

ANNEX

From my initial reading of the Wimborne St Giles Neighbourhood Development Plan 2021-2036 (Submission Draft dated April 2024), the supporting evidence and the representations that have been made to the Plan, I have the following questions for Knowlton Parish Council (the Parish Council/KPC) and Dorset Council (DC). I have requested the submission of responses **by Monday 14 October 2024**, although an earlier response would be much appreciated. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions to Knowlton Parish Council and Dorset Council

Specific questions of clarification to each Council are listed below, but I would be happy to have comments from either Council about any of the questions asked and from KPC about any issues raised by DC in the Regulation 16 representations not considered below.

Responses on behalf of Knowlton Parish Council (KPC) are given in purple italics.

1. Date of submission to DC

- a. **Question to DC.** Please could the date of the submission of the Wimborne St Giles Neighbourhood Plan (WSGNP) to DC be confirmed?

2. Titles

- a. **Question to KPC.** Paragraph 1.3 of the Plan refers to Wimborne St Giles Parish as being within the group of parishes overseen by Knowlton Parish Council. Is the correct name for “Edmondsham Parish”, “Cranborne and Edmondsham Parish”?

There are two civil parishes that are administered as a group by Cranborne and Edmondsham Parish Council. One is Edmondsham Parish, the other is Cranborne Parish. These adjoin but are not part of the group of civil parishes administered by Knowlton Parish Council, which consists of four civil parishes: Wimborne St Giles, Woodlands, Chalbury, and Horton. The Vale of Allen to the west similarly has a group of parishes. The neighbourhood plan boundary, parish groups and individual parishes (albeit in similar colours) can be seen on the Dorset Explorer website <https://gi.dorsetcouncil.gov.uk/dorsetexplorer/planning/public#map=13.11/50.91687/-1.95967/0&layers=426/60/35/,420/100/100/,223/100/100/&basemap=1/100/100>

- b. **Question to DC.** The Plan refers to the Cranborne Chase National Landscape. Is the correct name Cranborne Chase and West Wiltshire Downs National Landscape, or has the title been altered during the “rebranding” from its previous Areas of Outstanding Natural Beauty (AONB) nomenclature?

3. Habitats Regulations Assessment (HRA)

- a. **Question to KPC and DC.** The Basic Conditions Statement (BCS, page 18) refers to paragraphs 6.4, 6.6, 6.9 and 6.11 of the HRA and the recommendations therein on the issue of possible net new housing and windfall planning permissions for residential development in the Plan area. Furthermore, it identifies the need for mitigation against potential subsequent recreational pressure caused to nearby designated European sites.

Given that the issue would arise for many other locations and windfall development could be proposed anywhere in Dorset, not just within the area of this particular Plan, should the recommendations in the HRA be more appropriately considered strategically in the Dorset Local Plan?

KPC are happy to defer to the expertise of Dorset Council on this issue.

- b. Question to KPC and DC.** If the recommendations are taken forward in the WSGNP, the BCS and HRA refer variously and, it seems to me, inconsistently, to the New Forest Special Area of Conservation (SAC)/Special Protection Area (SPA)/Ramsar. Are these terms or locations being used in the Plan synonymously? Map A.1 in Appendix A of the HRA indicates different boundaries in certain areas. However, so far as the Plan examination is concerned, were I to recommend modifications to Policy 9 or 12, how should I refer to the New Forest group of European/International sites?

KPC are happy to defer to the expertise of Dorset Council on this issue.

- c. Question to KPC and DC.** Map 1.A in Appendix 1 shows the boundary of the New Forest SAC/SPA/Ramsar. Given the irregularity of the boundary, what is the justification for consultation within such a precise area as defined by 13.8km?

KPC are happy to defer to the expertise of Dorset Council on this issue.

- d. Question to KPC.** Please could I be supplied with a map of the Plan area on which the boundaries of 13.8km (or adjusted in answer to Q3c above) from the New Forest group of European/International sites and 5km from the Dorset Heathlands group of European/International sites are superimposed and which, if recommended as a modification to the Plan and subsequently incorporated into the made Plan, would then be suitable for the purposes of the development management process?

DC have indicated that they have the resources to produce this map, so please refer to Dorset Council's response for this.

- e. Question to KPC.** Please may I have copy of the consultation response from Natural England about the latest version of the HRA?

DC have indicated that they had already contacted NE for a response as none was forthcoming as part of the Regulation 16 consultation. This has now been received and will be supplied in Dorset Council's response.

- f. Question to KPC.** The following policy modifications (to Policy 9 or Policy 12) are suggested by DC in the Regulation 16 representations:

“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”.

“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”.

Please may I have any comments from KPC?

KPC are happy to include wording to address this, and, given that this issue is understood to also apply to other forms of development including tourism accommodation, would prefer that this is contained within Policy 9 and its supporting text. It is understood that Dorset Council will propose an amendment to this wording to cover this as part of their response, following their discussions with Natural England, and KPC are happy to defer to the expertise of Dorset Council on this issue.

4. Policy 2

- a. **Question to KPC and DC.** Policy 2 begins with the phrase: “In general, buildings should ...”, which I consider is too ambiguous for effective development management. Therefore, I suggest that the phrase is substituted by : “Unless otherwise justified, buildings should ...”. Do the Councils have any comments?

KPC have no objection to such a change.

5. Residential allocations

- a. **Q to KPC.** The Table at paragraph 7.1 lists the location of potential sites with the appropriate Neighbourhood Plan Policy number. For example, the table shows the location “Continuation of Coach Road” as Policy 18. However, the text (page 43) shows it as Policy 21. There are other anomalies. Please could a corrected table be submitted?

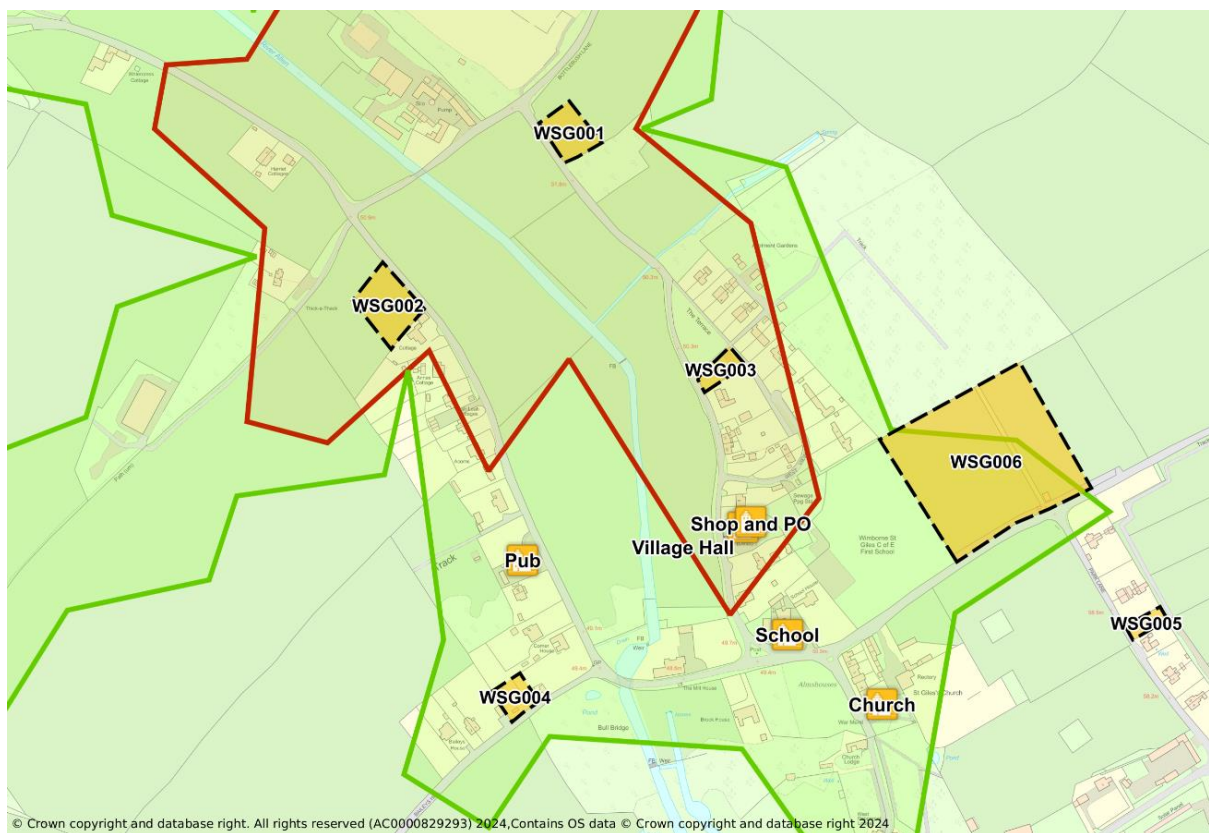
Revised table provided below:

Location	Potential	Map Ref	Policy
Land east of Bottlebush Lane (White Cottages)	2 dwellings (designed as a pair)	WSG001	15
Plot in front of the Terrace, adjoining No. 13	1 dwelling	WSG003	16
Land adj Playing Fields, opposite Park Lane	10 dwellings inc. affordable homes	WSG006	17
Barn at Glebe Farm (conversion)	1 - 2 dwellings	WSG007	18
Infill plot on Park Lane	1 dwelling	WSG005	19
Infill plot on Baileys Hill	2 dwellings	WSG004	20
Land off Coach Road	2 dwellings	WSG002	21
Land at North Barn	2 dwellings	WSG008	22
Framptons (barn conversion)	1 dwelling or 2 business units	WSG014	23
Former chicken sheds, Monkton Up Wimborne	2 dwellings	WSG009	24

- b. **Q to KPC.** The Regulation 16 representations from DC highlight reservations concerning Policy 15 (allocation for two dwellings on land east of Bottlebush Lane). Does the KPC have any response?

The main concerns raised by Dorset Council are in regard to whether the site is considered isolated and distance to the centre of the village.

In terms of whether the site is isolated, there are existing houses to the north, west, south-west and south-east all within a 200m radius, many of which are clearly visible. Furthermore, the site is in easy 5 minute walking distance of the shop, post office and village hall, and no more than 10 minutes' walk from all the other facilities in the village. To evidence this, the following map has been produced using available software which maps the isochrones for walking of 5 minutes (in red) and 10 minutes (in green) from the site in question (WSG001).



The idea of developing this site originated because land here was previously developed and formed part of the village as it is considered by residents. Rather than build on the exact site of White Cottages (which is planted with trees and forms a small copse) or on land to the south side of the copse (which can become waterlogged), land immediately to the north of the copse (WSG001) was chosen.

The previously developed site of White Cottages can be seen from the overlay of the historic maps from the 1880s through to the 1960s as shown on the following pages. The first map is the 1887 overlay on today's aerial imagery showing the White Cottages where the copse now exists and footpath link (as then existed) to the Manor House, that latter an important part of the village history.

The second is the OS map published in 1963 still showing a building in this location.

Map source <https://maps.nls.uk/geo/explore/#zoom=17.8&lat=50.91173&lon=-1.95938&layers=257&b=GoogleSat&o=55> and <https://maps.nls.uk/view/189243183>).

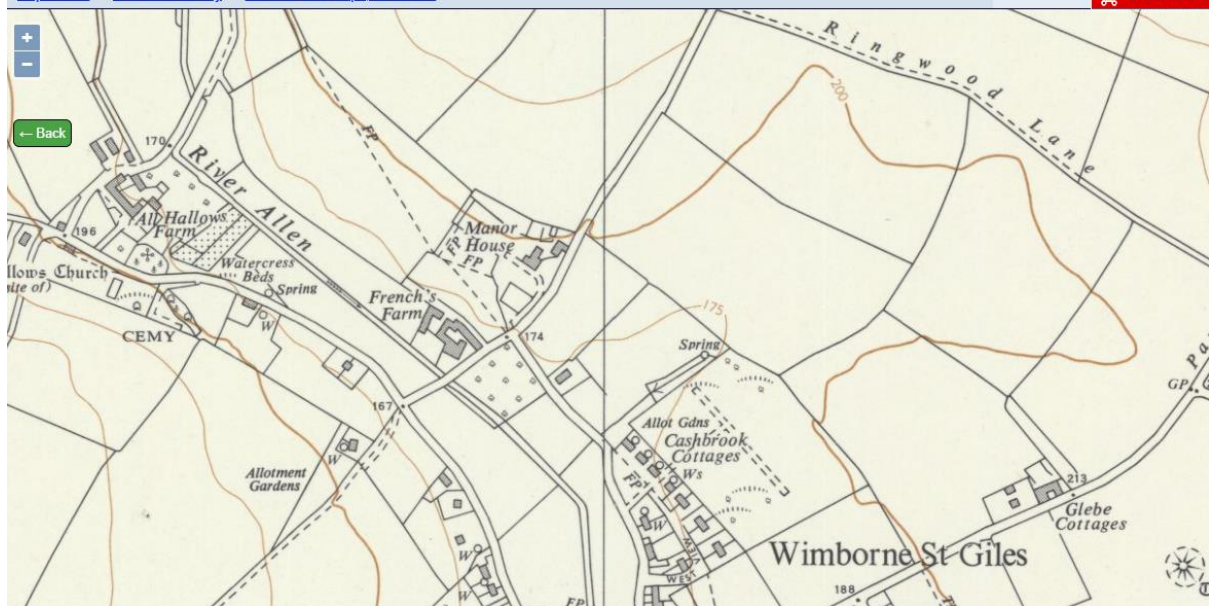


SU01SW - A
Surveyed / Revised: 1954 to 1962, Published: 1963
Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

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- c. **Q to KPC.** The Regulation 16 representations from DC raise concerns in relation to the detail of Policy 17 (allocation on land adjoining the Playing Fields) and suggest that the indicative drawings are omitted from the Plan. Does the KPC have any comments?

KPC are disappointed that Dorset Council are now objecting to the visuals, given that the production of the drawings was as a direct result of a request from the Conservation Officer, and their emailed response to receiving these in early January 2024 (as contained in Dorset Council's Regulation 16 comments) did not highlight any concerns with them, and appeared to satisfy their concerns about

the site's allocation and policy wording. It is only in September 2024 that these concerns about the sketches in terms of layout and building design have been articulated.

The text in the NP refers to the sketches as indicative, and KPC's preference would be retain the sketches in the NP but potentially add clearer labels to indicate their status, such as: "The layout and artists impression were produced to inform the Neighbourhood Plan process, but the actual layout and appearance is likely to evolve further as part of the planning application process and discussions with the community and Conservation Officers"
