0014 – Framptons (barn conversion) - 1 dwelling or 2 business units**

- Outside the CA boundary
- No listed building in the immediate vicinity of the site
- Barns may be considered non-destinated heritage assets for their historic, architectural and group interest, subject to condition and fabric.
- No SAMs or SAIs on the site

**Findings:** The buildings on site may be remnants from part of a C19 courtyard farm complex known as South Monkton Farm. The buildings are linear in character and vernacular in their scale, design, and use of materials. The buildings on site could be considered as non-designated heritage assets, subject to condition and the quality of fabric remaining on site and their redevelopment and re-use in any proposal for the site would be positive for the character and appearance of the area. The subdivision of the site would be controversial at application stage and sensitively approached.