



Intelligent Plans
and examinations

Report on the Wimborne St Giles Neighbourhood Plan 2021 – 2036

**An Examination undertaken for Dorset Council with the support of
Knowlton Parish Council on the April 2024 submission version of the
Plan.**

Independent Examiner: Andrew Mead BSc(Hons) MRTPI MIQ

Date of Report: 2 December 2024

Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL
Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

Contents

Main Findings - Executive Summary	4
1. Introduction and Background	4
Wimborne St Giles Neighbourhood Plan 2021–2036	4
The Independent Examiner	5
The Scope of the Examination	5
The Basic Conditions.....	6
2. Approach to the Examination	7
Planning Policy Context	7
Submitted Documents.....	7
Site Visit.....	8
Written Representations with or without Public Hearing	8
Modifications	8
3. Procedural Compliance and Human Rights	8
Qualifying Body and Neighbourhood Plan Area	8
Plan Period.....	8
Neighbourhood Development Plan Preparation and Consultation	8
Development and Use of Land	9
Excluded Development.....	9
Human Rights.....	9
4. Compliance with the Basic Conditions	9
EU Obligations.....	9
Main Issues.....	10
Vision and Objectives.....	11
PRESERVING THE SPECIAL CHARACTER OF WIMBORNE ST GILES.....	11
Policy 1 Physical and visual connections	11
Policy 2 Aspect and orientation, building and roof lines.....	11
Policy 3 Boundary Treatments	11
Policy 4 Scale and massing ision	11
Policy 5 Architectural composition and detailing and colour palette	11
Policy 6. Incorporating low carbon energy solutions	12
Policy 7. Accommodating the motor vehicle	12
Policy 8. Storage for waste, recycling, etc	12
Policy 9. Incorporating landscape features, wildlife and sustainable drainage ..	12
Policy 10. The Watermeadows and other important Green Spaces	13
Policy 11. Dark Skies and external lighting	13

Policy 11b. Features of local historic importance.....	13
DEVELOPMENT NEEDS	14
Policy 12. Location and types of new housing.....	14
Policy 13. Employment opportunities	14
Policy 14. Valued Community Facilities	14
POTENTIAL DEVELOPMENT SITES	15
Policy 15. Land east of Bottlebush Lane	15
Policy 16. Plot in front of the Terrace, adjoining No.13	15
Policy 17. Land adjoining the Playing Fields, opposite Park Lane.....	15
Policy 18. Barn at Glebe Farm	15
Policy 19. Infill plot on Park Lane	15
Policy 20. Infill plot on Baileys Hill.....	15
Policy 21. Land of Coach Road.....	15
Policy 22. Land at North Barn.....	15
Policy 23. Framptons	15
Policy 24. Former chicken sheds, Monkton Up Wimborne.	15
Overview	16
5. Conclusions.....	16
Summary.....	16
The Referendum and its Area	16
Concluding Comments	17
Appendix: Modifications	18

Main Findings - Executive Summary

From my examination of the Wimborne St Giles Neighbourhood Plan (WSGNP/the Plan) and its supporting documentation including the representations made, I have concluded that, subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Knowlton Parish Council (KPC);
- The Plan has been prepared for an area properly designated – the Wimborne St Giles Neighbourhood Area as shown on Map 1 on page 1 of the Neighbourhood Plan;
- The Plan specifies the period during which it is to take effect: 2021 - 2036; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Wimborne St Giles Neighbourhood Plan 2021–2036

- 1.1 Wimborne St Giles is a picturesque small village located in attractive agricultural countryside, about 26km south east of Shaftesbury and 17km north west of Ringwood. The B3081, which links Shaftesbury with the A31 near Ringwood, forms a long section of the north east boundary of the Plan area. The B3078 linking Wimborne Minster (17km) with Fordingbridge (14km), and beyond, crosses the southern area of the Plan. The Plan area lies within the Cranborne Chase National Landscape¹ and, south of the B3078, the land is in the South East Dorset Green Belt.
- 1.2 Wimborne St Giles is a civil parish overseen by Knowlton Parish Council (KPC). The Plan area also includes adjoining land in the parishes of Gussage All Saints, Woodlands and Edmondsham and was formally

¹ In November 2023, the statutory name of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) became the Cranborne Chase and West Wiltshire Downs National Landscape. However, the area is popularly known, and consistently referred to in this Plan, as the Cranborne Chase National Landscape. Therefore, I shall continue to refer to the Cranborne Chase National Landscape in this report.

designated by Dorset Council (DC) in 2021. In 2021, the population of the parish was about 390.²

- 1.3 Discussions about the possible future development of the Wimborne St Giles area were initiated by the St Giles Estate in 2016 and a village wide consultation was held. Work then began in 2021, organised by KPC, to update the consultation of 2016 and carry out further surveys and consultations as part of the preparation of the Neighbourhood Plan. The final version of the Plan was then submitted to DC in May 2024.

The Independent Examiner

- 1.4 As the Plan has now reached the examination stage, I have been appointed as the examiner of the WSGNP by DC with the agreement of KPC.
- 1.5 I am a chartered town planner and former government Planning Inspector and have experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

- 1.6 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;

² See paragraph 3.2 of the Plan.

- it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.8 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.9 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations (under retained EU law)³; and
- meet prescribed conditions and comply with prescribed matters.

1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁴

³ The existing body of environmental regulation is retained in UK law.

⁴ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

2. Approach to the Examination

Planning Policy Context

- 2.1 The current Development Plan for the Wimborne St Giles area, excluding policies relating to minerals and waste development, includes the Christchurch and East Dorset Local Plan Core Strategy (CEDLP) which was adopted by East Dorset District Council in 2014. The Development Plan also includes a number of saved policies from the former 2002 East Dorset Local Plan. A new Dorset Council Local Plan is in preparation. The Local Development Scheme for Dorset Council suggests an adoption date for the new Local Plan of May 2027.⁵
- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF).⁶ In addition, the Planning Practice Guidance (PPG) offers advice on how the NPPF should be implemented.

Submitted Documents

- 2.3 I have considered all policy guidance and other reference documents I consider relevant to the examination, as well as those submitted which include:
- the draft Wimborne St Giles Neighbourhood Plan 2021 – 2036 (submission version April 2024);
 - Map 1 of the Plan which identifies the area to which the proposed Neighbourhood Plan relates;
 - the Consultation Statement (April 2024);
 - the Basic Conditions Report (March 2024 updated July 2024);
 - the Strategic Environmental Assessment (SEA) Report (May 2024);
 - the Habitats Regulation Assessment (HRA) report (April 2024 updated July 2024);
 - the supporting evidence submitted with the Regulation 15 Plan and made available on the Dorset Council Regulation 16 website page;
 - all the representations that have been made in accordance with the Regulation 16 consultation; and
 - the responses dated 24 October 2024 from Knowlton Parish Council and Dorset Council to the questions of clarification in my letter of 30 September 2024, including the letter from Natural England dated 23 October 2024 to Dorset Council.⁷

⁵ [The Local Development Scheme for Dorset Council March 2024 - Dorset Council](#)

⁶ A revised version of the NPPF was published in December 2023. All references in this report read across to the latest December 2023 version. The government has recently consulted on further changes to the NPPF (albeit these are not likely to be published in final form until late 2024/early 2025): [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK](#)

⁷ View all the documents at: <https://www.dorsetcouncil.gov.uk/w/wimborne-st-giles-neighbourhood-plan>

Site Visit

- 2.4 I made an unaccompanied site inspection to the WSGNP area on 1 October 2024 to familiarise myself with it and visit relevant locations referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. No requests for a hearing session were received.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix to this report.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The WSGNP has been prepared and submitted for examination by the KPC, which is a qualifying body. The WSGNP extends over the area designated by Dorset Council in July 2021. I am satisfied it is the only Neighbourhood Plan for the Wimborne St Giles Neighbourhood Area and does not relate to any land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.2 The Plan period is from 2021 to 2036 as clearly stated on the front cover.

Neighbourhood Development Plan Preparation and Consultation

- 3.3 The Consultation Statement (CS) describes the preparation of the Plan with the rounds of consultations in 2016 and 2021 and the involvement of the public and various stakeholders at the stages of the process. The pre-submission Plan was published for consultation under Regulation 14 of the 2012 Regulations from 17 February 2023 until 31 March 2023. An overview of the analysis of responses made by statutory consultees and members of the public, and the matters raised, are summarised in the tables in Appendix 6 of the CS (pages 35 to 58) together with the comments of the Neighbourhood Plan Group and any resulting changes to the Plan.

- 3.4 The final version of the Plan was submitted to DC on 29 May 2024. Consultation in accordance with Regulation 16 was carried out from 12 August 2024 until 24 September 2024. Eight responses were received about the Plan, including those from DC. I am satisfied that a transparent, fair and inclusive consultation process has been followed for the WSGNP, that has had regard to advice in the PPG on plan preparation and engagement and is procedurally compliant in accordance with the legal requirements.

Development and Use of Land

- 3.5 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.6 The Plan does not include provisions and policies for 'excluded development'.⁸

Human Rights

- 3.7 I have read the Basic Conditions Report (BCR) which states that no issues have been raised in relation to the possible contravention of Human Rights. These are fundamental rights and freedoms guaranteed under the European Convention on Human Rights. I am aware from the CS that considerable emphasis was placed throughout the consultation process to ensure that no sections of the community were isolated or excluded. I have considered this matter independently and I am satisfied that the policies will not have a discriminatory impact on any particular group of individuals.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The BCR notes that a Strategic Environmental Assessment (SEA) under EU Directive 2001/42/EC, transposed into (retained) UK law by The Environmental Assessment of Plans and Programmes Regulations (2004), was prepared. The SEA concluded that, whereas there would be significant positive effects due to the identification of land for housing of a range of types, tenures and sizes over the Plan period, there would be minor negative effects associated with climate change, landscape, historic environment, land, soil and water resources and transportation. Nevertheless, the Plan seeks to mitigate the extent of these impacts due to climate change and transportation through policies which support

⁸ See section 61K of the 1990 Act.

climate change mitigation. Statutory consultees did not dissent from the conclusions in the SEA and raised no objections to the submitted Plan.

- 4.2 The Habitats Regulations Assessment (HRA) under EC Habitats Directive 92/43/EEC, transposed into (retained) UK law by the Conservation of Habitats and Species Regulations 2010 (*sic*)⁹, undertook screening for likely significant effects (LSE) and, where required, Appropriate Assessment (AA) of the Neighbourhood Plan. All the policies in the Plan and the sites proposed for potential allocation were assessed in relation to the following European sites: the Dorset Heathlands Special Protection Area (SPA)/Ramsar, the Dorset Heaths Special Area of Conservation (SAC), the Avon Valley SPA/Ramsar, the River Avon SAC, the New Forest SPA/Ramsar, The New Forest SAC, the Prescombe Down SAC, the Fontmell & Melbury Downs SAC and the Great Yews SAC.¹⁰
- 4.3 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. LSEs were excluded regarding all impact pathways except for impacts on water quantity, level and flow (in relation to the Dorset Heathlands SPA/Ramsar, the Dorset Heaths SAC, the River Avon SAC, the Avon Valley SPA/Ramsar and the New Forest SPA/Ramsar). However, it was concluded that adverse effects on the integrity of all relevant European sites, alone and in-combination, could be excluded and no policy mitigation would be required.
- 4.4 Nevertheless, the AA also noted that additional recreational pressure from net new housing from windfall sites and from some allocations in the WSGNP could arise and mitigation may be required. Therefore, the AA concluded that additional wording should be added to either Policy 9 or Policy 12 seeking a separate report to inform the HRA in relation to possible impacts on the Dorset Heaths SAC, the Dorset Heathlands SPA/Ramsar, the New Forest SPA/Ramsar and the New Forest SAC (I consider this conclusion below in paragraphs 4.15 – 4.16 and PM2). I have read the SEA and the HRA report, including the AA and the other information provided and, having considered the matter independently, I agree with the conclusions. Therefore, subject to the modification I recommend below (in PM2), I am satisfied that the WSGNP is compatible with EU obligations as retained in UK law.

Main Issues

- 4.5 Having considered whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the remaining Basic Conditions, particularly the regard it pays to national policy and guidance, the contribution it makes to the

⁹ 2017 (SI No. 1012).

¹⁰ The location of each European Site in relation to Wimborne St Giles Parish is shown on Map A1 in Appendix 1 of the HRA Report (AECOM).

achievement of sustainable development and whether it is in general conformity with strategic development plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.

- 4.6 As part of that assessment, I consider whether the policies are sufficiently clear and unambiguous, having regard to advice in the PPG. A neighbourhood plan policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.¹¹
- 4.7 Accordingly, having regard to the Wimborne St Giles Neighbourhood Plan, the consultation responses, other evidence and the site visit, I consider that the main issues in this examination are whether the WSGNP policies (i) have regard to national policy and guidance; (ii) are in general conformity with the adopted strategic planning policies; and (iii) would contribute to the achievement of sustainable development?

Vision and Objectives

- 4.8 The vision and objectives for the WSGNP are based on key issues raised by local people during the initial stages of the consultation process. The vision is described on page 9 of the Plan. The vision is then used to develop five objectives which set the context for the 25 subsequent land use policies (numbered 1-24, along with a Policy 11b).

PRESERVING THE SPECIAL CHARACTER OF WIMBORNE ST GILES

- 4.9 As befits such a picturesque village and its setting, the focus of the first policy section of the Plan is on safeguarding the attractive appearance of the built-up area and the surroundings. Policies 1 to 5 aim at achieving well designed and beautiful places.

Policy 1 Physical and visual connections

Policy 2 Aspect and orientation, building and roof lines

Policy 3 Boundary Treatments

Policy 4 Scale and massing

Policy 5 Architectural composition and detailing, materials and colour palette

- 4.10 With one exception, these five policies each has regard to national guidance¹² and generally conforms with strategic policies of the CEDLP as set out in the table below. However, I consider that the opening phrase of Policy 2 is unacceptably ambiguous for effective development management and I shall recommend a modification to the policy as a remedy. **(PM1)** The policy would then, along with the Policy 1, Policy 3, Policy 4 and Policy 5 meet the Basic Conditions.

¹¹ PPG Reference ID: 41-041-20140306.

¹² NPPF: paragraphs 131, 135, 136 and 139.

WSGNP Policy	Topic	NPPF paragraphs	CEDLP Policy
1	Physical and visual connections	108 - 111, 131 & 135	KS11 & HE2
2	Aspect and orientation, building and roof lines	131 & 135	HE2
3	Boundary treatments	131 & 135	HE2
4	Scale and massing	131 & 135	HE2
5	Architectural composition and detailing, materials and colour palette	131 & 135	HE2

Policy 6. Incorporating low carbon energy solutions

4.11 Policy 6 considers low carbon energy issues when built development is proposed. The policy has regard to national guidance¹³, generally conforms with Policy ME4 of the CEDLP and meets the Basic Conditions.

Policy 7. Accommodating the motor vehicle

4.12 Policy 7 deals with various aspects of vehicular parking. The policy has regard to national guidance¹⁴, generally conforms with Policy KS12 of the CEDLP and meets the Basic Conditions.

Policy 8. Storage for waste, recycling, etc

4.13 Policy 8 seeks to integrate bin stores, meter boxes and other utility requirements into the design of property. The policy has regard to national guidance¹⁵, generally conforms with Policy HE2 of the CEDLP and meets the Basic Conditions.

Policy 9. Incorporating landscape features, wildlife and sustainable drainage

4.14 Policy 9 aims to incorporate landscape features, wildlife and sustainable drainage in new development.

4.15 Following AA, the HRA concluded that additional wording be added to either Policy 9 or Policy 12 seeking a separate report to inform the HRA in relation to possible impacts on the Dorset Heaths SAC, the Dorset Heathlands SPA/Ramsar, the New Forest SPA/Ramsar and the New Forest SAC. I consider that Policy 9 would be the most appropriate location for the modification.

¹³ NPPF: paragraph 159.

¹⁴ NPPF: paragraphs 104 & 111.

¹⁵ NPPF: paragraph 131 & 135.

4.16 Having sought clarification on the issue with DC and KPC, I have recommended modifications to Policy 9, including the use of a map for consultation purposes submitted by DC in the response dated 24 October 2024, and also the addition of a reference to tourist and equestrian related development (which is compatible with Policy E8 of the recently adopted Purbeck Local Plan). **(PM2)** The Policy would then have regard to national guidance, generally conform with Policies ME1, HE3 and ME6 of the CEDLP and meet the Basic Conditions.

Policy 10. The Watermeadows and other important Green Spaces

4.17 Policy 10 seeks to safeguard the landscape quality of the Watermeadows alongside the River Allen, support the improvement and expansion of the existing rights of way and designates six Local Green Spaces (LGS) listed in the policy and identified on Map 3 and the Policies Map.

4.18 LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community which 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.¹⁶

LGS should also be capable of enduring beyond the end of the Plan period.¹⁷ I visited the Watermeadows and the LGS on my inspection of the area and I agree that each LGS meets the designation criteria.

4.19 The policy has regard to national guidance in addition to that referenced above¹⁸, generally conforms with Policies HE3 of the CEDLP and meets the Basic Conditions.

Policy 11. Dark Skies and external lighting

4.20 Policy 11 aims to conserve and enhance the dark night skies affecting the Cranborne Chase National Landscape. The policy has regard to national guidance¹⁹, generally conforms with Policy HE3 of the CEDLP and meets the Basic Conditions.

Policy 11b. Features of local historic importance

4.21 Policy 11b. aims to retain and, where possible reveal, the many historic buildings which contribute to the historic character of Wimborne St Giles. These include both designated and non-designated heritage assets, many of the latter identified in Appendix B of the Plan. The policy has regard to

¹⁶ NPPF: paragraph 106.

¹⁷ NPPF: paragraph 105.

¹⁸ NPPF: paragraphs 110, 180 & 182.

¹⁹ NPPF: paragraphs 182 & 191.

national guidance²⁰, generally conforms with Policy HE1 of the CEDLP and meets the Basic Conditions.

DEVELOPMENT NEEDS

Policy 12. Location and types of new housing

- 4.22 Policy 12 states that 10 sites for housing are allocated in the Plan to provide at least 20 dwellings. The policy seeks a specific mixture of dwelling types and makes provision for affordable housing. These elements of the policy have regard to national guidance²¹, generally conform with Policies KS2, LN1, LN3, LN4 and PC4 of the CEDLP and meet the Basic Conditions.
- 4.23 However, the policy also includes a requirement to phase house building, as far as possible, to avoid more than two sites being constructed at any one time. I consider this would be unacceptably prescriptive and impracticable for such a small number of separate developments, where planning permission, construction, completion and subsequent occupation on a site may be delayed for any number of justifiable reasons, thereby causing interruptions in the anticipated flow of new accommodation. Accordingly, I shall recommend the deletion of the sentence dealing with phasing. **(PM3)** Policy 12 would then meet the Basic Conditions.

Policy 13. Employment opportunities

- 4.24 Policy 13 supports proposals for new employment opportunities, provided they are small scale, appropriate to the rural character of the area and satisfy various listed criteria. The policy has regard to national guidance²², generally conforms with Policies KS2 and PC4 of the CEDLP and meets the Basic Conditions.

Policy 14. Valued Community Facilities

- 4.25 Policy 14 seeks to retain valued community facilities and supports the provision of new facilities and the modernisation and diversification of those which exist. The policy has regard to national guidance²³, generally conforms with Policies LN7 and PC5 of the CEDLP and meets the Basic Conditions.

²⁰ NPPF: paragraphs 195, 206, 208 & 209.

²¹ NPPF: paragraphs 60, 63, 65, 66, 82, 83 & 84.

²² NPPF: paragraph 88.

²³ NPPF: paragraph 97.

POTENTIAL DEVELOPMENT SITES

- Policy 15. Land east of Bottlebush Lane
- Policy 16. Plot in front of the Terrace, adjoining No.13
- Policy 17. Land adjoining the Playing Fields, opposite Park Lane
- Policy 18. Barn at Glebe Farm
- Policy 19. Infill plot on Park Lane
- Policy 20. Infill plot on Baileys Hill
- Policy 21. Land of Coach Road
- Policy 22. Land at North Barn
- Policy 23. Framptons
- Policy 24. Former chicken sheds, Monkton Up Wimborne.

- 4.26 Policies 15 to 24 describe the sites allocated for residential development, which are listed in the Table at paragraph 7.1 of the Plan and identified on Map 6 (p.34), 7 Map (p.45) and the Policies Map (pp.49 and 50). The sites, those allocated together with those which were rejected, were robustly and comprehensively assessed in the Site Options and Assessment Final Report (AECOM March 2022). I saw each allocation on my visit to the area. With one exception, Policy 15, the allocation for two cottages on Land east of Bottlebush Lane, I agree with the analysis and the subsequent description and designations in the Plan.
- 4.27 However, I consider the Land east of Bottlebush Lane is too remote from the centre of Wimborne St Giles village and, although there are other houses nearby reflecting the dispersed pattern of the village, residential development here would be effectively in open countryside for which there is no justification. I note the former presence of White Cottages adjoining the proposed allocation, but I saw little obvious sign of the remnants of development on my visit to the area. Therefore, I shall recommend the deletion of Policy 15 (**PM4**) and, with that exclusion, Policies 16 to 24 have regard to national guidance²⁴, generally conform with Policies KS2, LN1, LN3, LN4 and PC4 of the CEDLP and meets the Basic Conditions.
- 4.28 I also found that the Table at paragraph 7.1 of the Plan listing the allocations under Policies 15 – 24 and their locations was inaccurate in four instances, with the incorrect policies attributed to specific sites. WSGPC has submitted a revised table and I shall recommend that it should be included in the Plan. (**PM5**)
- 4.29 Dorset Council objected to the inclusion in the Plan of the indicative layout for possible development on land adjoining the playing fields allocated under Policy 17. The Council suggested that it is unlikely that the layout would be supported by the local planning authority if an application was submitted. That may be true. However, paragraph 7.16 of the Plan states "*A layout based on a typical farmstead (around a central courtyard) was considered to be a possible approach (my underlining) that could be taken*

²⁴ NPPF: paragraphs 60, 63, 65, 83 & 84.

on this edge of village location. The indicative sketch is shown here." I interpret these sentences as being a recognition that the scheme is one possibility for the development of the site, but not the only solution, and I see no contravention of the Basic Conditions in the inclusion of the sketch layout or the subsequent photographs or the two artists impressions. Consequently, I shall not recommend the deletion of the sketches or the related text which accompanies Policy 17.

Overview

- 4.30 Therefore, on the evidence before me, with the recommended modifications, I consider that the policies within the WSGNP are in general conformity with the strategic policies of the CEDLP, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.
- 4.31 A consequence of the acceptance of the recommended modifications would be that amendments will have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. Further minor amendments might also include incorporating factual updates; correcting inaccuracies; text improvements suggested helpfully by DC in their Regulation 16 consultation response; and any other similar minor or consequential changes (such as paragraph numbering) in agreement with DC. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.²⁵

5. Conclusions

Summary

- 5.1 The Wimborne St Giles Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the WSGNP, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify policies to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The WSGNP, as

²⁵ PPG Reference ID: 41-106-20190509.

modified, has no policy or proposal which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Concluding Comments

- 5.4 The KPC, the Neighbourhood Plan Group and other voluntary contributors are to be commended for their efforts in producing a very comprehensive Plan. The Plan is logical, informative and well-illustrated. I enjoyed examining it and visiting the area. I appreciated the excellent Character Area Summaries at Appendix A which capture the atmosphere of the village and its surroundings. The Consultation Statement and the Basic Conditions Report were extremely useful. The Plan also benefitted from the comprehensive and constructive Regulation 16 comments from DC and others, and the helpful responses from KPC and DC to my questions.
- 5.5 Subject to the commendably small number of recommended modifications, the WSGNP will make a positive contribution to the Development Plan for the area and should enable the attractive character and appearance of Wimborne St Giles to be maintained whilst enabling sustainable development to proceed.

Andrew Mead

Examiner

Appendix: Modifications

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy 2	Delete: "In general, ..." and substitute: "Unless otherwise justified, ..." .
PM2	Policy 9	<p>Add:</p> <p>"Site developers should be aware that net new windfall housing or other uses such as tourist accommodation and equestrian related development within the 400m to 5km catchment of the Dorset Heaths SAC/Dorset Heathlands SPA shown on the Map at Appendix C of the Plan 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."</p> <p>"Site developers should also be aware that net new windfall housing or other uses such as tourist accommodation and equestrian related development either within the 13.8km catchment of the New Forest SAC/SPA/Ramsar site shown on the Map at Appendix C of the Plan, 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 Mitigation for Recreational Impacts on New Forest European Sites Supplementary Planning Document: 2021."</p> <p>Add: " Appendix C: New Forest Recreational Zone and Dorset Heathland buffers."</p>
PM3	Policy 12	Delete the second sentence of the policy.
PM4	Policy 15	Delete the policy.

PM5	Paragraph 7.1	Delete the table at paragraph 7.1 and substitute the table submitted by WSGPC on 24 October 2024 ²⁶ in answer to my Q5 a. ²⁷ with the deletion of the reference to Policy 15 and its details.
-----	---------------	---

²⁶ View at: <https://www.dorsetcouncil.gov.uk/documents/d/guest/examiner-questions-wsg-response-final-241024>

²⁷ View at: <https://www.dorsetcouncil.gov.uk/documents/d/guest/examiner-procedural-matters-and-questions-wimborne-st-giles-300924>