

Wimborne St Giles

Design Guidance and Codes

Final Report
August 2022

Quality information

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities' Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to the Wimborne St Giles Neighbourhood Plan Steering Group. The support is intended to provide design guidance and codes based on the character and local qualities of the village and its rural hinterland.

1.1 Objectives

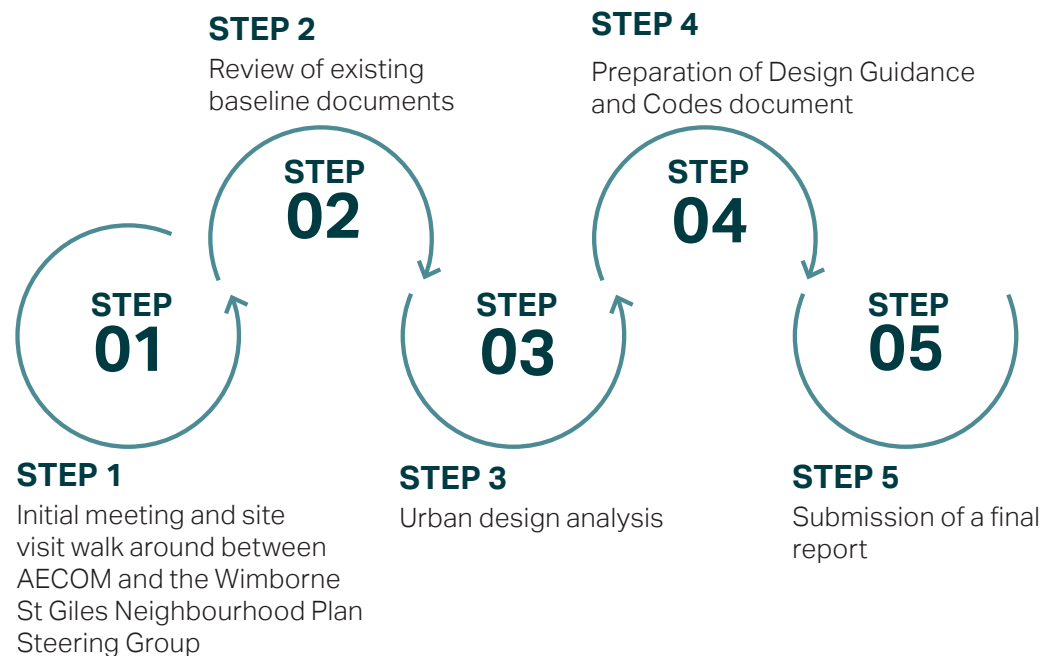
This document is an annex to the Neighbourhood Plan. Its purpose is to add depth and illustration to the Plan's policies on design and housing, offering guidance on the community's expectations.

Wimborne St Giles is a treasured community which is to accommodate local housing needs in a sensitive and sustainable way. The Neighbourhood Plan will help to

support the future needs of the community and sustain its amenities. It is of profound importance to residents that the quality of future development will be high and reflect the layered history of the built heritage and landscape of this special place.

1.2 Process

To achieve this, the following steps have been taken:



1.3 Area of study

Wimborne St. Giles is located in Dorset, south of the A354 between Blandford Forum and Salisbury. The area is rural and forms part of the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty (AONB).

The nearest towns are Verwood to the south east of Wimborne St Giles and Blandford Forum to the south west.

Wimborne St Giles is not easily accessible via the public transport network: trains go to Salisbury (28km to the north east) and Poole (27km to the south).

In terms of facilities, Wimborne St. Giles has a primary school, village shop / post office, pub (currently closed) and church; however, it is necessary to go to other settlements, such as Cranborne (to the north east) and Verwood (to the south east) for other services, including a doctor's surgery (Cranborne) and supermarket (Verwood). The closest secondary school is in Verwood.



Figure 01: Bottlebush Lane looking north-east.



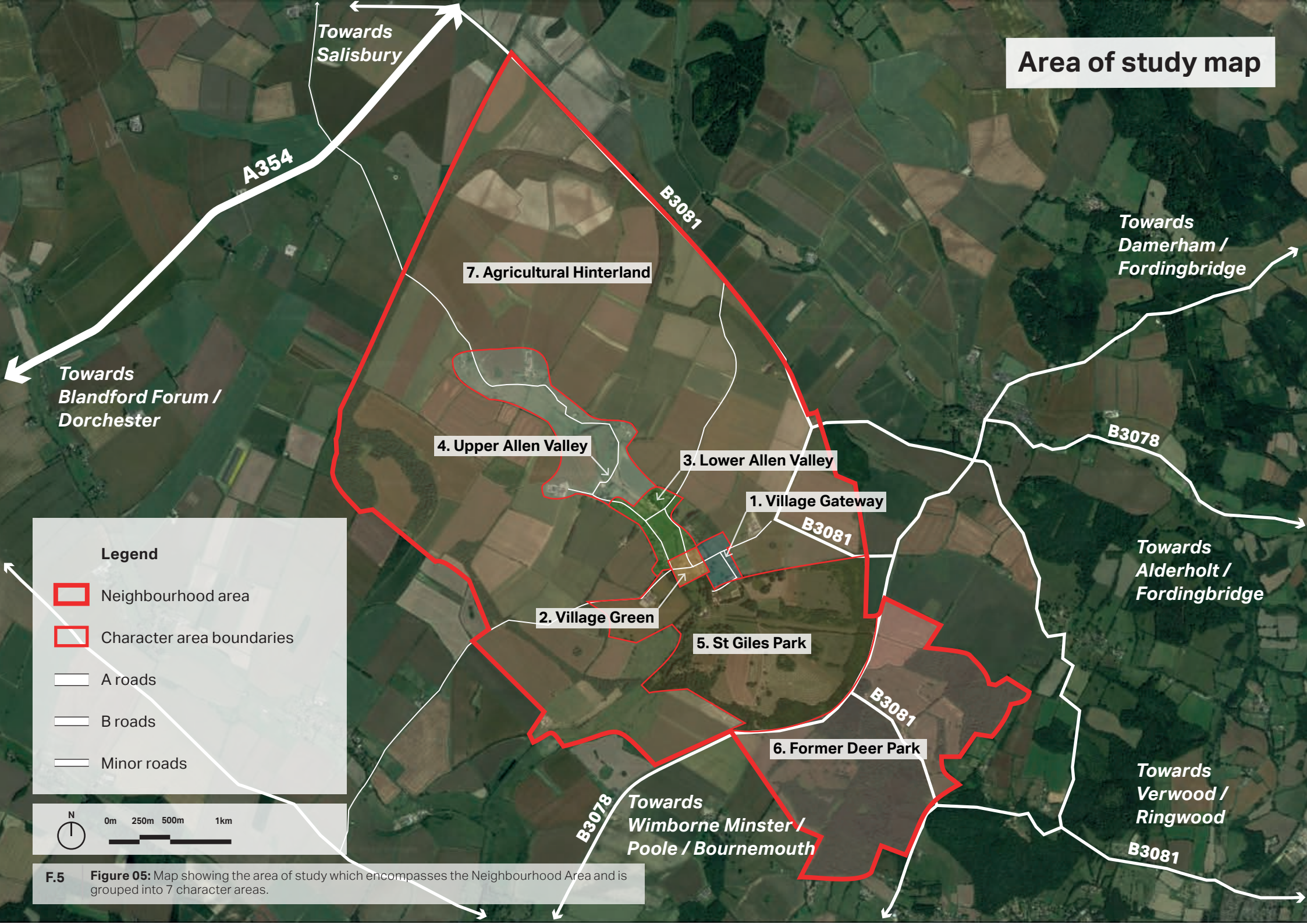
Figure 02: Photo of the River Allen.



Figure 03: Photo of the Parish Church of Wimborne St Giles and adjacent buildings overlooking the village green.



Figure 04: Photo of Wimborne St Giles Church of England School.



F.5 **Figure 05:** Map showing the area of study which encompasses the Neighbourhood Area and is grouped into 7 character areas.

1.4 Planning policy and guidance

Specific policies from documents outlined in the following pages, relevant to development in Wimborne St Giles, can be found in the appendix in section 5.

1.4.1 National policy and guidance

National and local policy documents can provide valuable guidance on bringing about good design. Some are there to establish adequate planning regulations to ensure development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

The following documents at a national level have informed the design guidance within this report:

2021 National Model Design Code DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

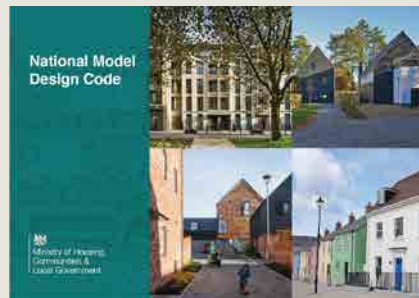
2021 - National Planning Policy Framework DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the

creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider, ensuring that new developments are well-designed and focus on quality.

2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing.

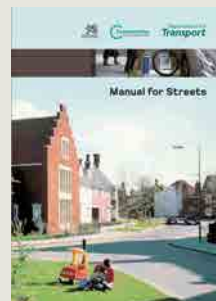


2019 - National Design Guide DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Lanes Department for Transport

Development is expected to respond positively to the Manual for Lanes, the government's guidance on how to design, construct, adopt and maintain new and existing residential lanes. It promotes lanes and wider development that avoid car dominated layouts and promote active travel.

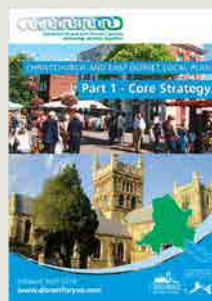


1.4.2 Local planning policy context

Local planning policy can provide design guidance that is tailored to the context of the development and supported by analysis that is taken directly from the area. Therefore, it is vital local policy is considered in the event of future development in Wimborne St Giles.

2014 - East Dorset and Christchurch Local Plan Christchurch, East Dorset Councils

The Core Strategy is the document that sets out the Council's planning strategy up until 2028. This document states how much, what type, where and how development should take place.



2021 - Dorset Council Local Plan (Options Consultation) Dorset Council

The consultation for the first draft of the Local Plan ran between January and March 2021. This was due to be published in the third quarter of 2021 and submitted in the first quarter of 2022 while these proposals are still in draft form, once adopted, the Local Plan will form part of the development plan alongside the adopted minerals and waste policy documents and any neighbourhood plans that have also been made part of the development plan.

According to the Options Consultation the Dorset Council area will be split into four functional areas. Wimborne St Giles falls into the South Eastern Dorset functional area. The area centred upon the suburbs surrounding the Bournemouth-Poole conurbation, and extends out into the countryside to include the full extent of the South East Dorset Green Belt designation.



**Neighbourhood Area
Context Analysis**

02

2. Neighbourhood area context analysis

2.1 Historical development

Wimborne St Giles is located within the Cranbourne Chase Chalklands, notable for its diverse wealth of archaeological remains. Rich archaeology relating to the neolithic and early bronze age is evident in the number of scheduled barrows and henges within the St Giles House Registered Park and Garden and its immediate surrounding. Ackling Dyke Roman road leads north-east from Badbury Rings to Old Sarum through the study area. Significant archaeology pertaining to the Medieval period has also been identified, comprising of earthworks and pottery finds near Knowlton and Brocklington.

Much of the village is within the Shaftesbury Estate which currently covers 2,225 hectares and owns and manages around 50 properties. The manor of Wimborne St Giles dates to the early Medieval period, passing through marriage from the Plecy family to Sir John Hamley in the late 14th century then to the Ashley family soon after where it has since remained. The current St Giles House

was built by the first Earl of Shaftesbury in the mid-17th century and was extensively altered by Henry Flitcroft during the mid-18th century.

The surrounding landscape has undergone various design phases. The medieval deer park dates back to the 16th century or earlier. A small formal garden, sunken garden and walled garden have been developed during various landscape phases. The historic kitchen garden was replanted as a flower and fruit garden in 1909.

The wider pleasure grounds contain a lake, multiple carriageways, tree-lined avenues and follies. Home Farm is located within St Giles House Registered Park and Garden. The farm is arranged around a courtyard, some of the buildings dating to as early as the 16th century. The Shaftesbury Estate currently farms approximately 1,500 hectares and has fishing rights along the River Allen.

The Church of St Giles was built in 1732 in chequered ashlar and flint, abutting the 1624 alms-houses. Until this time the

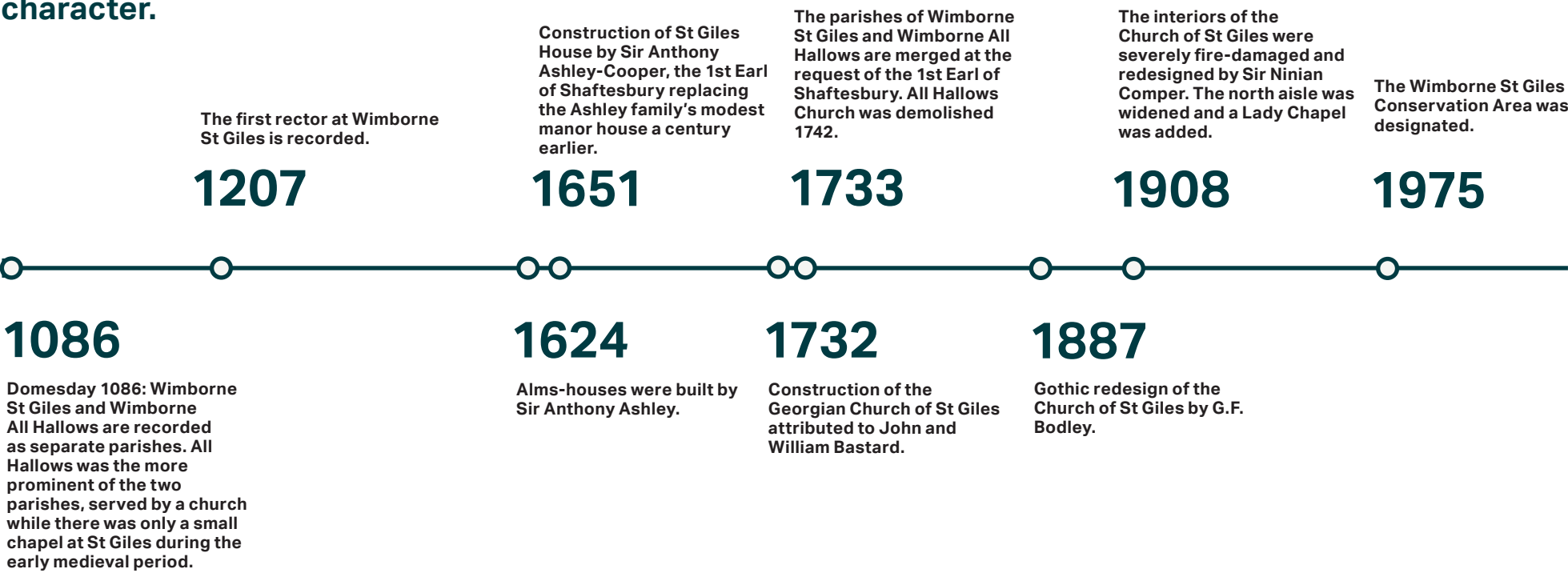
nearest church was located at Wimborne All Hallows. The two parishes were merged at the request of the first Earl of Shaftesbury and the church at All Hallows was demolished. Development is located set back from the road along both sides of the village green. To the east of the green are several cottages largely 18th century, the school and village post-office. West of the green, are several houses and cottages largely dating to the 18th and 19th century with some modern infill, a public house and farms.

A tributary of the River Allen, formerly known as the Wimborne, snakes through the village, bisecting the village green. The Mill House, formerly an inn now a private house, may have been built as a paper mill and occupies a plot on the River Allen, a mill race formerly running beneath the left side of the building.

There has been little deviation from settlement patterns since the start of the post-medieval period. The traditional relationship between village and estate can still be interpreted easily as a result.

2.2 Historical timeline

Presented here is a timeline of key historical events that have helped to shape Wimborne St Giles and its distinctive character.



F.6 | Figure 06: Map showing the heritage assets in Wimborne St Giles.

2.3 Cultural associations

Outlined below are some of the cultural associations which contribute to the parish's history.

- Sir Anthony Ashley, first Baronet, first introduced the cabbage to England from Holland.
- The first Earl of Shaftesbury was a founder of the Whigs, the first political party in the UK.
- The third Earl was a philosopher who had a significant impact upon the Age of Enlightenment.
- The seventh Earl was a great social reformer who campaigned for better working conditions, education, reform to lunacy laws and limitation of child labour.
- St Giles House was used as a school for girls evacuated from London during the Second World War.



Figure 07: Historic map depicting Knowlton in 1902. Source: Ordnance Survey 6in map, Dorset Sheet XVI.SW.

2.4 Landscape, ecology and heritage designations

Wimborne St. Giles lies within an area which has a number of environmental assets. The village is contained within the Wimborne St Giles Conservation Area which runs from All Hallows in the north-west to Home Farm in the south-east. The village and surrounding area lie within an AONB. Both Sutton Meadows SSSI and Moors River System SSSI lie to the south of Wimborne (approximately 2.9km and 3.5km respectively). To the west lies Bousbury Wood (SSSI). North west of the village lies Pentridge Down SSSI, while Ackling Dyke SSSI Roman Road lies to the North.

Wimborne St Giles is adjacent to, and the land surrounding is mostly owned by, the Shaftesbury Estate and has a number of historic assets. To the south of the village lies the Grade I listed St Giles' House and accompanying St Grade II* St. Giles' House Registered Park and Garden, which contains a number of listed features including a

Grade II* grotto, Grade II castellated archway to the south/ south west of the house, and the Grade II listed Home Farmhouse and Grade II* Home Farm buildings north east of the main house. A number of scheduled barrows are also located within the St Giles' Registered Park and Garden and further barrows can be found directly to the north of the garden. Much of the village is covered by a conservation area.

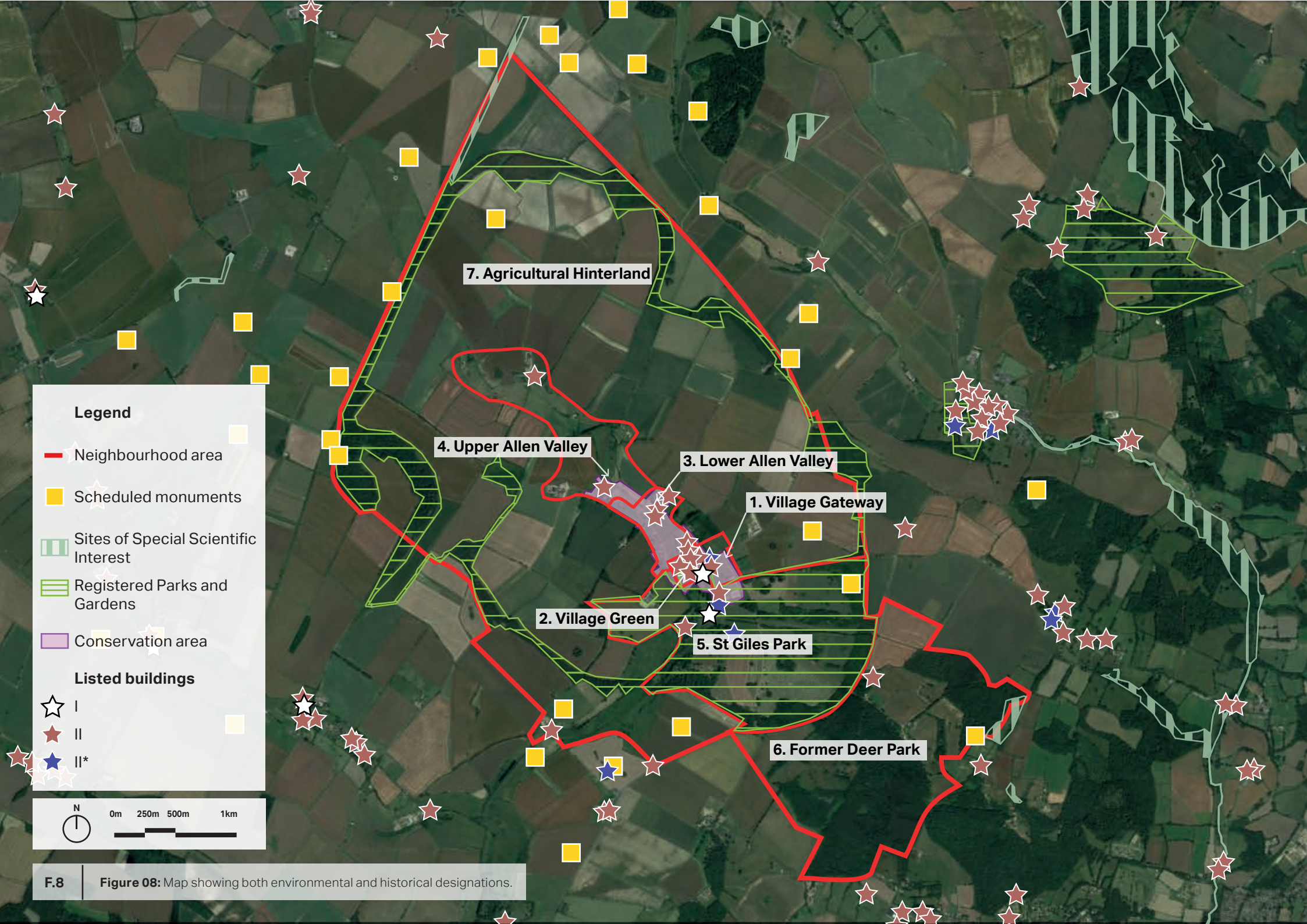
At the southern end of the Village, in proximity to St Giles' House, is the Grade I listed St Giles Church, the Grade II* Almshouses, Grade II Rectory and associated Grade II stables, Grade II Mill House and Grade II Stocks (opposite the Mill House).

Further north in the village there are several listed buildings of note including the Grade II listed French's Farmhouse and Grade II listed Manor House, Mainsail Haul. A feature of this part of the village is the presence of farmhouses that stand alone from the village.

To the south of the Park and Gardens (in the south of the Neighbourhood Plan Area) there are a further two listed buildings, the Grade II listed Roundhouse, known as the Philosopher's Tower, and just outside the boundary is the Grade II listed Rose Cottage. There are also two scheduled monuments, Boundary Banks on Rye Hill and in Maldry Wood.

In the south western part of the Neighbourhood Plan Area there are further scheduled Barrows, a group of henge monuments, and the remains of a Saxon cemetery, a nationally important Norman church and neolithic earthworks in Knowlton (Knowlton Church and Earthworks) just outside the neighbourhood area.

To the very north of the Neighbourhood Area further scheduled Barrows can be found. The Listed Buildings, Registered Park and Garden and Scheduled Monuments are shown on the map on the following page.

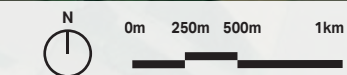


Legend

- Neighbourhood area
- Scheduled monuments
- Sites of Special Scientific Interest
- Registered Parks and Gardens
- Conservation area

Listed buildings

- I
- II
- II*



2.5 Strategic issues

Neighbourhood Plans are required to conform to the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in the Wimborne St Giles area whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

National Policy is set out in the National Planning Policy Framework (2021) (NPPF) and is supported by National Planning Practice Guidance (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.

The statutory local plan-making authority for Wimborne St Giles is Dorset Council. The adopted statutory development plan

for Wimborne St Giles is the: Christchurch and East Dorset Local Plan Part 1 – Core Strategy (April 2014) .

The emerging Local Plan and evidence base for the area is the: Dorset Council Local Plan (Options Consultation, January 2021) .

There are also a range of Local Plan and Neighbourhood Plan evidence studies which are relevant to this assessment, including:

- East Dorset and Purbeck Area Strategic Landscape and Heritage Study (January 2021)
- Strategic Housing Land Availability Assessment (SHLAA) 2021- East Dorset
- Wimborne St Giles Conservation Area Appraisal (2006)
- The Cranborne Chase and Wiltshire Downs AONB Landscape Character Assessment (2003)
- East Dorset Landscape Character Assessment (2008)

2.6 Evidence base and other considerations

East Dorset and Purbeck Area Strategic Landscape and Heritage Study (January 2021) aimed to assess the sensitivity of land surrounding thirteen settlements to the effects of development, in terms of the potential impact on the landscape and heritage environment. Wimborne St Giles was not included within the Stage 1 assessment, which indicates it is not considered to be a focus for new development.

Strategic Housing Land Availability Assessment (SHLAA) 2021- East Dorset assessed sites for their development potential and attributed sites to one of three conclusions: developable, suitable subject to policy change or unsuitable. There was a 3.6-hectare site (Ref: LA/WISG/001) within Wimborne St Giles which was assessed in the 2021 SHLAA. However, it was concluded that the site was unsuitable for development as development would extend into the open countryside and be uncharacteristic.

The Wimborne St Giles Conservation Area Appraisal (2006) provides guidance to those elements and characteristics that should be taken into account when considering proposed developments. The appraisal states that new development must demonstrate that the proposal will harmonise with the conservation area and that it will preserve or enhance its character. Particular attention should be paid to the positioning of buildings, building materials, proportions, mass and scale and the impact on trees, hedges and other natural features within the site.

The Cranborne Chase and Wiltshire Downs AONB Landscape Character Assessment (2003) highlights that the Cranborne Chase and the West Wiltshire Downs is a landscape of national significance which is characterised by a diversity of eight landscape types. The character assessment along with the AONB Management Plan will articulate a vision on how these special qualities can be sustained in the future.

The East Dorset Landscape Character Assessment (2008) identifies the unique character areas and associated characteristic features within East Dorset. The document outlines that there is a wealth of archaeological features in Knowlton that should be protected and enhanced such as the remains of Knowlton Church, a listed building, set within Knowlton Rings, a scheduled monument.

Prior to the merger of the former local authorities in Dorset, East Dorset Council began preparing an emerging Local Plan. The emerging Local Plan went through its early stages of consultation and identified Wimborne St Giles as a village with a settlement boundary, described as a village envelope, appropriate for 30 additional dwellings.

Subsequently, the Neighbourhood Plan has taken forward development for the village whilst Dorset Council prepares its emerging Local Plan for the whole unitary area. In 2016, the Shaftesbury Estate produced a consultation response setting out some visions for the area. Much of this work has

subsequently been taken forward by the Neighbourhood Plan since this process took place. In the absence of the detailed unitary-wide local plan, the neighbourhood plan is pursuing the proposals it put forward in 2016 in response to the emerging East Dorset Local Plan.



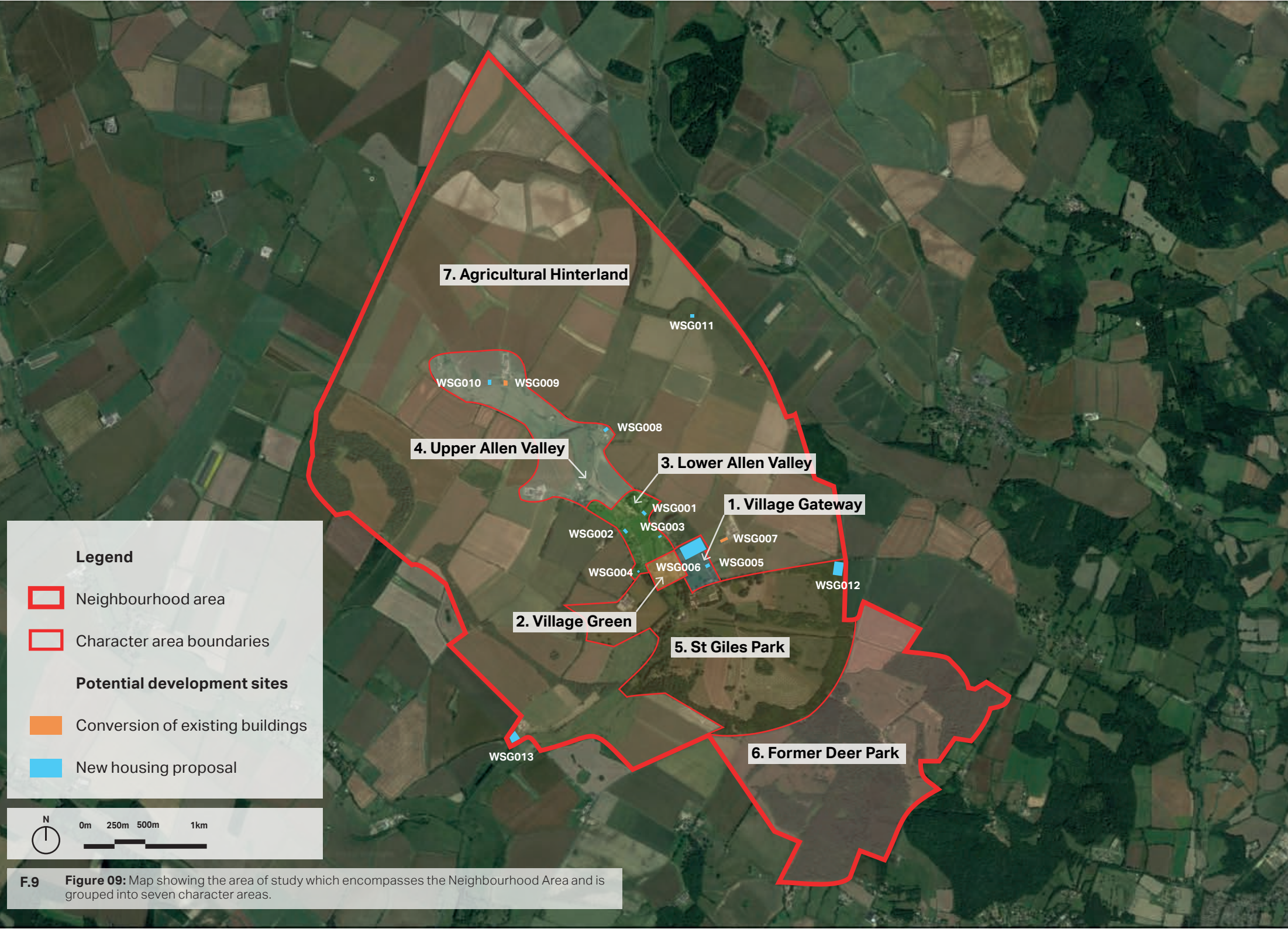
Character study

03

3. Character study

Seven character areas have been identified through the site visit and initial review of the parish. The following section provides detailed analysis of these areas outlining their key characteristics.

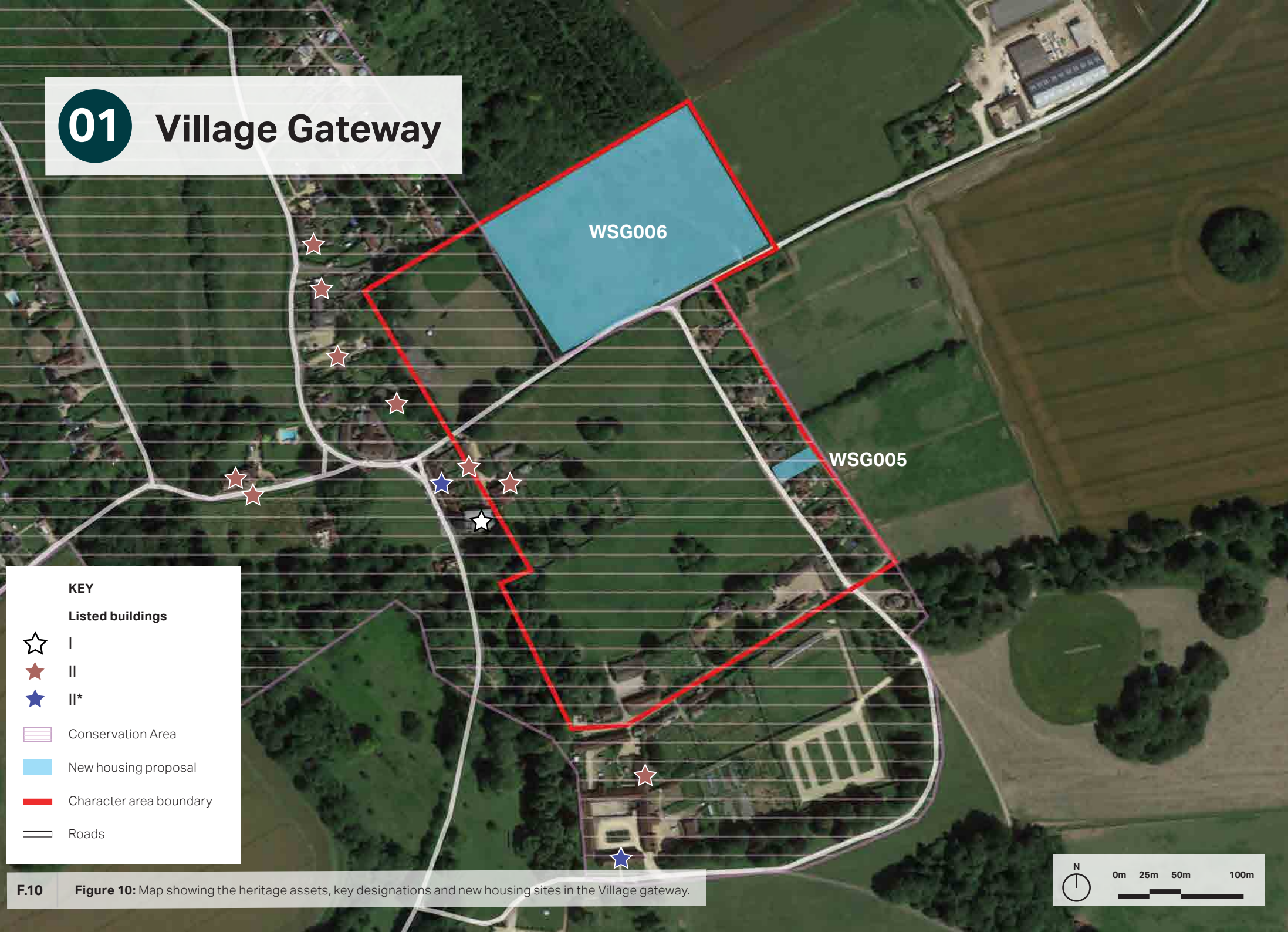
- 1** Village Gateway
- 2** Village Green
- 3** Lower Allen Valley
- 4** Upper Allen Valley
- 5** St Giles Park
- 6** Former Deer Park
- 7** Agricultural Hinterland



F.9 **Figure 09:** Map showing the area of study which encompasses the Neighbourhood Area and is grouped into seven character areas.

01

Village Gateway



F.10 Figure 10: Map showing the heritage assets, key designations and new housing sites in the Village gateway.

01

3.1 Village Gateway

3.1.1 Settlement pattern

The village gateway has an open quality with linear development along Park Lane and Butts Close alongside large open spaces. It sets a welcoming tone which presents an arrival space in anticipation of the centre of the village as one comes into Wimborne St Giles from the east. This is emphasised by the transition from open countryside with scattered barns and farmhouses to the consistent line of development along Park Lane which fronts onto horse paddocks, a last patch of open space before the church and almshouses. It is quite distinct from any other part of the village because Park Lane and Butts Close enclose a large area of open space, and form a second arm of the village some distance away from the Allen Valley.

3.1.2 Green space, access and streetscape

This area is characterised by generous open space which surrounds the relatively smaller linear stretches of properties on Park Lane and Butts Close. Access is from Parsonage Lane running east-west with Park Lane running south to Butts Close. It is intimately associated with the formal parklands of the estate to the south. The character of Park Lane is that of one side of linear development fronting onto open space. Whereas, Butts Close is enclosed on both sides with long barns creating a unique setting within the village.



F.11

Figure 11: Linear development fronting onto open space.



F.12

Figure 12: View to the open space with housing facing onto it.

3.1.3 Building line and boundary treatment

Park Lane is developed along its length, approximately 250m, with cottages that stand approximately 6m back from the lane. The only exception is No.5, the former estate office, which is slightly forward of the building line and faces almost directly onto the lane. The regular building line gives a formality to the lane not seen in other parts of the village. The predominant boundary treatment is of formal and informal hedges of varying heights. Nos. 1, 2 and 3 have paling fences and No. 5 has a low post and rail fence

Buildings on the north side of Butts Close at its eastern end form a formal courtyard arrangement of mainly single storey farm buildings around the former timber yard of Home Farm. The south elevation of one building and the gable end of another face directly onto the lane. In the centre of the lane a detached house stands approximately 25m back from the lane and at the western end a further outbuilding

and cottage stand adjacent to the lane. The predominant boundary treatment is of formal and informal hedging but the cottage at the western end is separated from the lane by a low brick wall.

3.1.4 Building heights and roofline

With the exception of No. 5 which is a bungalow all the buildings on Park Lane are two storeys high. The other four buildings are pairs of semi-detached cottages. Nos. 1 & 2, 3 & 4, and 8 & 9 are parallel to the lane with their gable ends at right angles to it. These cottages all have first floor windows. Nos. 6 & 7 take the form of a U-shaped building with twin gables facing the lane. The separation of the buildings is between 15m at the closest and 40m at the furthest so that the roofline is not perceived as being continuous from any viewpoint.

The buildings surrounding the former timber yard are single storey structures apart from a building at the rear of the courtyard which is two storeys high. The detached house in the middle of the lane is two storeys high as

is the cottage at the western end while all further outbuildings are single storey. The formal arrangement of the buildings around the former timber yard ensures continuity of the line of the eaves and ridge of the roofs of the single storey buildings but there is no continuity elsewhere in the character area.



Figure 13: Building with a small setback from the lane.

3.1.5 Architecture

All the buildings on Park Lane are constructed in brick, mainly in Flemish bond, with tiled half hipped or pitched roofs. The pairs of semis mostly have canted bay windows to the ground floor, pitched porch roofs and first floor windows under gablets with faux timber detailing. Nos. 6 & 7 are three bays wide with bays 1 and 3 being gabled with a pitched roof over the twin entrances in bay 2 and a small window under a gablet above.

Windows are timber sashes in all cases. No. 5 Park Lane is a bungalow with a pitched slate roof and two large sash windows either side of a timber gable pitched porch standing on low brick walls.

The style of the outbuildings within the former timber yard and elsewhere in the character area is mainly vernacular and uses red brick construction with tiled roofs. There is however a timber framed building on the south side of the former timber yard and a timber clad building to the west of the detached house further west. Brick bond

is predominantly Flemish. The exception is the two-storey building on the north side of the former timber yard which is more polite in style having large, latticed windows and a timber door under segmental brick arches. Both the detached house and the cottage at the western end of the lane have a hipped roofs with ridge and end stacks and casement windows.

3.1.6 Land use, levels of activity and parking

Land use in this area is predominantly residential, open land or paddocks. It is a very tranquil part of the village, being somewhat set back from the Allen Valley and set closer to the Registered Park and Garden. Park Lane accommodates a rare example of on lane layby parking alongside on plot parking. Butts Close has long driveways extending off the road and on plot parking

3.1.7 Positive aspects of character

The landscape setting is of the highest merit and any views, inwards and outwards, of the Registered Park and Garden must be preserved.

3.1.8 Issues to be addressed by the design code

Since this area has been identified as a gateway into the village, development coming forward in this area will help foster a strong sense of arrival into the village and foster a good placemaking and reflect the positive existing styles seen within the character area

02

Village Green

KEY

Listed buildings

- I
- II
- II*

Conservation Area

New housing proposal

Village Green (potential future Local Green Space)

Character area boundary

Roads

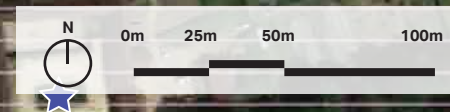
WSG004

WSG003

WSG006

WSG005

F.14 Figure 14: Map showing the heritage assets, key designations and new housing sites in the Village Green.



3.2 Village Green

3.2.1 Settlement pattern

The Village Green character area lies in the heart of the settlement. It contains the grade I listed Parish Church of St Giles, Wimborne St Giles Church of England School and a cluster of other listed buildings including the 17th century almshouses. The distinctive group formed by the church and almshouses on the eastern edge of the green is a major contributor to the character of the area.

The River Allen passes to the west of the Village Green and would have been one of the key factors in the decision to form a settlement in this area located at a strategic point crossing the river, near to the estate. The Village Green represents the rural and generously apportioned 'garden village' character of the area with large open, green spaces forming the backdrop for buildings with a distinct local vernacular style dating as far back as the 15th century.

The settlement pattern represents a nucleated meeting point with lanes meeting from different directions, and the village green is certainly the node from which the rest of the village extends. With its noble and iconic landmarks, it is a unique and treasured space.

3.2.2 Green space, access and streetscape

The Village Green comprises of universally fine buildings fronting onto a quiet rural lane. These facades, including the church and the school, all face onto the village green which combined with the treescape, form an distinctive environment both with a strong rural character and aesthetic style that provides a centrepiece for the town.

Access to the Village Green character area is via Baileys Hill to the west, Coach Road to the north and Parsonage Lane, B3081, to the east. These roads are rural in nature and weave through the undulating landscape connecting with other small settlements.

Away from the developed areas, the roads are single carriageway bordered by surrounding countryside and no footpaths or car parking. Within the Village Green, buildings and their boundary treatments, in the form of verges, vegetation, fences and walls, front onto the lane creating a 'garden village' character. The lane is unmarked though there are some spaces for cars to park. In addition, there is a footpath across the Village Green.

The Village Green acts to calm traffic since this area sees significant pedestrian activity and movements associated with the primary school.



Figure 15: St Giles Church, Grade I listed.

3.2.3 Building line and boundary treatment

The building line within the character area is informal, having evolved over many centuries. Of the nine buildings within the character area four, Mill House, Wimborne St Giles C of E First School, the Almshouses and Church Lodge are built close to the lane. Mill House is separated from the lane by a dwarf brick wall topped by modern metal railings and the school and almshouses by low brick walls. The west door of the church opens directly onto the lane.

School House is set approximately 38m back from the lane in a large garden that is separated from the lane by a low brick wall. The Rectory is located to the north-east of a drive 42m long. To the south of the entrance the rectory's stables stand end-on to the lane. Brook House, a 19th century building labelled as a public house on the 1887 six-inch Ordnance Survey map, is set 33m back from the lane behind a dwarf wall topped with modern metal railings.

Until at least the time of the tithe map (1838) there were more buildings in the character area including one on the west side of the road from the almshouses, one to the east of Mill House and one facing it on the south side of the lane. This would have given a more linear, less open feel to the character area than is currently experienced.

3.2.4 Building heights and roofline

Apart from the church which comprises a west tower and nave the character area contains a mix of single and two-storey buildings. The school, Church Lodge, the almshouses and the stables are all single storeyed while the three dwelling houses are all of two storeys. As a consequence rooflines vary giving interest to the character area. The view of the character area looking east from the western boundary takes in four single storey buildings (including the Church) with varying rooflines and the juxtaposition of the single storey almshouses and the Church tower immediately to the south is particularly pleasing.



Figure 16: Building with a small setback from the lane and a boundary treatment of brick and ironmongery.



Figure 17: Visual interest created with staggered pitched roofs.

02

3.2.5 Architecture

Apart from the church all the buildings within the character area are constructed of red brick with clay tiled roofs. The almshouses employ a more Tudor style than their c.1624 construction date would suggest and incorporate stone mullioned windows and ashlar doorways with four-centred arches. The Mill House also has mullioned windows and, in common with the almshouses and School House, diagonally-set chimney stacks. Mill House and the almshouses both have a central gable while the School House has a gabled porch and gables over the three second floor windows. The windows of all three buildings are casements, leaded in the case of Mill House and the almshouses and latticed at the School House.

3.2.6 Land use, levels of activity and parking

As the centre of the village, the Village Green character area contains a mix of land uses including education, religious,

recreation and residential. While tranquil in nature, this makes the area one of the more active locations in the village. Visitors are able to find parking along the main road passing through the area in unmarked spaces. Places where one can park on the public highway are rare in the village.

3.2.7 Positive aspects of character

Open character supported by a spacious layout containing green spaces, green verges and vegetation. Architectural style is unified throughout the area in terms of materials used and colour palette.

3.2.8 Issues to be addressed by the design code

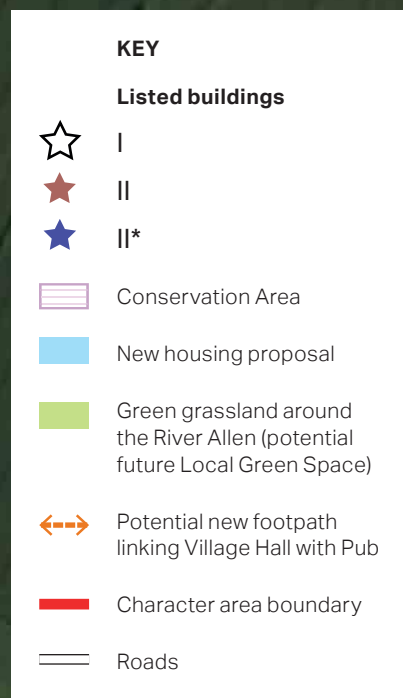
Unmarked car parking. No defined pedestrian footways. Need to protect the rural character by restricting inappropriate infilling. Architectural vernacular features need to be replicated in future development in a highly sensitive part of the Conservation Area.



Figure 18: View of lane with no defined footpaths for pedestrians which is part of the rural character.

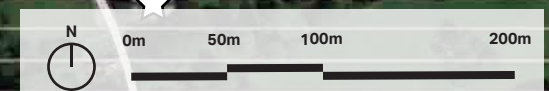
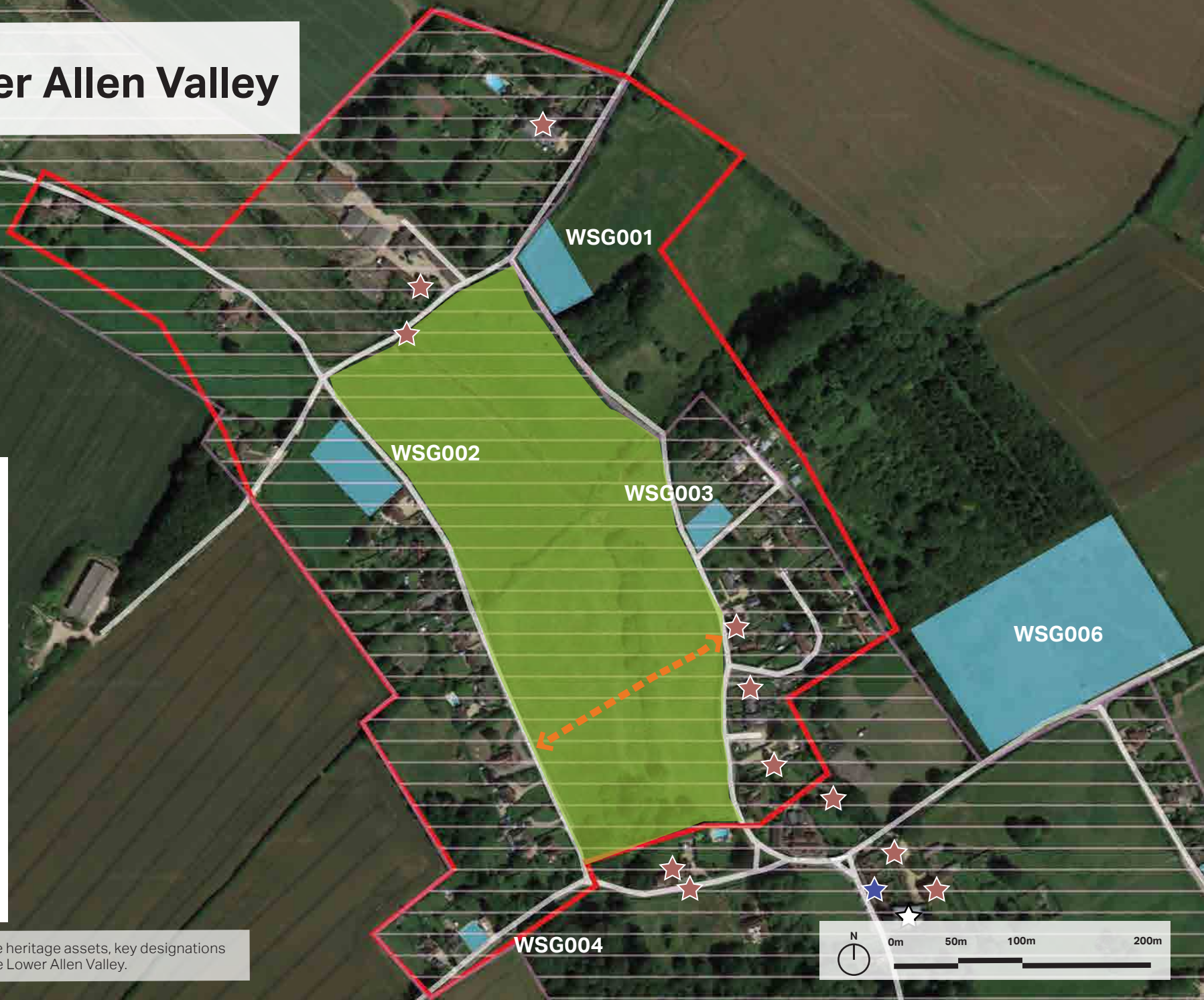
03

Lower Allen Valley



F.19

Figure 19: Map showing the heritage assets, key designations and new housing sites in the Lower Allen Valley.



03

3.3 Lower Allen Valley

3.3.1 Settlement pattern

The Lower Allen Valley character area consists of rural plots of land, water meadows and isolated patches of woodland. The village spread along the sides of the River Allen and as such this character area is linear in nature with the south of the area connecting to the Village Green and the heart of the village. The linear development comprises old cob and thatched cottages along with 19th and 20th century housing facing towards the river. The valley sides are gentle in topography and allow the open-downland landscape to permeate the rural development.

3.3.2 Green space, access and streetscape

In between residential lanes lie areas of meadow. These are usually bordered by hedges and various points of access such as wooden gates. In contrast to the enclosed character of the village, the gentle

valley sides create an open down-land landscape passing through this part of the village. There are unfettered views of the water meadows from the listed hump-back bridge near French's Farm and views downstream towards the Church tower. The two bridging points near French's Farm and at Bull Bridge allow for the natural beauty of the river to be experienced from higher vantage points.

Access into the Lower Allen Valley is from the Village Green to the south and from Coach Road and Bottlebush Lane to the north-west and north-east respectively. The road network across all the character areas is similar in nature usually with an unmarked five to six metre carriageway with no pedestrian footways or marked car parking.



Figure 20: Linear settlement pattern of development.



Figure 21: Central open space with dwellings on either side.

3.3.3 Building line and boundary treatment

Coach Road is developed on its western side by buildings of varying date. At the southern end of the road the building line is informal with three cottages and the Bull Inn forming a loose crescent facing the river and water meadows.

The more modern buildings to the north of these four adhere to a strict building line although some are closer to the road than others as the road bows out towards the river in the middle of the row. The difference is not considerable however with the cottage closest to the road being approximately 6m from it and the furthest one approximately 15m. The semi-detached Anne's Cottages deviates from the straight building line by being aligned to the west rather than the north-west.

On the road connecting Coach Road and its parallel neighbour French's Farmhouse is oblique to the road but the gable end of the farm's long row of outbuildings faces directly onto the road. The building line

on the road parallel to Coach Road is also informal. Cashbrook Cottages are set well back from the road, following the line of the road further to the north-west before it turns south to follow the line of the river. The post-war local authority houses on West View continue the line formed by Cashbrook Cottages. After the road deviates to the south the buildings on it are mainly set back. Distances from the road differ but with the exception of The Old Post Office (25m) none are more than 15m from the road. Nos. 11 and 12 (listed with No. 10) face directly onto the lane.

Lane boundaries on Coach Road are almost exclusively of well-kept evergreen hedges although one property is open to the lane and another has a paling fence. French's Farmhouse is separated from the lane by a low brick wall with planting behind. On the road parallel to Coach Road boundary treatments are varied with cottages standing behind timber paling fences, evergreen hedges and, in the case of the village hall, low local stone walls.

3.3.4 Building heights and roofline

With the exception of Acorns, a bungalow, all the buildings on Coach Road are two storeys in height. Rooflines do not vary greatly, interest coming instead from differences in architectural style and material. The Bull Inn is however a noticeably taller building. French's Farmhouse is also two storeys but is set off by the range of low outhouses immediately to the north.

On the road parallel to Coach Road the post-war local authority houses on West View not only share a building line but also a roofline with the row formed by Cashbrook Cottages. Further south on this road the building heights and rooflines are more varied with the cottages either side of Nos. 10, 11 and 12 and to the south of the village hall being single-storeyed with attic rooms under eyebrowed thatched roofs.

3.3.5 Architecture

The older cottages at the southern end of Coach Road and at No. 40 further north are vernacular in style with red brick or rendered walls and clay tile or thatched roofs and ridge stacks. No. 47 incorporates bands of knapped flint amongst the brickwork and No. 40 has a central entrance under a gable, a protruding platband three courses deep and gable ends that rise above the roof. Windows here, as throughout almost the whole village, are timber casements.

Beaufort Cottages feature a central bay with separate arched entrances for each of the two cottages with the name incised in a stone above. The cornice is dentilled and the style is enlivened by the use of grey bricks for the quoins and dressings. The first floor windows either side of the central bay are under gablets. The large end stacks protrude from a clay tiled roof. The Bull Inn is in a subdued Arts and Crafts style with prominent gables, tall windows and diagonally set stacks. Ash Leah Cottages use gablets above the first floor windows

and have broad diagonally set stacks. Anne's Cottage references the gothic with pointed arched windows, decorative bargeboards and hipped gables with a stack protruding between them.

French's Farmhouse and its outbuildings are vernacular in style and constructed in red brick with clay tile and slate roofs. The farmhouse has a half-hipped roof with ridge stacks.

Architecture on the road parallel to Coach Road is eclectic. The semi-detached pairs of red brick cottages forming a row at the northern end of the road become plainer as one moves down the road towards the village green. The first pair has a scalloped slate roof, ashlar dressings with drip mouldings and a diagonally set stack. The next pair share the scalloped roof but lack the diagonal stack and have dressings of multi-coloured brick.

The post-war local authority houses that continue the line are plainer still but share the red brick and gabled porches of their predecessors. Four of the houses at the

southern end of the lane are in red brick, obscured by climbing plants in some cases, with thatched roofs often incorporating eyebrows over the first floor windows. All have end, and sometimes ridge, stacks and three have decorative treatments to the thatching.

The final cottage, No. 3, is in the gothic style with pointed multicoloured brick arches over the windows and central entrance, grey brick quoins, gablets and a large ridge stack. The only non-domestic house in the lane is the village hall which is in the classical style. Construction is in red brick, rendered to the lane elevation from which a gabled porch protrudes which contains a double boarded timber door with rounded windows in the returns.

03

3.3.6 Land use, levels of activity and parking

The Lower Allen Valley predominantly consists of residential uses with a few isolated services and businesses scattered through the built form. This includes a post office, shop and village hall. The area is less active than the Village Green with a few cul-de-sacs providing quiet residential enclaves.

Parking is limited to on-plot side, front or garage parking which accompanies individual dwellings. However, there is a car park adjacent to the village post office.

3.3.7 Positive aspects of character

This area is characterised by spacious plots of land overlooking green space around the River Allen. This contributes to the village's rural aesthetic and 'garden village' character. It offers charming views from both sides of the valley.

3.3.8 Issues to be addressed by the design code

The preservation of the green grassland that forms the backdrop for the built-up areas. Future proposals or infill developments should incorporate local vernacular architecture in this sensitive part of the Conservation Area with many listed buildings and other non-designated heritage assets.

In order to highlight the presence of the river, a footpath across the meadow linking the village hall to the pub could be considered, with bridges where required. This would add an additional connection within the village and allow residents to enjoy this natural asset that passes through its heart.



Figure 22: Hedge used as a boundary treatment with a large front garden.



Figure 23: Open green space.

04 Upper Allen Valley

WSG010

WSG009

WSG008

KEY

Listed buildings



I



II



II*



Conservation Area



New housing proposal



Existing conversion of buildings



Character area boundary



Roads

F.24 **Figure 24:** Map showing the heritage assets, key designations and new housing sites in the Upper Allen Valley.



0m 50m 100m 200m

3.4 Upper Allen Valley

3.4.1 Settlement pattern

The Upper Allen Valley is larger in scale than the Lower Allen Valley covering areas of grassland, farmland and a few residential buildings which contribute to a lived in feeling landscape. It is linear in nature with the main rural road passing through the area meandering along the valley floor in close proximity to the River Allen and parallel to it.

Pockets of development are scattered along this road at varying intervals and is a result of its historical settlement growth and decline. At the turn of the 20th century All Hallows was a settlement in this area more populated than today. Little remains of the former village other than a single dwelling, two pairs of Estate cottages and the farm. The former graveyard can still be seen.

Beyond the valley lies higher downland used for arable farming. The Monkton Up Wimborne settlement shows a pattern of a partly abandoned village which used to be larger. Once nucleated, it is now a

dispersed settlement with one large cluster of development focused on Manor Farm.

3.4.2 Green space, access and streetscape

The valley floor contains the River Allen which is bordered by areas of grassland. This remains the case throughout the area resulting in a consistent stretch of grassland that passes from Manor Farm all the way to the Village Green save for a gentle hill enclosed by woodland which can be seen when approaching All Hallows from the south.

The north-west of the character area comprises more open green space and fewer buildings heading towards the settlement of Monkton Up Wimborne. The buildings tend to be associated with farmland though there are also some isolated residential dwellings scattered throughout.

Access to the area can be made from Coach Road to the north-west, a rural road that connects to the A354 to the north and

then passes through the area to the Lower Allen Valley. The roads in the area are similar in nature and contain a single carriageway with no footways or parking spaces.



F.25

Figure 25: Rural lane with hedges either side and buildings setback from the lane.

04

3.4.3 Building line and boundary treatment

There is no formal building line within the character area. Some buildings are adjacent to the road (Nos. 30 and 31 All Hallows, Corner Cottage and The Bungalow) while others are set back by a distance of ten metres or more (Manor Farm Cottages, Council Houses, All Hallows Cottages, Downside). Others still (Manor Farmhouse, North Barn Farm and All Hallows Farmhouse) are set a considerable distance from the road.

The buildings at Monkton Up Hallows stand behind informal hedges apart from Council Houses where wire mesh and metal fencing has been used. All Hallows Farmhouse stands behind single storey outbuildings arranged around a courtyard with one building facing directly onto the road. At the southern end of the character area Corner Cottage, All Hallows Cottages and Downside stand behind formal hedges while Nos.30 and 31 All Hallows are separated from the lane by a low brick wall.

3.4.4 Building heights and roofline

The majority of the buildings in the character area are two storeys high apart from The Bungalow at Monkton Up Wimborne and the farm buildings at Manor Farm, North Barn Farm and All Hallows Farm where there are several one-storey outbuildings. With the exception of the two buildings that constitute Manor Farm Cottages no building stands adjacent to another so continuous rooflines are not seen.



F.26

Figure 26: Unique dwelling with rendered façades and a chequerboard chimney breast.



F.27

Figure 27: Semi-detached dwellings using traditional materials of brick and a tiled roof.

3.4.5 Architecture

Manor Farmhouse dates to the 16th century and is timber framed and rendered but the principal building material in the character area is red brick with tiled roofs and brick stacks. A prominent feature on Manor Farmhouse's south elevation is a projecting chequerboard flint and ashlar chimney breast. The building is also unusual for its use of sash windows, casements predominating elsewhere apart from at All Hallows Farm, the only other listed building in the character area.

All Hallows Farmhouse displays its 'polite' architectural style with a brick pediment to the central bay of its principal, south elevation and tall, diagonally set chimney stacks, a feature common in the village as a whole. This feature is shared by Nos. 30 and 31 All Hallows to the south-west of the farmhouse. Corner Cottage avoids the vernacular style seen in the other small buildings in the character area tending towards the Cottage orné style with brick surrounds and drip mouldings to its

windows with gables with bargeboards above and a single central stack.

The historic farm outbuildings in the character area are mainly single storey and of timber or brick construction with slate roofs. The barns at All Hallows Farm are notable for their chequerboard ventilation holes, some of which have been filled in.

3.4.6 Land use, levels of activity and parking

The Upper Allen Valley contains more farmland and fewer residential buildings than the Lower Allen Valley and is generally less built up. Activity revolves around the farms situated to the north which overlook neighbouring areas of arable land. There are isolated pockets of residential development though these are sometimes located on quiet tracks. Parking is limited to the on-plot parking allocations for each individual dwelling with no on-lane parking and no public parking spaces.

3.4.7 Positive aspects of character

The area has maintained a central corridor of grassland through which the River Allen flows. This grassland is the backdrop to some of the dwellings and farms in the area offering views over the valley floor.

The area is largely undeveloped and comprises mostly grassland and arable land. This is beneficial for wildlife and biodiversity.

3.4.8 Issues to be addressed by the design code

Issues include the sharing of the road with heavy machinery used in the farms in the area. There is a need to preserve the rural character of the area and ensure that any new development does not have a disruptive effect.

05 St Giles Park

WSG012

KEYS

Listed buildings

- ☆ I
- ★ II
- ★ II*
- Conservation Area
- New housing proposal
- Character area boundary
- Roads

F.28 **Figure 28:** Map showing the heritage assets, key designations and new housing sites in St Giles Park.



3.5 St Giles Park

3.5.1 Settlement pattern

The central part of the Registered Park and Garden hinges on the gloriously set and architecturally appointed St Giles' House. Its grounds extend outwards radially, furthest in direction towards the south and east, to the north the estate transitions into the wider village after a short distance. There is a cluster of barns south of Butts Close. Otherwise, this character area is largely attractive parkland and woodland.

3.5.2 Green space, access and streetscape

The Registered Park and Garden is parkland appointed with mature trees and some large blocks of woodland with a mixture of more formal tree avenues and woodland copses. Access is limited as lanes are private roads. The only streetscape is on Butts Close, where the barns associated with the estate form an attractive frontage on the southern side.

3.5.3 Building line and boundary treatment

Given the dispersed settlement pattern within the area there are no building lines to observe apart from on the south side of Butts Close where a line of farm buildings in three rows, the eastern two incorporating cottages (Gardens House and Gardens Cottages), are separated from the lane by grass verges and low hedges.

The buildings form a building line approximately 130m long broken in two places by entrances to the farm yard and kitchen gardens. The lodges have differing boundary treatments. Park Lodge at the junction of Park Lane and Butts Close uses timber post and rail fencing, Avenue Lodge on the B3078 has hedges, brick gate piers and iron fences and gates.

The lodge at the junction of the B3078 and B3081 has modern metal fencing. The main entrance to the park from the village green has two sets of lodges. Church Lodge is separated from the village green by a hedge and a low wall, gate pier and railings. The

east and west Pepperpot lodges are located either side of the drive within the park and have no boundary treatment. Wimborne Lodge and Cold Harbour on the south side of the park were not surveyed.



Figure 29: Route through the Registered Park and Garden.

3.5.4 Building heights and roofline

St Giles House is two storeys plus attic high as is Home Farmhouse. The farm buildings at Home Farm are both one and two storeys high, the two-storey examples being the two cottages at the ends of the rows of farm buildings on the south side of Butts Close and further examples in the listed group closer to St Giles House.

In common with the building lines the only location within the character area where the roofline makes a contribution to the lane scene is on the south side of Butts Close where the alternating heights of the cottages and attached farm buildings at the western end of the lane give rhythm to the lane scene. The height of the cottages and the barn at this end of the lane mirror that of the cottage and barn on the north side. The lodges are variously 1 and 1 ½ storeys in height, the 1 ½ storey examples having rooms in the attic.

3.5.5 Architecture

The current St Giles House has its origins in 1651 and the east front dates to this period. The overall look is Palladian, a result of amendments to the building by Henry Flitcroft in 1740-44 which included the window surrounds with keystones and the central doorway to the north elevation. The house is on a courtyard plan and construction is in red brick with ashlar dressings and quoins. It is partly battlemented and has a slate and lead roof.

Home Farmhouse is a simple building in the classical style of whitewashed brick with a slate roof and brick end stacks. It has a gabled porch, sash windows and lights in the roof. The designated and non-designated farm buildings at Home Farm are of red brick or timber-framed construction with tiled roofs. Those buildings that are part of the complex of listed farm buildings and closer to St Giles House have more ornamentation including shaped kneelers, moulded copings, obelisk finials, dentilled brick cornices and leaded lights. Gardens

House on the south side of Butts Close incorporates an interesting windowless octagonal building with a pyramidal roof while the barn to the north-west of Home Farmhouse has diapering in burnt headers to its north elevation.

Church Lodge is a single storey lodge building in multicoloured brick with a scalloped, tiled roof, bargeboards to the gable ends, a canted bay window with latticed casements, a gabled porch and diagonally set stacks. The single storey Pepperpot lodges are rendered and have slate roofs and round-arched windows. Avenue Lodge on the B3078 is in Cottage orné style and is rendered with a hipped roof with decorative bargeboards and covered with scalloped tiles.

The lodge at the junction of the B3078 and B3081 is two storeys in height in multicoloured brick with a slate roof and large central brick stack. The design features a central gabled bay to the south-west elevation, a pitched roof to the porch and decorative bargeboards. The windows are casements.

3.5.6 Land use, levels of activity and parking

The house attracts significant levels of activity from its residents, employees and visitors with a car park at the front of the house. Otherwise, this is a very tranquil area of parkland with some temporary uses for camping and events.

3.5.7 Positive aspects of character

The landscape setting is of the highest merit and any views inwards and outwards of the Registered Park and Garden must be preserved.

3.5.8 Issues to be addressed by the design code

Development is not anticipated within this area but any development within its setting will need to be sympathetic to the historic context of the parkland and the listed buildings within it.



F.30

Figure 30: Lane lined on either side by brick buildings.



F.32

Figure 32: Lodge building within the Registered Park and Garden.



F.31

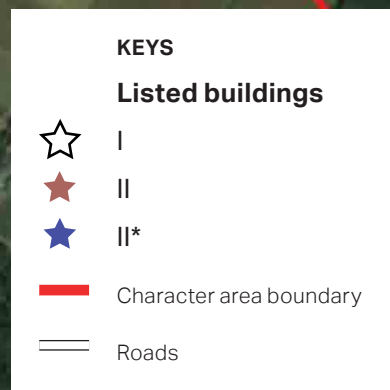
Figure 31: View of a single storey barn and adjacent two storey building, Home Farm.



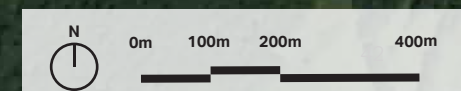
F.33

Figure 33: View of barn doorway, Home Farm.

06 Former Deer Park



F.34 Figure 34: Map showing the heritage assets, key designations and new housing sites in the Former Deer Park.



3.6 Former Deer Park

3.6.1 Settlement pattern

The Former Deer Park Character Area is located to the south of the village and includes woodland, grassland and isolated farms. It is also home to two scheduled monuments and two Grade II listed buildings. The former deer park dates back to the medieval period and occupies around 40 hectares. Most of the perimeter of the park is bounded by a small bank with the remains of an internal ditch still visible in places. The area has remained largely undeveloped and therefore has a rural character.

3.6.2 Green space, access and streetscape

Open land is prevalent in the area owing to its historic function as a deer park. It retains two large areas of natural woodland which are formed on either side of a central area of grassland. The B3081 passes through this area providing connectivity from Wimborne St Giles to Sutton Holms, Romford and

Verwood further east. The B3081 is a well marked and well sign posted country road that carries a significant proportion of the traffic heading from Wimborne St Giles into the nearest town, Verwood.

3.6.3 Building line and boundary treatment

There are very few buildings within the character area and building lines are not an important feature. Boundary treatment in most cases is of hedging, which is mature and with trees at Keeper's Cottage, Deer Park Farmhouse and the cottages opposite Cold Harbour and formal at Gate.

3.6.4 Building heights and roofline

Buildings heights throughout the character area are two storeys apart from the single storey farm buildings at Deer Park Farm.

3.6.5 Architecture

Buildings in the character area are of red brick with slate or tiled roofs. The only non-

residential building in the character area is the c.1700 Grade II listed Roundhouse, known as the Philosopher's Tower which is a brick built gazebo with a tiled and leaded domed roof, square headed doorways on the east and west elevations and sash windows.

3.6.6 Land use, levels of activity and parking

Land use is predominantly woodland and grassland left untouched as a result of its status as a former deer park. There are a few farms, small businesses and residences along the B3081 though these are fairly isolated.

Activity levels are very low compared with other parts of the village. As most of the character area is natural landscape, activity is confined to the B3081 and its pockets of farm buildings and dwellings. Parking is restricted to on-plot parking usually on unadopted roads that connect to the farms in the area.

3.6.7 Positive aspects of character

The area has largely been left untouched and therefore the natural environment forms a key aspect of its character.

3.6.8 Issues to be addressed by the design code

Traffic along the B3081 could be a concern as the road is one of the few connections between villages and towns in the region.

07

Agricultural Hinterland

KEYS

Listed buildings

I

II

II*

Conservation Area

New housing proposal

Conversion of existing buildings

Character area boundary

Roads



F.35 **Figure 35:** Map showing the heritage assets, key designations and new housing sites in the Agricultural Hinterland.

3.7 Agricultural Hinterland

3.7.1 Settlement pattern

The Agricultural Hinterland character area comprises the areas of land outside the previous six character areas. This includes areas of woodland, grassland and farmland and scheduled monuments to the north and south of significant historical value, including the important neolithic and medieval site of Knowlton Church. There are a few isolated farms in this area.

3.7.2 Green space, access and streetscape

This area is predominantly green space with varying functions. This is the rural hinterland that forms the backdrop to the village, it is also rich in biodiversity in places, especially patches of woodland and the many hedgerows. The main access to the village from the south-east is via the B3081 which then borders the agricultural hinterland and connects with the A354 in the north. The roads in the area are narrow and rural with a single carriageway and no footways or parking allocations.

AECOM

3.7.3 Building line and boundary treatment

Brockington Farm comprises a farmhouse and associated farm buildings all set back from the lane and with their gable ends facing the lane. The configuration of the buildings is such that there is no continuous building line. The farmhouse and historic barn are set behind a brick wall while other farm buildings are open to the lane. To the south-west of the farm on Brockington Lane Brockington Farm Cottages are set back from the road and separated from it by hedges.

The two dwellings on Bailey's Hill on Brockington Down are located within the St. Giles House RPG Both are set back from the road behind formal hedges.

Nine Yews is set well back from the road and separated from it by mature woodland. The house is associated with a courtyard of outbuildings and a pair of cottages.

Glebe Farm comprises a pair of cottages set back behind a formal hedge and farm

buildings in a U-shape around a yard. The gable ends of the outbuildings face directly onto the lane and the yard is separated from it by a low brick wall.

3.7.4 Building heights and roofline

Brockington Farmhouse and Cottages are two storeys high while the farm buildings are all single storeyed. The height of the farm buildings however is such that the apexes of each one and that of the farmhouse is fairly consistent. The Lodge and Brockington Beeches on Bailey's Hill are both two storeys tall. The house and cottages at Nine Yews are two storeys high and the outbuildings one storey.

Nine Yews House is a detached house of the early 20th century in red brick with a slate roof and tall brick stacks. A gabled bay with full height canted bay window steps forward to the right hand side.

3.7.5 Architecture

Brockington Farmhouse, known as Riverside Cottage, is a basic red brick building with a tiled, pitched roof, and end stacks. The other cottages at Brockington have slightly more interest having a half-hipped roof and gablets above the first floor windows. Windows are casements in both cases. The barn to the west of the farmhouse is of brick and timber construction with a tiled roof.

Beech Lodge at Brockington is a pair of early 20th century estate cottages joined together to form one house, in red brick in a similar style to the cottages on Park Lane (Character Area 4. Village Gateway) with canted bay windows and gablets above the first floor windows. Brockington Beeches are of earlier construction and are labelled Lodge on historic Ordnance Survey maps. The building is rendered and has a slate roof.

Towards the north, Nine Yews House is a detached house of the early 20th century in red brick with a slate roof and tall brick stacks. A gabled bay with full height canted bay window steps forward to the right hand side.

3.7.6 Land use, levels of activity and parking

Land use in the area consists of arable land, grassland and a few scattered farms. Many prehistoric monuments are scattered throughout the landscape and are left uncultivated. The levels of activity in the area are low as a result of the lack of amenities and residential development. Large areas of the hinterland are uninhabited and therefore parking is not provided save for the few farms in the area which have their own on-plot parking.

3.7.7 Positive aspects of character

This area is rich in natural character and forms the countryside backdrop to much of the village. This forms a framing of the rural character seen in Wimborne St Giles. Historical monuments have been protected resulting in a scenic landscape with a sense of history and continuity.

3.7.8 Issues to be addressed by the design code

Conservation and preservation of existing scheduled monuments and natural assets such as woodland and the River Allen should be a priority in the design code.

Future development should not place a burden on the existing road network which is rural in nature and is not designed for high volumes of traffic.

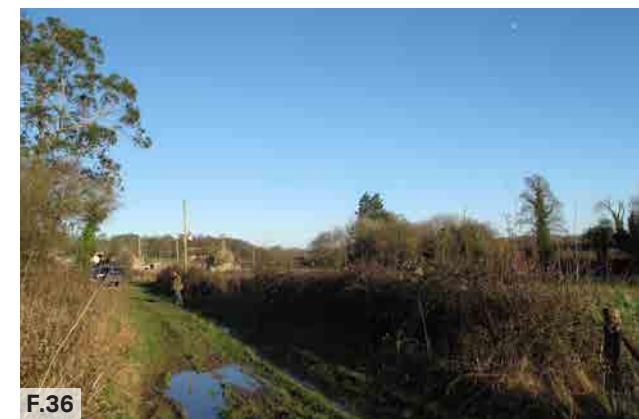


Figure 36: View to the landscape.

Issues from the character areas to be addressed in the design codes

Character Area (CA)	Issues	Related Code
CA 1 - Village Gateway and CA 5 - St Giles Park	1. Avoid impacting on vistas outwards and into the registered park and gardens	Code 2 Green infrastructure and Code 3 Views and landmarks
CA 2 - Village Green	1. Unmarked car parking	Code 1.9 Car parking
	2. No defined pedestrian footways	Code 1.1 Meaningful connections and 1.2 Prioritise walking and cycling
	3. Need to protect the rural character by restricting inappropriate infilling	Code 1 Pattern and layout of buildings, Code 4 Architecture and materials and Code 5 Building modifications
	4. Architectural vernacular features need to be replicated in future development in a highly sensitive part of the conservation area.	Code 4 Architecture and materials
CA 3 - Lower Allen Valley	1. Preservation of the green grassland that forms the backdrop for the built-up area	Code 2 Green infrastructure
	2. Future proposals or infill development should incorporate local vernacular architecture	Code 4 Architecture and materials
CA 4 - Upper Allen Valley	1. Sharing of the road with heavy machinery used in farms in the area	Code 1.1 Meaningful connections and 1.2 Prioritise walking and cycling
	2. Need to preserve the rural character of the area and ensure that any new development does not disrupt this	Code 1.3 Scale, form and massing and Code 2 Green infrastructure
	3. Listed buildings that need to be sensitively considered	Code 3.2 Development affecting heritage assets
CA 6 - Former Deer Park	1. Traffic along the B3081 could be a concern as the road is one of the few connections between the village and towns in the region.	Code 1.1 Meaningful connections, Code 1.2 Prioritise walking and cycling and Code 1.9 Car parking
CA 7 - Agricultural hinterland	1. Conservation and preservation of existing scheduled monuments and natural assets such as woodland and the River Allen should be a priority in the design code.	Code 3.2 Development affected heritage assets and Code 2 Green infrastructure
	2. Future development should not place a burden on the existing road network which is rural in nature and is not designed for high volumes of traffic.	Code 1 Pattern and layout of buildings

A watercolor illustration of a coastal town. In the background, a tall, light-colored church tower with arched windows stands prominently. To its right, a windmill is partially visible behind some trees. The middle ground shows a row of buildings with dark roofs and light-colored walls. The foreground features a body of water with a small boat and a dark, silhouetted structure on the right. The overall style is soft and painterly, with a muted color palette.

Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.

4.1 Introduction

The following section describes a set of design codes that have been assembled based on the existing context of Wimborne St Giles.

These codes will aim to guide any changes or development within the village to ensure the local character is respected while still allowing space for innovation within the built environment.

The design codes have been split into seven sections, each one with a number of subsections. More detail is provided about the structure of the codes in section 4.1.3.

4.1.1 The importance of good design

As the NPPF (paragraph 126) notes, “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Research, such as for the government’s Commission for Architecture and the Built Environment (now part of the Design Council) has shown that good design of buildings and places can:

- Improve health and well-being
- Increase civic pride and cultural activity
- Reduce crime and anti-social behaviour
- Reduce pollution.

This document seeks to achieve an understanding of how good design can make future development as enduringly popular as the best of what has gone before.

4.1.2 Placemaking and design codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes and green spaces, and the interfaces between them.

What designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development. These principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents including the National Design Guide, Building for a Healthy Life and the Urban Design Compendium.

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is around, shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.

4.1.3 The Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future developments to adhere to. As identified in the diagnostic report, the following design codes have been created to apply to the whole Neighbourhood Area:

- **Code 01:** Pattern and layout of buildings
- **Code 02:** Green infrastructure
- **Code 03:** Views and landmarks
- **Code 04:** Architecture and materials
- **Code 05:** Building modifications
- **Code 06:** Waste, recycling and utilities
- **Code 07:** Sustainability and building performance

When to Use the Codes

The table opposite identifies when each of the codes should be used. A prefix has been created for each code to allow simple application and referencing of the design codes when writing policies for the Neighbourhood Plan.

Theme	Code	Title
DC.01 Pattern and layout of buildings	1.1	Meaningful connections
	1.2	Prioritise walking and cycling
	1.3	Scale, form and massing
	1.4	Aspect and orientation
	1.5	Enclosure
	1.6	Turning the corner
	1.7	Building lines
	1.8	Boundary treatments
	1.9	Car parking
DC.02 Green infrastructure	2.1	Woodlands, trees and hedgerows
	2.2	Open and green spaces
	2.3	Landscaping
DC.03 Views and landmarks	3.1	Views
	3.2	Development affecting heritage assets
DC.04 Architecture and materials	4.1	Rooflines
	4.2	Façades and fenestration
	4.3	Architectural details, materials and colour palette
DC.05 Building modifications	5.1	Household extensions
DC.06 Waste, recycling and utilities	6.1	Front of building/ plot storage
	6.2	Water management
DC.07 Sustainability and building performance	7.1	Biodiversity
	7.2	Sustainable buildings
	7.3	Building fabric
	7.4	Low carbon energy solutions
	7.5	Adaptability
	7.6	Lane lighting

Table 01: Example of design codes based on group priorities and where they apply.

4.2 Design code 01: Pattern and layout of buildings

Code 1.1 Meaningful connections

Wimborne St Giles has a good network of footpaths that allow access to the surrounding countryside. Rural lanes also provide links to the different parts of the village, however these connections can be improved by creating and enhancing the routes to encourage walking and cycling. Good practice favours a generally connected lane layout that makes it easier to travel by foot, cycle and public transport.

A more connected pattern creates a 'walkable neighbourhood' where routes link meaningful places together. New development in Wimborne St Giles should seek to connect to the existing village and create easy direct routes to existing services and amenities.

In addition, connections can also be visual and relationships between buildings, lanes and the natural environment should ensure these connections, such as key views, should be preserved and enhanced.

Connect to valuable assets and buildings within the village such as schools, churches or key amenities.

Proposing short and walkable distances which are usually defined to be within a 10 minute walk or a five mile trip by bike. If the design proposal calls for a new lane or cycle/ pedestrian link, it must connect destinations and origins.

Proposing routes laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and provide onward pedestrian links.

Connect to the surrounding countryside with controlled access to paths along fields to help maintain hedgerows.

Connect to local open and green spaces within the village.

Avoid designing features that hinder pedestrian and cycle movement such as gated developments, barriers and high walls or fences.

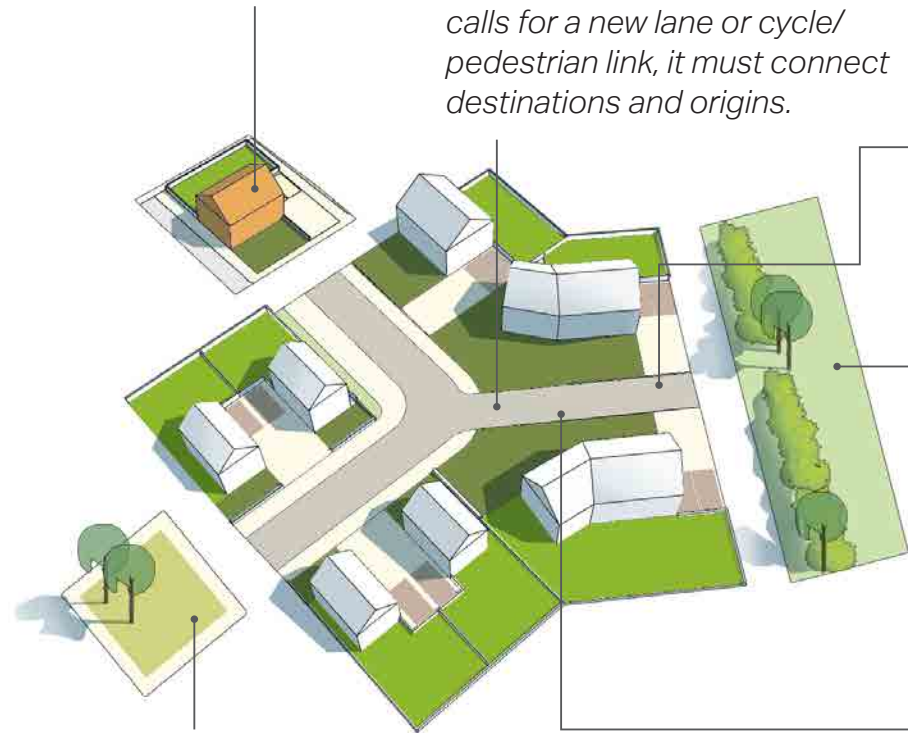


Figure 37: Illustrative diagrams showing meaningful connections with the village.

Code 1.2 Prioritise walking and cycling

It is essential that the design of any new development includes lanes that incorporate the needs of pedestrians and cyclists.

- Routes must be laid out in a connected pattern, whilst cul-de-sacs must be relatively short and provide onward pedestrian and cycle links.
- Lanes must incorporate lane trees, green infrastructure and sustainable drainage.
- Crossing points should be placed at frequent intervals on pedestrian desire lines and at key nodes.
- Junctions must enable good visibility between vehicles and pedestrians.
- Links to and through the countryside that link different parts of the village should be an integral part of any development.



Figure 38: Lane with no footpaths.



Figure 39: Lanes with no footpaths.

Code 1.3 Scale, form and massing

There is a low housing density in the parish reinforcing its rural nature. The majority of buildings in Wimborne St Giles do not exceed two storeys in height. Therefore, any new buildings should be sympathetic in mass, height, and scale to the existing context and heights should generally not exceed two storeys other than in exceptional circumstances.

Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, must remain sympathetic to the tree canopy and local vernacular.

Another way to achieve visual interest could be by varying frontage widths and plan forms. The application of a uniform building type throughout a development must be avoided.

The massing of new buildings should ensure a sufficient level of privacy and access to natural light and avoid overshadowing existing buildings. This is particularly important in areas of historic character.



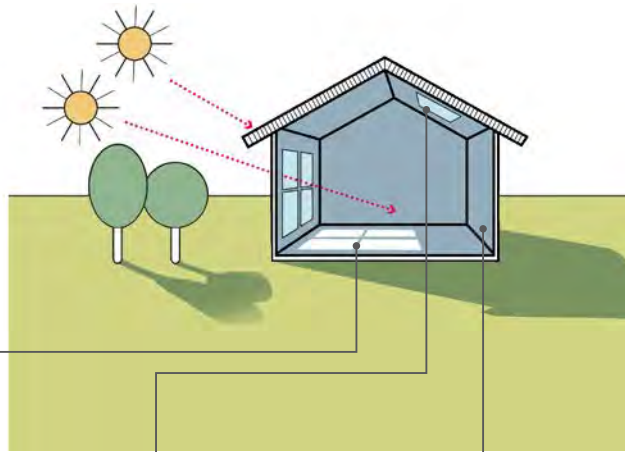
Figure 40: Photo showing massing of buildings in Wimborne St Giles and demonstrating the low housing density of the Parish.



Figure 41: Photo showing the variation in roofline of adjacent buildings in Wimborne St Giles.

Code 1.4 Aspect and Orientation

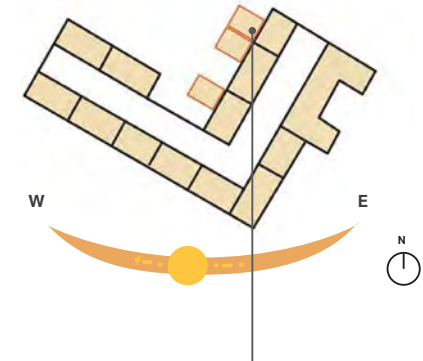
Buildings should be designed to maximise solar gain, daylight and sun penetration, while avoiding overheating. Subject to topography and the clustering of existing buildings, they should be orientated to incorporate passive solar design principles.



Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/shutters to provide shading in hotter summer months

North facing single aspect units should be avoided

One of the main glazed elevations should be within 30° of due south to benefit from solar heat gain. Any north-facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side



If houses are not aligned east-west, rear wings could be included so that some of the property benefits from solar passive gain

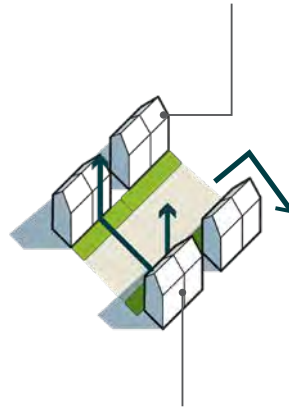
Figure 42: Illustrative diagrams showing ideal aspect and orientation for housing.

Code 1.5 Enclosure

The level of enclosure of a road or square is determined by its relationship with the vertical elements on its edges such as buildings, walls, and trees. Developments can achieve a good sense of enclosure by creating clearly defined spaces that produce a cohesive and attractive built form, for example by determining focal points, appropriate building heights, and continuous edges.

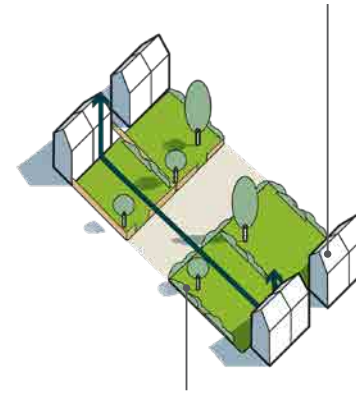
The following principles serve as general guidelines that should be considered when seeking to achieve a satisfactory sense of enclosure:

In case of building set-back, facades should have an appropriate ratio between the width of the lane and the building height.



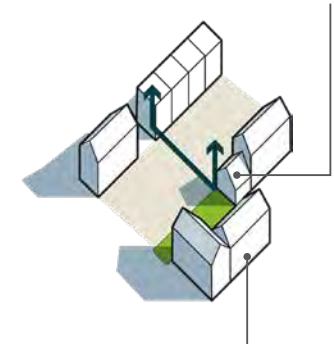
Buildings should be designed to turn corners and terminate views.

Generally, building facades should front onto lanes, and variation to the building line can be introduced to create an informal character.



Trees, hedges, and other landscaping features can help create a more enclosed streetscape and provide shading and protection from heat, wind, and rain.

Infill development and extensions along a row of established terraced or semi-detached buildings, however, should respect the existing regularity of the building frontage.



In most new developments, a variety of plot widths and facade depth should be considered during the design process to create an attractive rural character.

Figure 43: Illustrative examples of enclosure types.

Code 1.6 Turning the corner

One of the crucial aspects of a successful visual setting and built form is the issue of corners. Because these buildings have at least two public facing facades, they have double the potential to influence the lane's appearance. Therefore, the following guidelines apply to corner buildings.

Corner buildings enhance the natural surveillance of the lane by providing two primary lane facing facades that have openings that look out over the lane.

All the facades overlooking the lane or public space should be treated as primary facades.

The facades should have some form of visual contact in the form of windows.

Road layouts should be designed to slow traffic and prioritise pedestrians over vehicles.

If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element, signalling its importance as a wayfinding cue.

The form of corner buildings should respect the local architectural character. Doing so improves the lane scene and generates local pride.

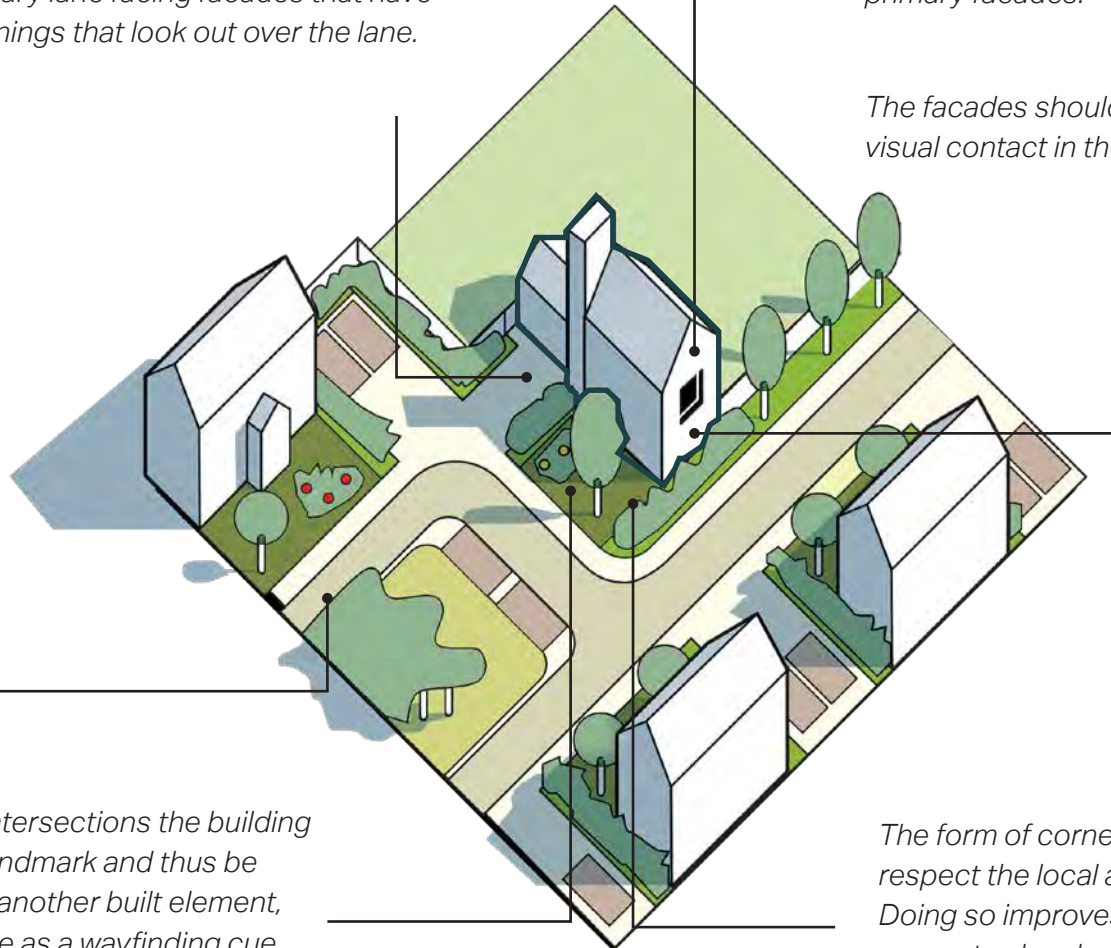


Figure 44: Illustrative diagram of a corner building in a residential area.

Code 1.7 Building lines

The building line varies throughout the different character areas, however they are generally informal, following a rough line with frequent protrusions and insets.

- The building line should be fairly consistent along the lane to form a unified whole whilst allowing for subtle variations in the form of recesses and protrusions. This provides variety and movement along the lane.

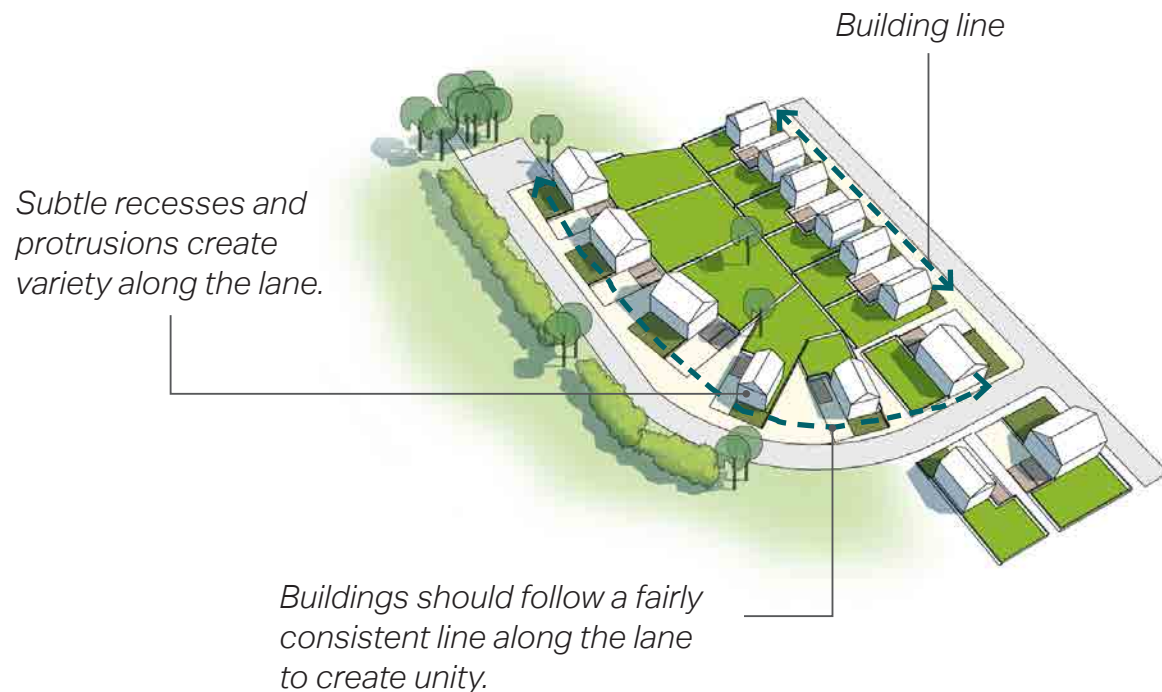


Figure 45: Illustrative diagram of the building lines along a lane.

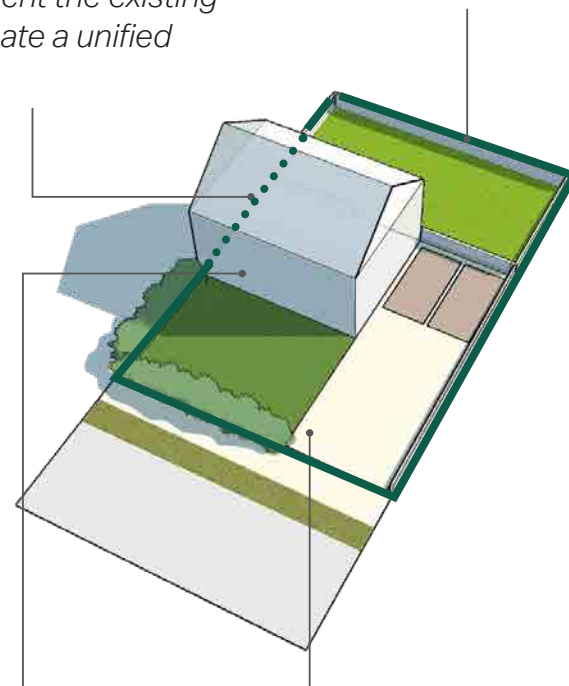
Code 1.8 Boundary treatments

Boundary treatments should be used at the plot edge to provide a sense of continuity and cohesion along the lane as well as providing separation between the public and private domains.

- Using a range of high-quality materials such as brick, hedgerows, ironmongery, planting or a combination of these along the boundary edge, can bring cohesion to the lane and the village, whilst still providing visual interest.
- The heights of boundary treatments should not intrude on neighbouring views and lighting.
- Not having a form of boundary should be avoided where possible.
- Properties should also have a front garden or privacy strip to create the desired amount of enclosure along the lane.

New boundary treatments should compliment the existing character to create a unified lane.

Property boundary



The driveway should be made out of a permeable material to enable water filtration.

The front garden should utilise natural elements such as grass, planting and hedgerows.

Figure 46: Illustrative diagram of the boundary treatments of a typical plot.

Code 1.9 Car parking

Car parking areas should make a positive contribution to the design and setting of a development, taking account of the rural character of Wimborne St Giles.

A good mix of parking typologies should be deployed, depending on, and influenced by; location, topography and market demand.

The main types to be considered are shown on this page and the next.

- For family homes, cars should be placed at the front or side of the property. For small pockets of housing a front or rear court is acceptable. Multiple garage parking is encouraged.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to minimise impervious surfaces, for example through the use of permeable paving.

- When placing parking at the front, the area should be designed to minimise visual impact and to blend in with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting, and use of differentiated quality paving materials.
- Cycle parking should be integrated into all new housing.



Figure 47: Example of on-plot front parking in Wimborne St Giles



Figure 48: Example of on-plot side parking space in Wimborne St Giles

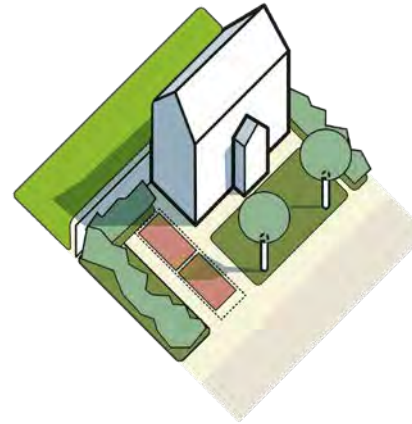
On plot side or front parking

On-plot parking can be visually attractive when it is combined with high quality and well designed soft landscaping. Front garden depth from the pavement back should be sufficient for a large family car.

Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high quality paving materials between the private and public space.

Driveways should be constructed from porous materials to minimise surface water run-off.

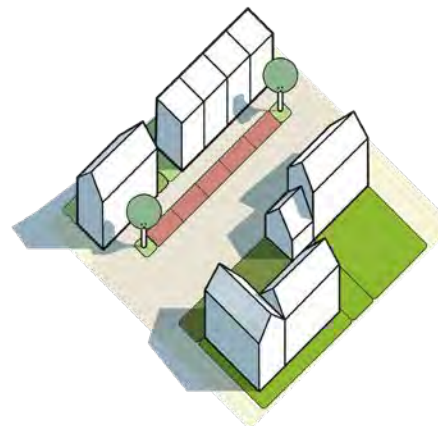
Any rear parking courtyards should be small, overlooked and not be at the expense of rear gardens.



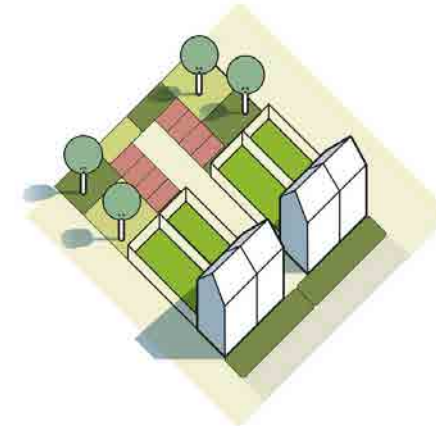
On plot side parking



On plot garage and side parking



On lane parking



Rear courtyard parking

Figure 49: Illustrative diagrams showing parking typologies.

Electric vehicle charging points

In general, new development should cater for electric vehicles with on-road and off-road car parking spaces. Owing to the rural nature of Wimborne St Giles, most new EV charging points will be delivered in new and existing dwellings off-road and within private plots.

On-road car parking

Car charging points should be provided next to public open spaces.

Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point, for a wheelchair user and a pedestrian to pass side-by-side.

Charging points should be located in a way that are not blocked by petrol or diesel vehicles.

Off-road car parking

Mounted charging points and associated services should be integrated into the design of new developments

Cluttered elevations, especially main facades and front elevations, should be avoided.

Consideration should be given to how new EV charging points would impact the existing character of dwellings and effort be made to reduce this impact.



Figure 50: Example of on-road car charging points.



Figure 51: Example of off-road mounted car charging points.

4.3 Design code 02: Green infrastructure

Code 2.1 Woodlands, trees and hedgerows

Trees are crucial to the integration of Wimborne St Giles into its physical context. Therefore, new developments and any change in the physical environment should:

- Hedgerows are a positive feature in Wimborne St Giles and should be retained where possible, supporting local wildlife and the rural character of lanes.
- Hedgerows are encouraged though the decision to include them should be based on context and whether surroundings buildings also include them.
- Replace any tree or woodland lost to new development. Native trees and shrubs should be used to reinforce the more rural character of the area.
- Promote rich vegetation in front and rear gardens to improve the visual impact and mitigate air pollution.

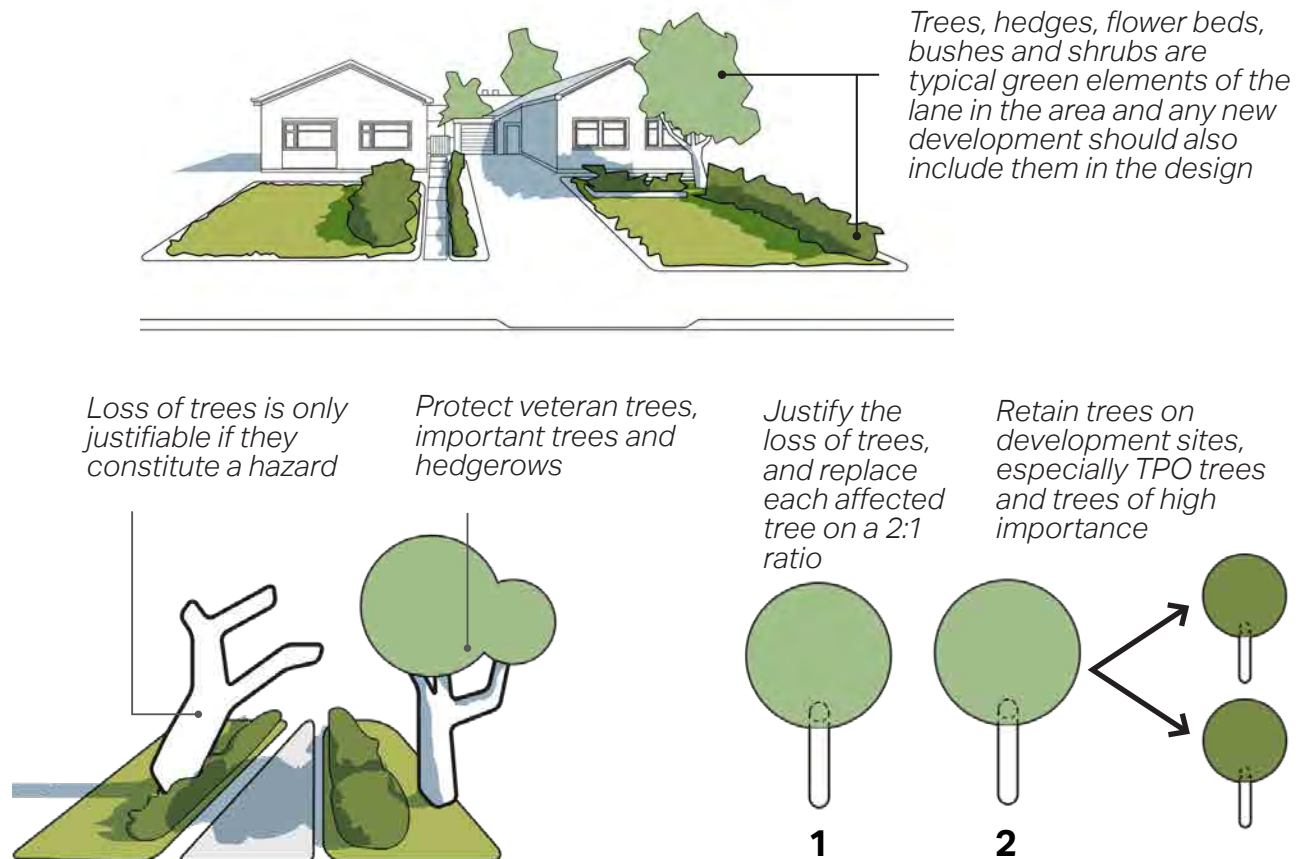


Figure 52: Diagram to highlight some guidelines related to tree preservation.

Code 2.2 Open and green spaces

Wimborne St Giles has several green spaces and a good selection of footpaths linking the villages and settlements within the parish together.

Key guidance on the preservation and expansion of green spaces within Wimborne St Giles is as follows:

- Development should protect and enhance the Neighbourhood Plan's designated Local Green Spaces.
- Future open spaces are encouraged.
- Development should not negatively impact on the community use or special qualities of open and green spaces.
- New open spaces should not be designed as an afterthought but should incorporate opportunities for nature, play and recreation.
- New open spaces should retain all woodland, hedgerows and trees

within their layout with new planting to supplement existing vegetation.

- Proposals for allotments, community gardens and flexible space for events will be encouraged.



Figure 53: The local green space in front of the Church of St Giles.



Figure 54: Green open space around the Knowlton Church and earthworks historic landmark.

Code 2.3 Landscaping

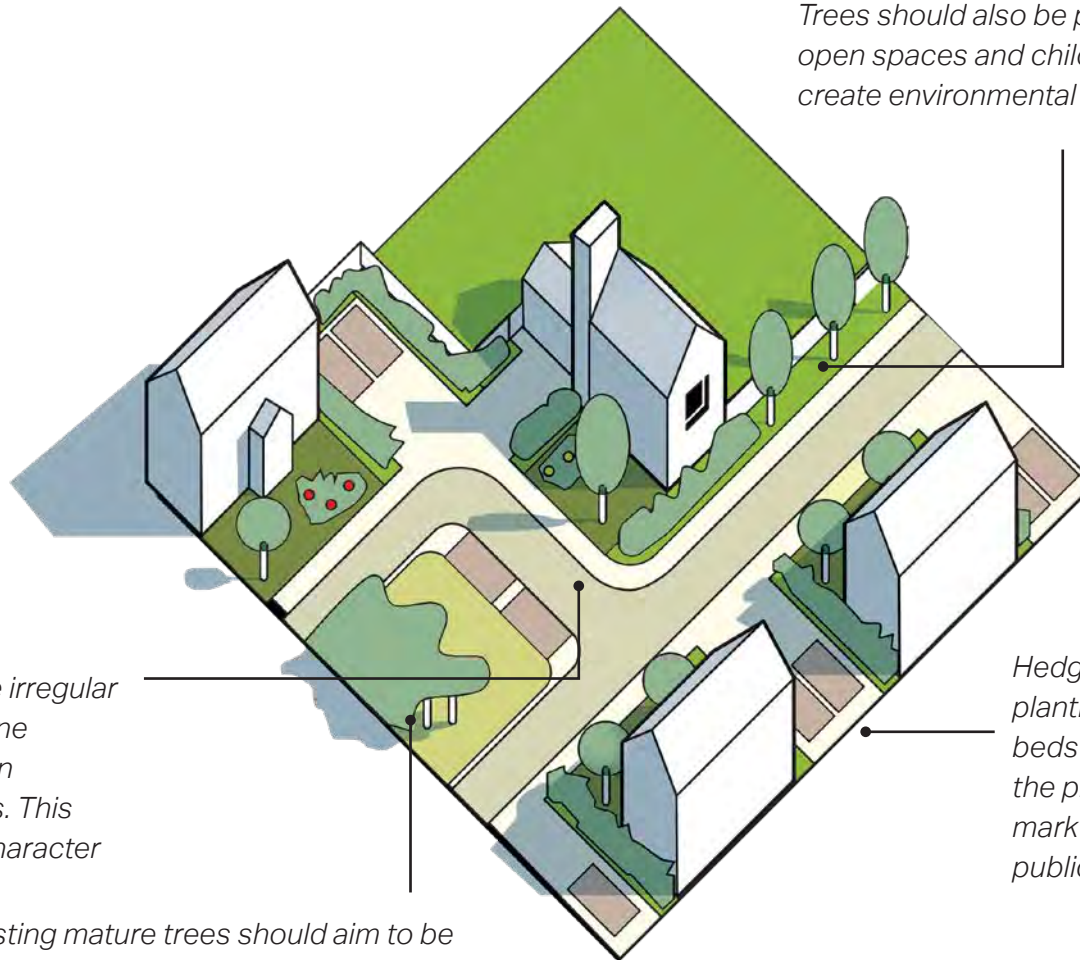
Providing lane trees and landscaping within the built environment creates an interesting and varied streetscape and brings physical and mental health benefits.

Wimborne St Giles has a rural character with the few built-up lanes in the village well integrated into the surrounding landscape. Landscaping on lanes and around buildings helps to maintain this character and future development should include the same landscaping elements seen throughout the village.

New street trees should reflect the irregular pattern of the greenery in Wimborne St Giles rather than being formed in regimented patterns along streets. This would contribute to the informal character of the area.

Any existing mature trees should aim to be retained.

Trees should also be present within public open spaces and children's play areas to create environmental and wildlife benefits.



Hedges and other planting such as flower beds are often used at the property edge to mark the private and public domain.

Figure 55: Illustrative diagram of landscaping in a residential area.

4.4 Design code 03: Heritage, views and landmarks

Code 3.1 Views

Views are important as they provide framed moments within the built environment of either landmarks or the open countryside.

Generous gaps between buildings should be created to provide glimpses and filtered views to the countryside beyond. This will connect people with nature and contribute to the general feel of openness.

Streets should be arranged to create views into the surrounding area. This allows everyone to enjoy the countryside views and enhances legibility by allowing people to orientate themselves in relation to surrounding open space.



Figure 56: Long distance view across the water meadows, Wimborne St Giles.

Code 3.2 Development affecting heritage assets

There are many elements of historic significance in Wimborne St Giles which make a positive contribution to the character of the area. Of particular importance are the grade I listed St Giles House and grade II* listed St Giles Church and Almshouses. The village also contains a number of nationally important grade II listed buildings and regionally and locally important non-designated buildings. The sensitivity of the settings of heritage assets require that design guidelines are in place to protect them. Those guidelines are:

- New development in close proximity to designated and non-designated heritage assets should propose green screenings to mitigate any adverse visual impact;
- New development proposals should not be visually intrusive or block key views to and from heritage assets. This should be achieved through the appropriate scale

and design including screening where appropriate;

- New development should retain the valued open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish;

- The scale and massing of new development should respect rather than dominate the surrounding heritage assets; and
- Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset.



Figure 57: Church of St Giles and Almshouses, two of Wimborne St Giles' most significant heritage assets. The surrounding open space allows views to the assets and provides a good visual setting for them.

4.5 Design code 04: Architecture and materials

Code 4.1 Rooflines

- Creating a good variety in the roof line is a significant element of designing attractive places. Wimborne St Giles has a variety of roof profiles that can be referenced to influence new designs.
- In Wimborne St Giles decorative chimneys interrupt the roofline offering a visual interest.
- The scale of the roof should not detract from the existing style and scale of the rest of the building.
- Monotonous building elevations should be avoided, with subtle changes in the roof line being incorporated into most designs.
- Within Wimborne St Giles the majority of the buildings have a pitched or gabled roof, therefore these types of roof are the most appropriate.
- Local traditional roof detailing elements should be considered and implemented where possible. This includes the use of scalloped slate and thatch on either hipped or gabled roofs.
- Roofs should also be designed with photovoltaic taken into consideration, either as part of the initial design. The orientation and available roof space should also be considered to capitalise on the introduction of PV panels.



Figure 58: Varying roofline. Home Farm, Wimborne St Giles.



Figure 59: Chimneys adding interest to the roofline. Almshouses, Wimborne St Giles.

Code 4.2 Façades and fenestration

Fenestration on public/private spaces increase the natural surveillance and enhance the attractiveness of the place. Considerations for natural surveillance, interaction, and privacy must be carefully balanced. This section shows examples of fenestration in Wimborne St Giles and guidelines for design.

- Corner buildings should incorporate windows on both primary and secondary façades.
- Long stretches of blank (windowless) walls must be avoided.
- A balance should be made between providing enough windows to receive abundant natural light and retaining heat
- Site layout and building massing should ensure access to sunshine, both internally and from outdoor spaces within each plot to avoid overshadowing neighbouring buildings.
- Consistent window styles and shapes should be used across a given façade to avoid visual clutter and dissonance. Varieties in window types, shapes, and details should however be encouraged across the same development.
- The lane facing façades of a building should have openings such as doors and windows that are arranged in an orderly way to create a sense of rhythm along the lane.
- Bay windows and dormers can be used to articulate the building elevation but must be appropriately sized and well-integrated through their materiality and positioning.



Figure 60: Image showing example of consistent window styles along a building façade in Wimborne St Giles.



Figure 61: Image showing dormer and bay window examples in Wimborne St Giles.

Code 4.3 Architectural details, materials and colour palette

Wimborne St Giles is characterised by its architectural features and therefore development within the village should closely align with the materials and colour palette set out in the next few pages.

Architectural details can be split into four categories. They are roofs, façades, ground materials and property boundaries.

Roof materials and colour palette

Common roof materials in Wimborne St Giles include slate, clay tiles and thatch. Additionally there are several decorative roof details which can be seen on buildings in the village.

The roof colour palette ranges from warm reds and browns of clay tiled roofs, to cool greys of slate tiled roofs, to the darker colour brown colours of thatch roofs.

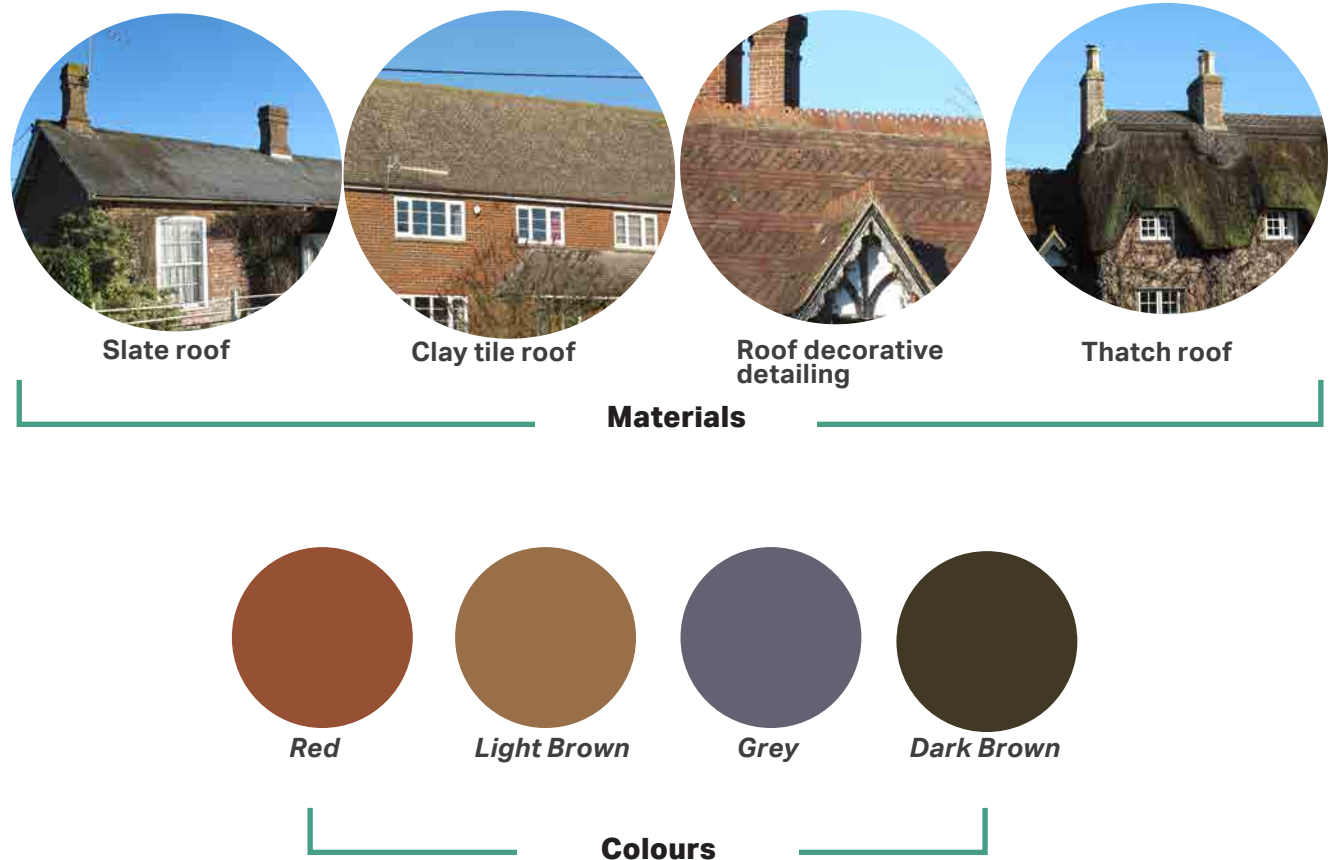


Figure 62: Examples of roof materials and colour palette in Wimborne St Giles.

Walling materials and colour palette

The dominant building material in Wimborne St Giles is brick, with many facades presenting a generally warm colour palette of red brick and beige and white render. There are some examples of stone used in facades which contribute to Wimborne St Giles historic character.

Additionally there are a few examples of rendered (especially lime rendered) and painted building facades, and these colours generally reflect either the warm red and orange palette of the brick facades or the cooler grey and white palette of the stone. Bricks are mainly laid in Flemish bond apart from the oldest buildings such as the almshouses. Bricks are largely handmade on buildings predating the mid-19th century and extruded or 'wire cut' on later buildings. Lime mortar is used on older buildings with re cementitious mortars used as the 19th century progresses. The mortar finish is generally not flush except on buildings that have been re-pointed in modern times.

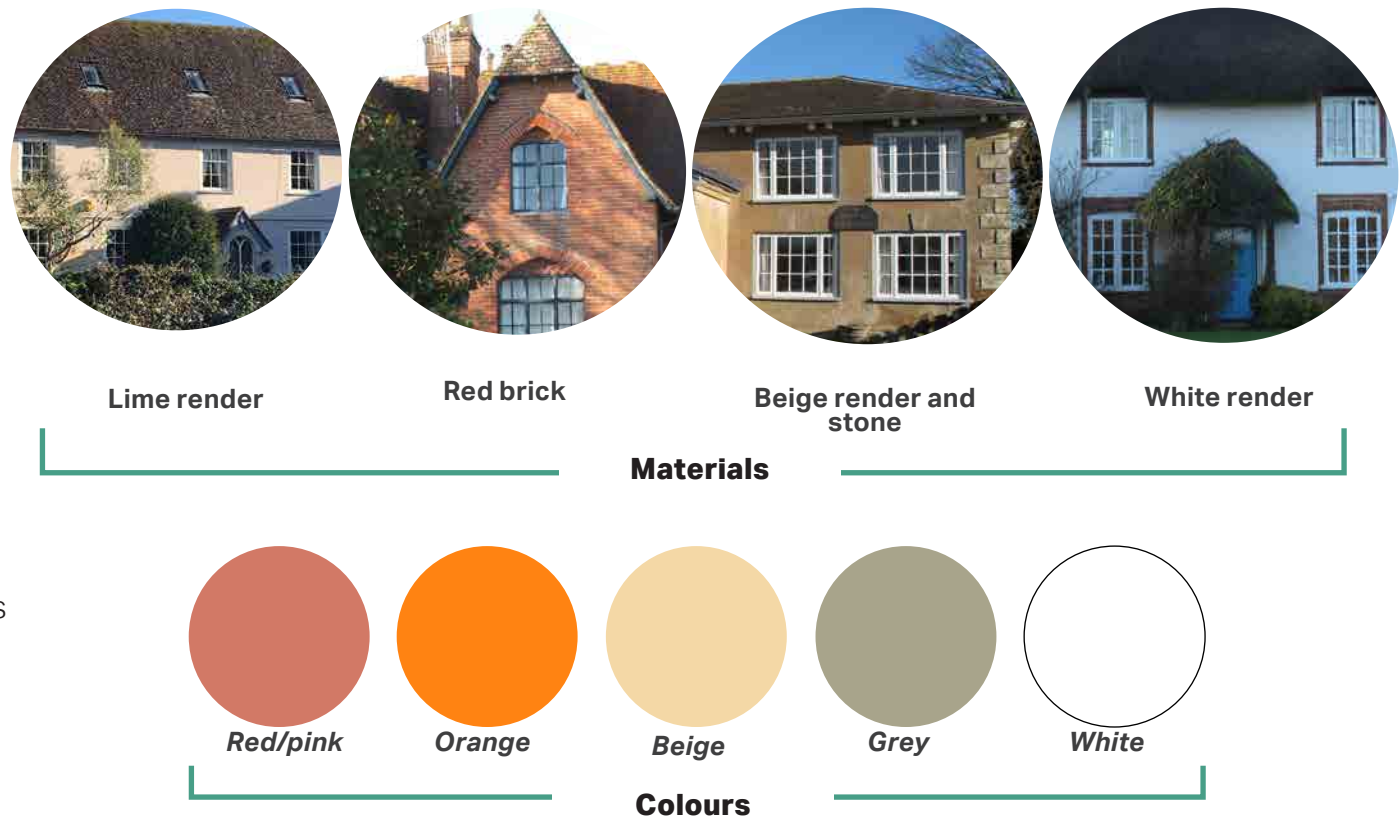


Figure 63: Examples of facade materials and colour palette in Wimborne St Giles.

Ground surface materials and colour palette

Ground materials include tarmac, concrete and permeable gravel.

The road colour palette in Wimborne St Giles includes some dark grey tarmac roads. The majority of roads are of the mixed rural typology and are typically a lighter grey/brown colour. More informal lanes are unpaved and can be brown or buff coloured.

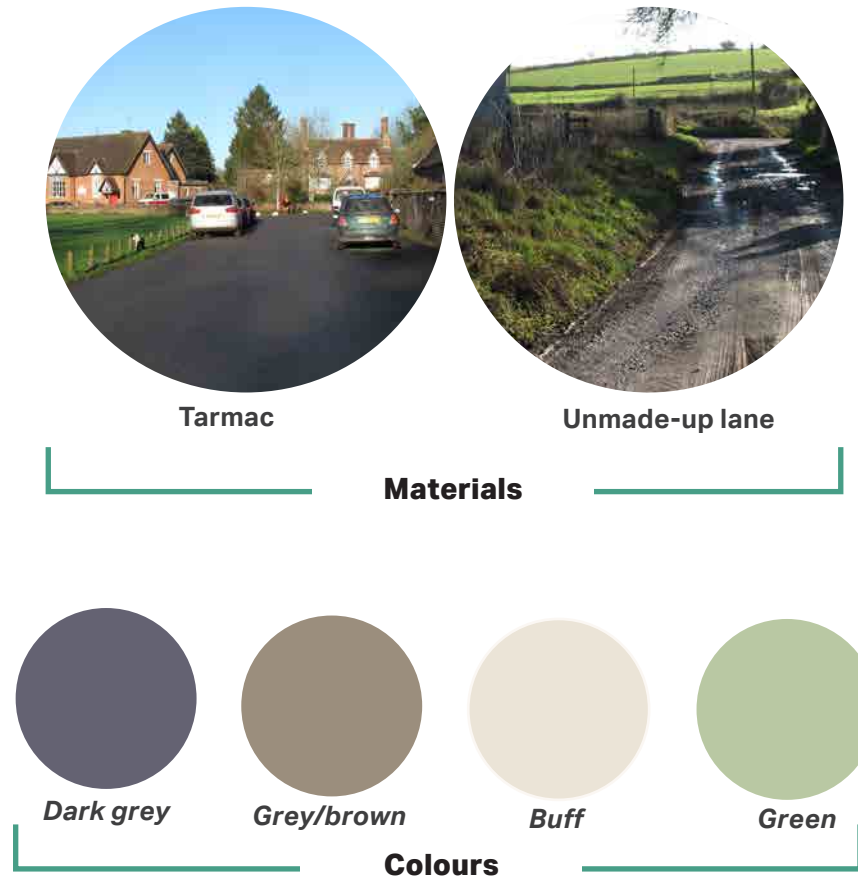


Figure 64: Examples of ground surface materials and colour palette in Wimborne St Giles.

Property boundary materials and colour palette

Green hedges are a common boundary treatment throughout the parish and are accompanied by bushes and other vegetation. Other boundary treatments include red brick walls, railings and timber fences.

Colours for boundary treatments are similar to those seen in the facades section and include honey, red, brown, black and green.



Figure 65: Examples of property boundary materials and colour palette in Wimborne St Giles.

4.6 Design code 05: Building modifications

Code 5.1 Household extensions

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character.

Extensions should consider the materials, architectural features and proportions of the original building. Many household extensions are covered by permitted development rights, meaning that they do not need planning permission though there are exceptions.

- The character of the existing building, along with its scale, form, materials and details should be taken into consideration when preparing proposals for alterations and/or extensions.

- External extensions should respect or enhance the visual appearance of the original buildings and wider scene.
- Extensions should be subordinate in term of scale and form and shall not be visually dominant or taller than the existing building.
- Extensions should be recessed or in line with the existing building facade and shall use lower ridge and eaves levels to ensure that the length and width of the extension are less than the dimensions of the original building.
- Extensions should be designed using materials and details to match the existing building or alternatively, use contrasting materials and details with a contemporary design approach. However, in either case, extensions should create an overall harmonious composition and a strong degree of unity with the original building amenity of neighbouring properties.
- Extensions should safeguard the privacy and daylight amenity of neighbouring properties.
- Extensions should retain on-site parking capacity and a viable garden area to meet the needs of future occupiers.
- Extensions of existing buildings should help to reduce carbon emission by complying with high energy efficiency standards and utilising low energy design.
- Side extensions should be set back from the main building and complement the materials and detailing of the original building, particularly along the lane elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not overlook neighbouring properties.

- Single storey rear extensions should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking daylight. A flat roof is generally acceptable for a single storey rear extension.
- Double storey rear extensions are not common as they usually affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two- storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

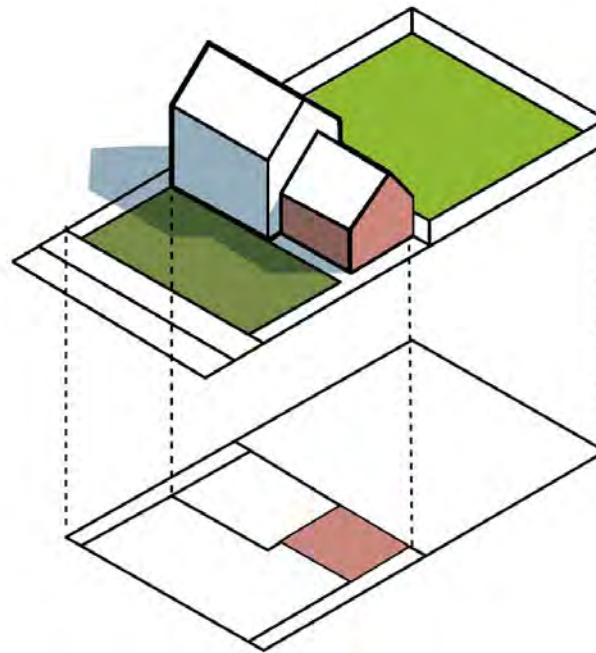


Figure 66: Example of single storey side extension.

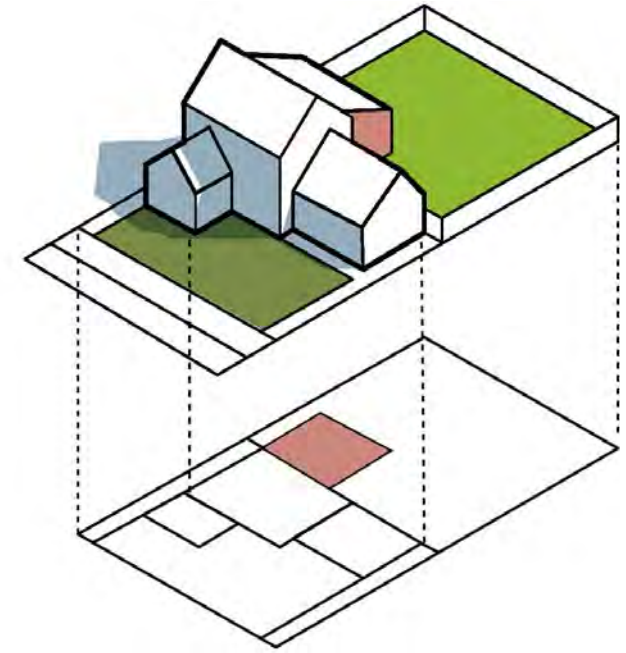


Figure 67: Example of double storey back extension.

4.7 Design code 06: Waste, recycling and utilities

Code 6.1 Front of building/plot storage

With modern requirements for waste separation and recycling, the number of household bins that need to be stored has increased. It is important that these are accommodated in ways that allow convenient access, and without increasing lane clutter or harming the appearance of new buildings.

- Servicing arrangements should have a specific and attractive enclosure of sufficient size for all the necessary bins, this avoids the blocking of pavements with bins and makes the public realm more attractive.
- The photographs opposite show some successful design solutions for accommodating bins and storage within the plot.



F.69



F.71



F.70

Figure 68: Example of successful storage design solutions for accommodating bicycles at the front of buildings.

Figure 69: Example of successful storage design solutions for accommodating bins at the front of buildings.

Figure 70: Further examples of successful storage design solutions for accommodating bins at the front of buildings.

Code 6.2 Water Management

Sustainable drainage in lanes

Sustainable urban drainage systems (SuDS) are key tools to manage both water quantity and quality within the village while supporting biodiversity.

SuDS cover a range of approaches to managing surface water in a more sustainable way, reducing flood risk and improving water quality as well as providing additional amenity benefits.

Where reuse of water is not possible there are two alternative approaches to using SuDS.

The first is infiltration which allows water to percolate into the ground and eventually restore groundwater.

The second is attenuation and controlled release. This holds back the water and slowly releases it into the sewer network. The overall volume entering the sewer system is the same, however the peak

flow is reduced which reduces the risk of the sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible or where infiltration could be polluting.

The most effective SuDS are site-specific and are integrated at the beginning of the design process.



Figure 71: Example of sustainable drainage along footpath within parkland.



Figure 72: Example of sustainable drainage incorporated into the lane scene.



Figure 73: Example of SuDS incorporated into a back garden design.

Rainwater harvesting

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. Some design considerations include:

- Concealing tanks with complementary cladding.
- Use attractive materials or finishing for pipes, unsightly pipes should be avoided.
- Combine landscape or planters with water capture systems.
- Use underground tanks.



Figure 74: Example of a rainwater harvesting tank in the shape of a bee hive.



Figure 75: Example of a modular water tank.

4.8 Design code 07: Sustainability

Code 7.1 Biodiversity

Wimborne St Giles has a rich and varied landscape character. In addition, there are many natural features and assets, such as trees, woodlands, hedgerows, verges, front and back gardens. They all contribute to provide habitats for biodiversity to flourish.

- Development must protect and enhance woodlands, hedges, trees and road verges. Natural tree buffers should also be protected.
- Development must avoid abrupt edges to development with little vegetation or landscape on the edge of the settlement and, instead, aim for a comprehensive landscape buffering.
- Development should seek to achieve biodiversity net gain and provide new habitats and wildlife corridors.
- It is important to ensure existing habitats are buffered. Widths of buffer

zones should be wide enough and based on specific ecological function.

- Development should create wildlife corridors in the surrounding countryside by proposing new green links and improving the existing ones. This will enable wildlife to travel to and from foraging areas and their dwelling areas. An example of this are hedgehog corridors which should be incorporated into new developments to ensure relevant habitats for hedgehogs are maintained and enhanced.
- Development must protect mature and veteran trees, wide green verges and species-rich hedgerows as they are essential for biodiversity. Hedgerows are a particularly good habitat for fauna and also prevent soil erosion.
- Development should show that it has considered opportunities to incorporate nature friendly ideas such as bird boxes, bee bricks, bug-houses, swift bricks or

ponds. To illustrate, swift populations are in decline in the UK as more development and a move towards airtight buildings has resulted in a loss of habitat. To encourage swifts to live and breed in the area Swift bricks should be considered as they are easily installed, fitting within a multiple of standard UK brick sizes.



Figure 76: Example of a swift brick under an eave.



Figure 77: Example of a hedgehog corridor within a garden fence.

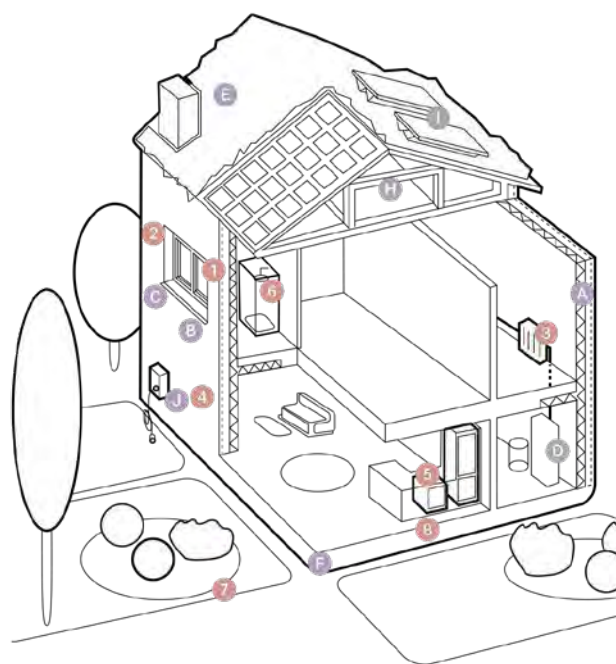
Code 7.2 Sustainable buildings

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader Parish design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Starting from the design stage there are strategies that can be incorporated to include technologies such as passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.



Existing homes

- 1  **Insulation** in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low- carbon heating** with heat pumps or connections to district heat network
- 4  **Draught proofing** of floors, windows and doors
- 5  **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
- 6  **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A  **High levels of airtightness**
- B  **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
- C  **Triple glazed windows and external shading** especially on south and west faces
- D  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H  **Solar panels**
- I  **Electric car charging point**
- J  **Electric car charging point**

Figure 78: Diagram showing low-carbon homes in both existing and new build conditions.

Code 7.3 Building fabric

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combine with suitable ventilation strategies.

Insulation

Thermal insulation can be provided for any wall or roof the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide fire insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Airtightness

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Link the interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor. Seal penetrations through the air barrier. Consider waster pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes.

The diagram on the following page illustrates some of these key considerations.

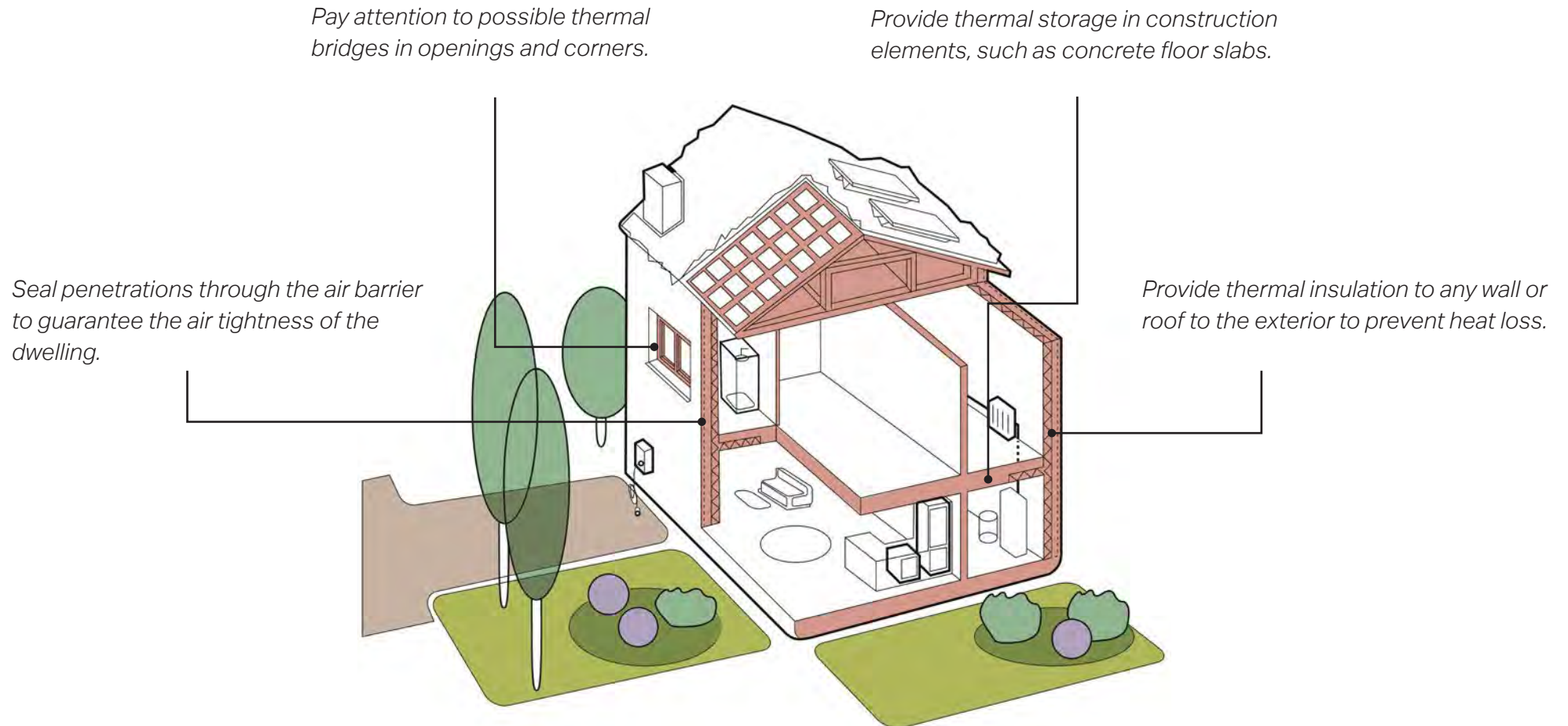


Figure 79: Diagram illustrating aspects of the building fabric to be considered.

Code 7.4 Low carbon energy solutions

Solar panels

Solar panels should be designed to have a minimal visual impact on the roof of a building. New builds should incorporate solar panels from the beginning and form part of the design concept. Some attractive options are solar shingles, photovoltaic slates or tiles. Solar panels can also be used as a roofing material in their own right.

When retrofitting existing buildings the proportions of the roof and building should be considered to identify the best location and sizing of the panels. Tiles or slates of different colours can be added to the roof to better integrate the solar panels.



Figure 80: Example of solar tiles integrated into the roof from the outset.

Ground heating systems

Heat pumps may play an important role in the transition to low carbon energy. Heat pumps involve using a system to capture heat from outside the home and move it inside. Electricity is used to do this though the quantity of heat generated is greater than the quantity of electricity used to power the system. As a heat pump captures heat that is already present in the environment, the system itself emits no carbon dioxide emissions.



Figure 81: Example of a ground source heating system.

Code 7.5 Adaptability

Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. This is an important aspect of making homes sustainable and durable.

One way to achieve this is to incorporate all the standards- M4(1), M4(2) and M4(3)- of the approved document M4 of the Building Regulations in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the right illustrates the principles of inclusivity, accessibility, adaptability and sustainability in a dwelling.

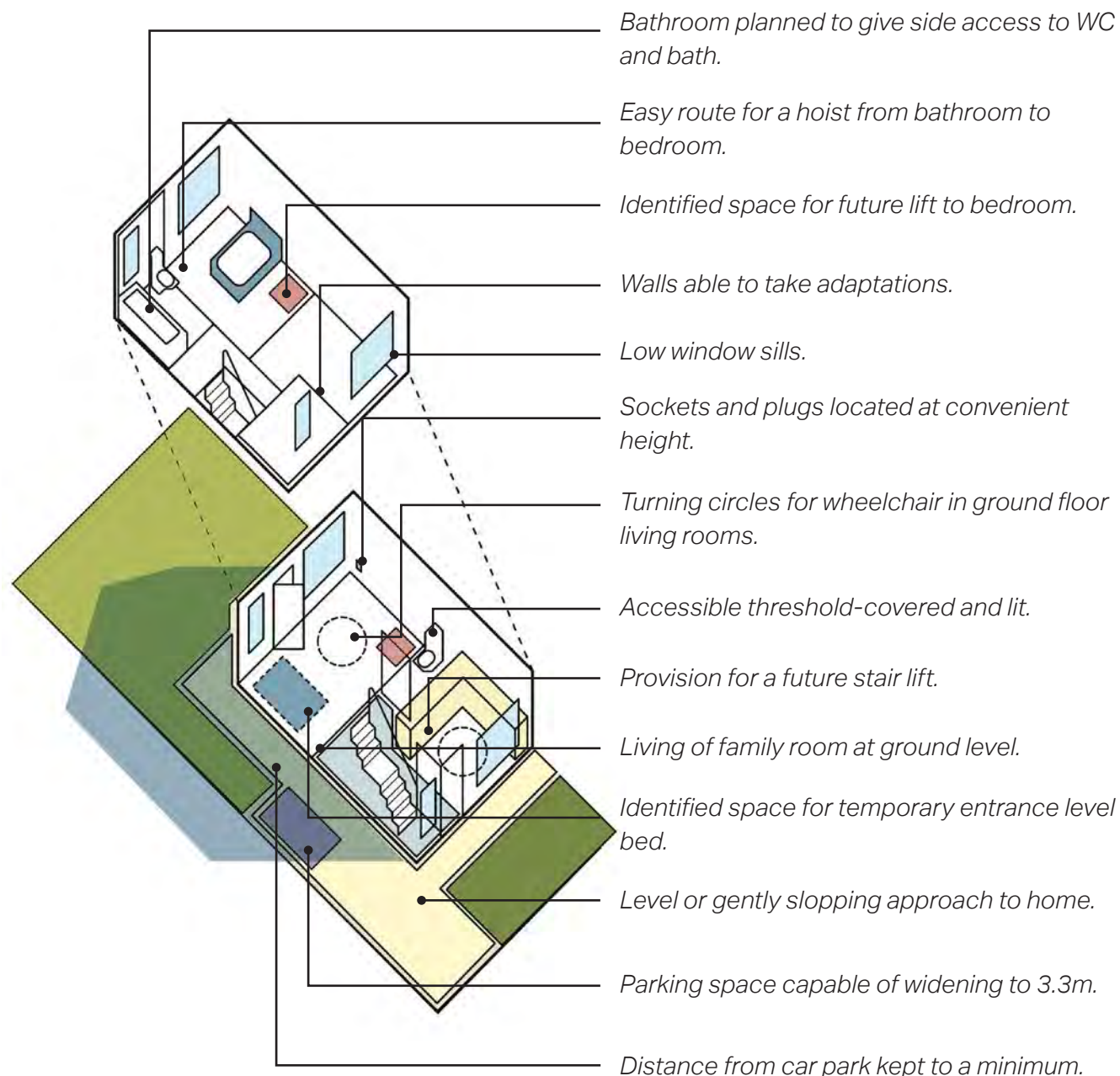


Figure 82: Diagram illustrating adaptability traits within a dwelling.

Code 7.6 Street lighting

Street lighting should be avoided in Wimborne St Giles in keeping with the parish's designation as a dark sky reserve.

The 'dark skies' character of the area should be protected since it benefits both people and wildlife.

Where safety is an issue, low-level lighting solutions should be applied, for example, outside schools. This includes lighting schemes that could be turned off when not needed ('part-night lighting').

The removal of existing street lighting should be considered where more efficient, low level lighting alternative solutions are available.



Figure 83: Example of a low level lighting solution outside Warwick police station. Photo by Robin Stott.



Figure 84: Example of a low level lighting solution at Lapworth churchyard. Photo by Robin Stott.

General questions to ask and issues to consider when presented with a development proposal

4.9 Checklist

The following checklist provides a set of general questions to ask and issues to consider when presented with a development proposal.

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for development.' Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- Integrate with existing paths, lanes, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of lanes, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the lane scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Lane grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and lane layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing lane pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing lane arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3 (continues)

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

(continues)

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the lane scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

(continues)

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

A landscape photograph featuring a river or stream in the foreground, with a teal circular overlay in the center. The overlay contains the text 'Delivery' and '05'. The background shows a grassy field, trees, and a clear blue sky.

Delivery

05

5. Delivery

5.1 How to use the guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within Wimborne St Giles. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

A photograph of a forest scene with tall, thin trees and a small, partially obscured building. A large, semi-transparent circular overlay with a green, textured pattern is centered on the image. The word "Appendix" is written in white, bold, sans-serif font above the large number "06".

Appendix

06

6. Appendix

6.1 Policy context

6.1.1 National Planning Policy Framework (2021)

Paragraph 78 states that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 80 highlights that 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, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 119 sets out the need to promote an effective use of land in meeting the requirement for homes and other uses.

Paragraph 120 outlines that planning policies and decisions should:

- a) encourage developments that would enable new habitat creation or improve public access to the countryside;
- c) give substantial weight to the value of using suitable brownfield land within settlements;

d) promote and support the development of under-utilised land and buildings.

Paragraph 125 states that area-based character assessments, design guides and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.

Paragraph 127 highlights the role that neighbourhood planning groups have in identifying the special qualities of each area and explaining how this should be reflected in development.

Paragraph 153 states that plans should take a proactive approach to mitigating and adapting to climate change.

Paragraph 156 states that 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.

Paragraph 161 outlines that all plans should apply a sequential, risk-based

approach to the location of development, which considers sources of flood risk and the current and future impacts of climate change.

Paragraph 174 highlights that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes,
- b) recognising the intrinsic character and beauty of the countryside.

Paragraph 176 outlines that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

Paragraph 180 explains the exception to development within sites of Specific Scientific Interest, where the benefits of the proposed development clearly outweigh both its likely impact on the features of the site, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 187 states that planning policies should ensure that new development can be integrated effectively with existing businesses and community facilities.

Paragraph 190 outlines that plans should provide a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk.

Paragraph 199 considers the impact of a proposed development on a designated heritage asset and states that great weight should be given to the asset's conservation.

Paragraph 201 states that where a proposed development will lead to substantial harm of a designated heritage asset planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

6.1.2 East Dorset and Christchurch Local Plan (Part 1- Core Strategy) (adopted April 2014)

The Core Strategy is the document that sets out the Council's planning strategy for the next 15 years up until 2028. This document states how much, what type, where and how development should take place. The policies of relevance to the development in Wimborne St Giles are set out below.

Policy KS1 Presumption in Favour of Sustainable Development states that planning applications that accord with policy will be approved without delay.

Policy KS2 Settlement Hierarchy highlights that 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 classed 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.

Policy KS4 Housing Provision in Christchurch and East Dorset aims to provide about 8,490 new homes in the plan area between 2013 and 2028. A total of 35% of the new homes will be affordable.

Policy KS5 Provision of Employment Land outlines that employment land supply in Christchurch and East Dorset will contribute in part to meeting the wider strategic requirement across the Bournemouth and Poole Strategically Significant City and Town.

Policy ME3 Sustainable Development Standards for New Development highlight that residential and non-residential development including new homes and extensions of existing homes will be expected to meet national sustainable development standards.

Policy ME4 Renewable Energy Provision for Residential and Non-residential Developments states that the provision of renewable, decentralised, and low carbon

energy will be encouraged in residential developments of 10 or more dwellings (or sites of 0.5 hectares or greater). This will include new development and the extension and refurbishment of existing homes.

Policy ME6 Flood Management, Mitigation and Defence sets out that all development will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk.

Policy HE1 Valuing and Conserving our Historic Environment outlines that heritage assets will be conserved and where appropriate enhanced for their historic significance and importance locally or the wider social, cultural and economic environment.

Policy HE2 Design of New Development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness.

Policy HE3 Landscape Quality states that

proposals will need to demonstrate that the following factors have been taken into 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.

Policy LN1 The Size and Type of New Dwellings states that new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment and be built to meet minimum living space standards for both internal and external areas.

Policy LN2 Design, Layout and Density

of New Housing Development outlines a minimum density of 30dph to be achieved, unless this would conflict with the local character and distinctiveness of an area.

Policy LN3 Provision of Affordable Housing states that all greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable and all other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing.

Policy LN4 Affordable Housing Exception Sites highlights Wimborne St Giles as a location close to the defined rural and urban settlements which would otherwise be considered inappropriate for development, but in this case may be developed to facilitate affordable housing.

6.1.3 Dorset Council Local Plan (Options Consultation) (Published January 2021)

The consultation for the first draft of the Local Plan ran between January and March 2021. This was due to be published in the third quarter of 2021 and submitted in the first quarter of 2022. These proposals are currently still in draft form however, once adopted, the Local Plan will form part of the development plan alongside the adopted minerals and waste policy documents and any neighbourhood plans that have also been made part of the development plan.

According to the Options Consultation the Dorset Council area will be split into four functional areas. Wimborne St Giles falls into the South Eastern Dorset functional area. This is an area that is centred upon the suburbs surrounding the Bournemouth-Poole conurbation, and extends out into the countryside to include the full extent of the South East Dorset Green Belt designation.

Draft Policy DEV1: The housing requirement and the need for employment land in Dorset states that a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, at a minimum rate of 1,793 dwellings per annum, should be provided between 2021 and 2038.

Draft Policy DEV2: Growth in the south eastern Dorset functional area sets out that in the parts of the 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.

Draft Policy DEV7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset states that development will be strictly controlled in these areas, having particular regard to environmental constraints and to the need for the protection of the countryside.

Draft Policy DEV8: Reuse of buildings outside settlement boundaries will be permitted, provided that:

- a) the existing building is permanent, of substantial construction and merits retention;
- c) the existing building would readily lend itself to residential conversion in terms of its scale, height, depth and the number and location of existing openings;
- d) in an isolated locations, there are special circumstances as set out in national planning policy such as housing, affordable housing, essential rural workers' housing.

Draft Policy DEV9: Neighbourhood plans states that where provision is made for housing, the housing requirement figure for a neighbourhood plan area should be met and where possible exceeded.

Draft Policy ENV2: Habitats and species sets out that proposals where the primary purpose is to conserve or enhance biodiversity and deliver a net gain for such objectives will be supported in principle

where this accords with other policies in the Local Plan.

Draft Policy ENV4: Landscape highlights that all development should conserve and enhance the landscape. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal.

Draft Policy ENV5: Heritage Assets states that the impact of development proposals affecting heritage assets will be assessed against the significance of the heritage asset being affected.

Draft Policy ENV7: Achieving high- quality design sets out one of the requirements for receiving planning permission is proposals that are of high quality and follow the principles of good design and place making.

Draft Policy ENV13: Flood risk states that development should be located in areas of the lowest flood risk. The sequential test will be used to decide whether there are reasonable alternatives to development within areas at risk of flooding.

Draft Policy HOUS1: Housing Mix outlines that new residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix, size, type and affordability of homes.

Draft Policy HOUS2: Affordable housing states that sites of 5 to 9 net additional dwellings in designated rural areas will contribute to affordable housing in the following proportions; 40% on sites in Zone 1, 35% in Zone 2 and 25% on sites in Zone 3.

Draft COM4: Recreation, sports facilities and open space sets out that residential development should make provision for formal and informal recreation, play, sports and/or open space facilities on-site, which are appropriate to the scale and needs of the development.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).

