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# Wimborne St Giles

## NEIGHBOURHOOD PLAN

### 2021- 2036

Pre-submission Draft – February 2023

Knowlton Parish Council



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## Foreword

Wimborne St. Giles is a historic and picturesque village in East Dorset. Like many rural villages, in recent years it has come under considerable pressure to sustain the services and sense of community that give the village its special character. It was this growing sense of urgency that inspired the community to begin actively discussing a shared vision for how the village could evolve in a way that would serve its residents and protect its long-term future.

The first discussion was held in February 2016 and two more followed in May and then September that year. Through these discussions and the subsequent feedback received from surveys and meetings that have followed since, a clearer vision for the future of the village emerged. The result of this work is contained within the following Neighbourhood Plan. The plan aims to address the key issues affecting the community from the availability, design and type of housing on offer, to the provision and proper functioning of community services. It is also concerned with the protection of ecology, archaeology, valued green spaces and the assets that make the village a special place to live and work in. In doing this, we hope it will not only strengthen the resilience of the community assets, but also bring community members together.

With advances in technology, working practices are constantly changing and the recent pandemic has accelerated the change to more flexible working. Workplaces are already making long-term adjustments to allow for these changes and adapt to the post-pandemic environment. Workers want to be able to work in surroundings conducive to productivity, health and well-being and want to reduce their reliance on driving. This provides an opportunity for rural villages such as Wimborne St. Giles, to provide employment and support local services, in a way that is sensitive and at an appropriate scale, in order to remain sustainable.

The majority of the land in the village and surrounding area is owned by St Giles Estate. The Estate has been an active participator in the creation of this Neighbourhood Plan and a custodian of the land in this area for many generations. It carries a sense of responsibility to do things in the right way, through stewardship, and by taking a multi-generational view. It is able to impose controls that are not possible in open market situations, keeping with the current style and feel of the village, preserving what makes it special and delivering new housing in a manner appropriate to the village, the conservation area and local need.

This is an essential document for those that care deeply about the long-term sustainability of the village and the surrounding countryside. This plan will help shape the future for Wimborne St. Giles for the next 15 years and ensure it is a thriving village for many generations to come. It will act as a framework within in with planning applications should be decided.

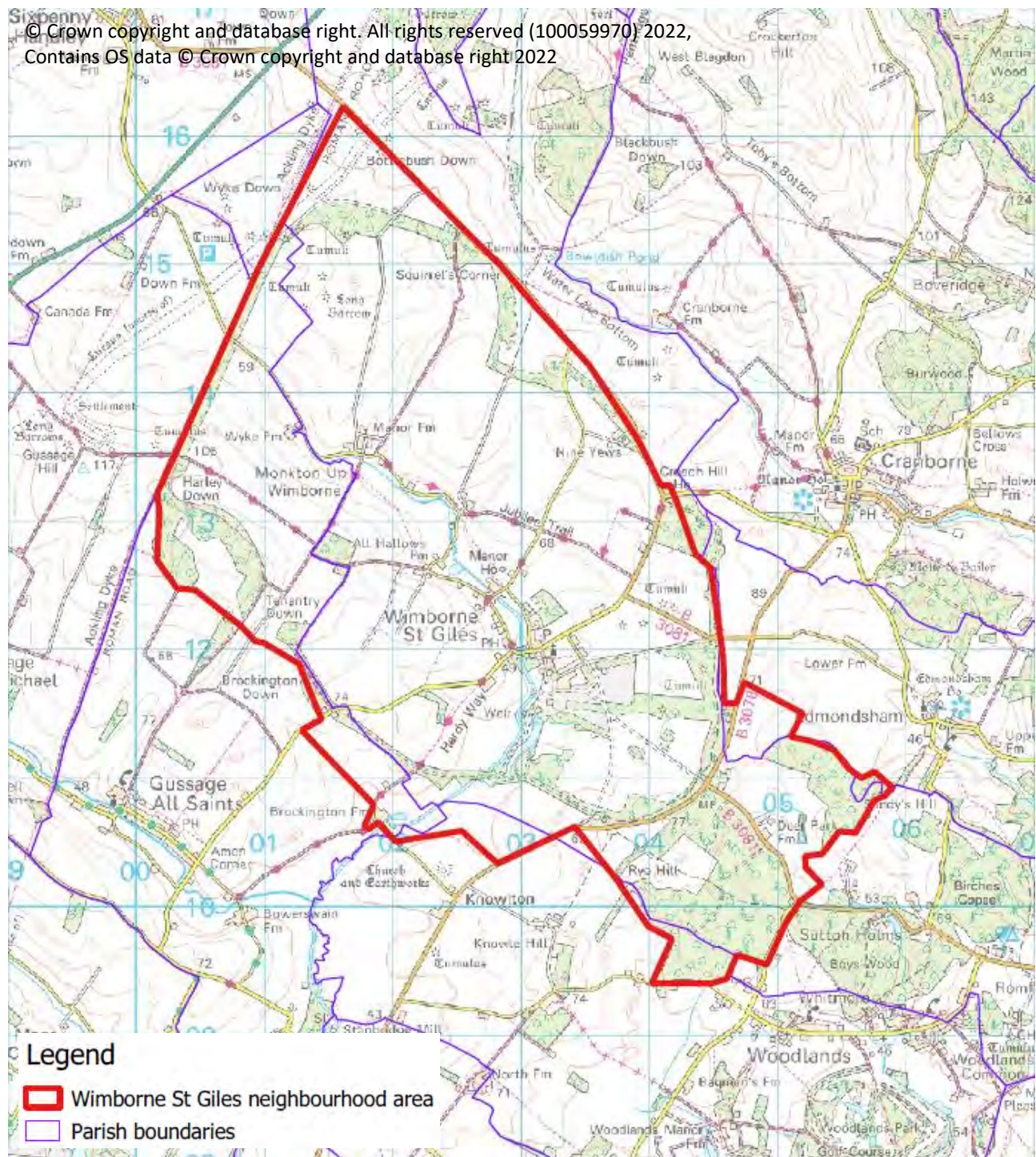


# 1 Introduction

## *The Neighbourhood Plan area*

1.1 The Neighbourhood Plan area relates to the settlement of Wimborne St Giles, its community and infrastructure. It is strongly associated with the St Giles Estate, the home of the Earls of Shaftesbury, which has responsibility for a large amount of domestic accommodation in and around the village - and also in some of the extended points around the Estate - to support employees and their families. This, and both social housing and some housing sold into private ownership, make the community within the boundary both diverse and active.

**Map 1. Neighbourhood Plan Area**





**1.2** The area is also very rural in nature – the major observable activity is farming-related with other forms of rural husbandry. The surrounding countryside is much valued by both locals and visitors, lying within the Cranborne Chase AONB, and enriched by the many historical features which dot the landscape.

**1.3** Perhaps unusually, the area does not coincide fully with the civil parish boundary of Wimborne St Giles (which is part of the group of parishes overseen by Knowlton Parish Council), and includes a small portion of land lying within the parishes of Gussage All Saints, Woodlands and Edmondsham. As such, Knowlton Parish Council asked both adjoining Parish Council for their consent to include a small part of their parishes within the Neighbourhood Plan area. They consented, and following wider consultation the Neighbourhood Plan area was formally designated by Dorset Council in July 2021.

### *What the Plan hopes to achieve*

**1.4** In embarking in a Neighbourhood Plan, Knowlton Parish Council wished to ensure that the residents of all ages and backgrounds could remain in the area, and that the village facilities would be sustainable and continue to be enjoyed by residents and visitors alike.

**1.5** The Neighbourhood Plan will form the framework that Dorset Council will use when deciding on planning applications for this area. Anyone wanting to develop land will still need to apply for planning permission, which will be subject to the usual consultation, but in general, if the proposals meet the requirements of the Neighbourhood Plan (and the more strategic Local Plan), then planning permission should in most cases be granted. Proposals that go against the Neighbourhood Plan will normally be refused, unless there are strong, material reasons why the plan should be over-ridden.

### *Plan period, Monitoring and Review*

**1.6** Discussions on the future of the village began in 2016, but it wasn't until 2021 that work on the Neighbourhood Plan started. The Plan looks ahead 15 years to 2036. It was originally intended to mirror the timescales of the new Dorset Local Plan, but with the delay in Local Plan preparation announced in 2022, it makes sense to press ahead with the Neighbourhood Plan and look to undertake a light touch review when the new Local Plan has been adopted.



## 2 The Planning Context

### *East Dorset and Christchurch Local Plan*

Part 1 - Core Strategy, adopted April 2014

**2.1** The Core Strategy was the Local Plan at the time this Neighbourhood Plan was written. It was adopted in 2014 and covers the period to 2028, although it will, in due course, be replaced by the Dorset Local Plan. Some of the most relevant policies for our Neighbourhood Plan area are:

- **Policy KS2 Settlement Hierarchy** – which sets out the broad location, scale and distribution of development the former East Dorset and Christchurch areas. 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. However no infill policy envelope has been defined (the previous 2002 Local Plan recognising that any significant further development would be highly damaging to the character of the village, and would place new housing in an area where employment and most facilities could only be reached by extensive car journeys).
- **Policy HE1 Valuing and Conserving our Historic Environment** – which 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. In particular it notes the importance of the prominent Estates such as at Wimborne St Giles.
- **Policy HE2 Design of New Development** – requires that the design of development is of a high quality, reflecting and enhancing areas of recognised local distinctiveness. The policy specifically references the guidance provided in the Countryside Design Summary as relevant for this area.
- **Policy HE3 Landscape Quality** – which states that proposals will need to demonstrate that various factors have been taken into account, including: the character of settlements and their landscape settings; natural features such as trees, hedgerows and wildlife corridors; important views; tranquillity and lack of light pollution.
- **Policy LN1 The Size and Type of New Dwellings** – which states that sites will be expected to reflect the needs of the Strategic Housing Market Assessment, subject to site specific circumstances and the character of the local area.
- **Policy LN2 Design, Layout and Density of New Housing Development** – states that the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate
- **Policy LN3 Provision of Affordable** – which seeks to maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery. Sites with 4 or fewer dwellings may opt for a financial contribution (the NPPF post-dates this and suggests such contributions should no longer be required), with on-site provision on larger sites at a rate of 50% for greenfield sites (40% for brownfield sites), with this proportion generally split as 70% rented to 30% intermediate affordable housing tenures<sup>1</sup>.
- **Policy LN4 Affordable Housing Exception Sites** – which seeks to enable the provision of affordable housing in areas where no significant development is proposed, land adjoining or

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<sup>1</sup> More recent viability evidence produced for Dorset Council in 2022 is now suggesting a lower percentage of affordable housing - 35% - is likely to be more realistic, particularly if including some social rented housing.

very close to the Wimborne St Giles which would otherwise be considered inappropriate for development.

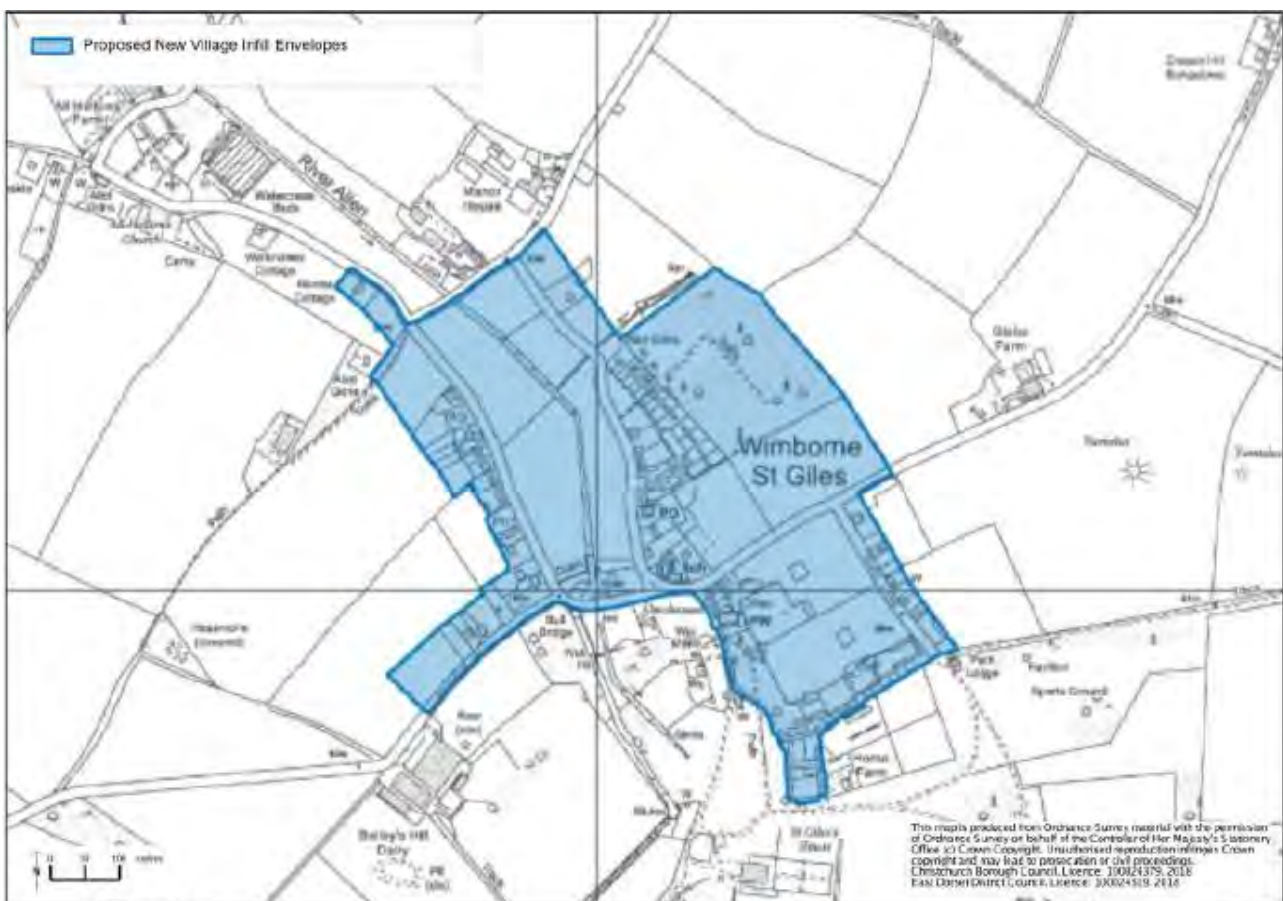
- **Policy LN7 Community Facilities and Services** – seeks to resist the loss of existing community facilities and services, but does not anticipate any new provision
- **Policy PC4 The Rural Economy** – encourages economic development in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together, provided the development is small scale to reflect the rural character. The conversion and re-use of buildings and the development and diversification of agricultural and other land-based rural businesses may also be supported.

### *East Dorset Local Plan Options (consultation draft)*

Published July 2018

**2.2** 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 infill envelope, appropriate for a minimum of 30 additional dwellings.

**Map 2. Village Infill Envelope as proposed in the East Dorset Local Plan Options Draft, July 2018**



**2.3** Whilst significant progress was made with the East Dorset Local Plan review, following the merger of the Dorset councils in 2019 the review was not continued, as Dorset Council made the decision to instead press ahead with a new Dorset wide Local Plan.



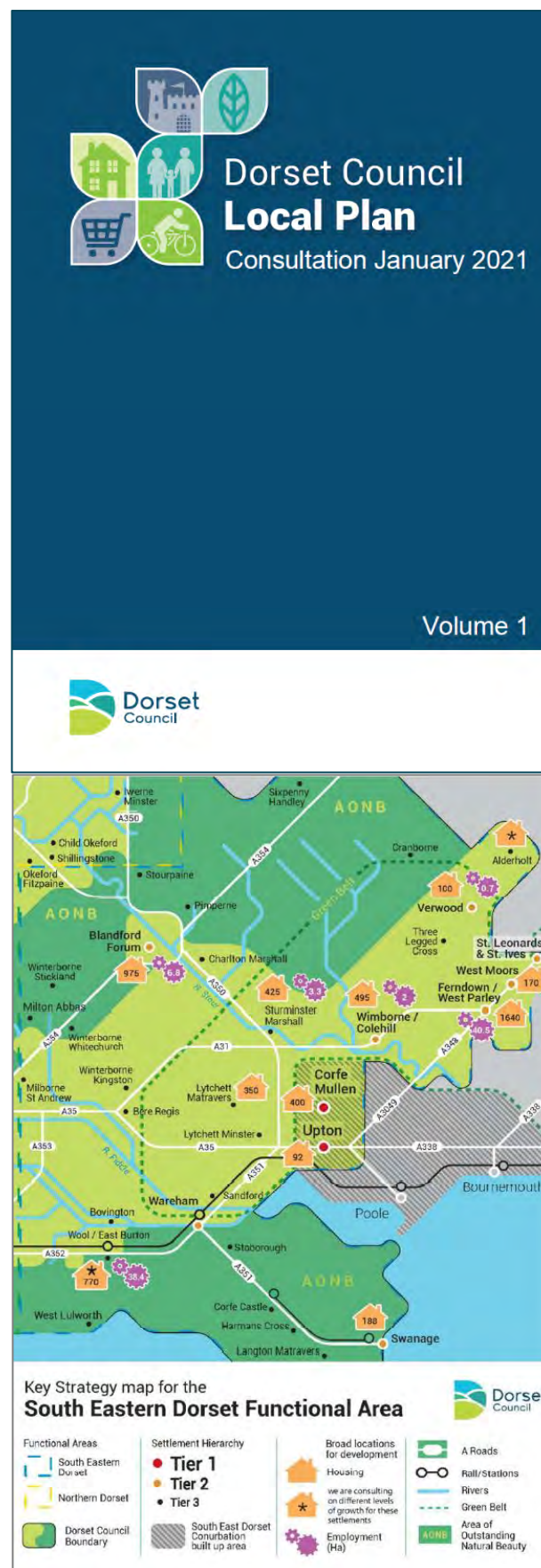
## Dorset Council Local Plan Options (consultation draft)

Published January 2021

2.4 The consultation for the first draft of the Local Plan for the Dorset Council area ran between January and March 2021. This envisaged that growth in the south eastern part of the county would be delivered through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries (Draft Policy DEV2). Whilst the Local Plan looks to strictly control development in rural Dorset away from large built-up areas, towns and 'larger villages' such as Cranborne and Alderholt, it does allow communities to define neighbourhood development boundaries at the smaller villages (such as Wimborne St Giles), and encourages Neighbourhood Plans to make provision for housing to meet and where possible exceed their housing requirements (Draft Policy DEV9), provided that the scale of development is at an appropriate level that the village can accommodate (Draft Policy DEV6). There are other policies that also apply, including those relating to the historic environment, landscape, community facilities and design.

2.5 The draft Local Plan did not include a housing requirement figure for the Wimborne St Giles Neighbourhood Plan area, as the area's designation was agreed after the publication of that draft.

2.6 Whilst it was initially anticipated that the new Local Plan would be adopted by April 2024, the latest timescale, set out in the October 2022 Local Development Scheme, now suggests that the next draft of the Local Plan will not be published before Autumn 2024, with adoption possibly by Spring 2026.



### 3 Our area

3.1 The plan has been subject to a Strategic Environmental Assessment, and as part of that process the main environmental issues that impact on the area have been identified. Interesting facts to note include:

#### *Community*

3.2 The 2011 Census recorded a population of 377 within the parish (which is the best proxy for the Neighbourhood Plan area), and the data now available for the 2021 census records a population of approximately 390. This suggests that the population may have increased slightly but has not have changed significantly over recent years.

3.3 Car ownership levels in Wimborne St Giles are comparatively high. Both the 2011 and 2021 Census data shows over 95% of households having at least one car, and over half having 2 cars or more. Given the rural nature of the neighbourhood area and relative lack of sustainable transport options, local residents are likely to remain reliant on the private vehicle for travel.

#### *Heritage*

3.4 The Neighbourhood Plan area contains the village of Wimborne St Giles and the tithing of All Hallows. The village takes its name from the Old English words 'winn' and 'burna', for a stream running through a meadow. The core of the village is sheltered by the trees within St Giles' Park, with further cottages sited in the open valley stretching along the lanes that run either side of the River Allen, and these face towards the river. The entire village was designated as a Conservation Area, including Home Farm and Park Lane; the village green area and the watermeadows and the linear development along the valley roads on each side extending to All Hallows Farm.

3.5 The character of the village today is a product of the tight control and skilled husbandry by the St Giles Estate over many years. It includes many 19th century Estate houses, generally constructed of mellow brickwork with tiled roofs, particularly noticeable on account of their ornate detailing. Many of the older buildings have been Listed by Historic England, indicating their national importance. There are two Grade I listed buildings - St Giles' House and parish church (Grade I being the highest category of importance), three Grade II\* listed buildings and seventeen Grade II listed buildings within the Neighbourhood Plan area. The grounds of St Giles' House have also been designated as a Grade II\* Registered Park and Garden, in part recognising the strong and long standing historic associations of the house and grounds with one of the most important and influential aristocratic families in England.

3.6 In the wider area there are six scheduled monuments, comprising various barrows, boundary banks and an historic camp at Nine Yews (which extends north of the B3081), and many more identified features on the Dorset Historic Environment Record, indicating a high level and diversity of archaeological remains.

#### *Landscape*

3.7 The whole of the Neighbourhood Plan area lies within the Cranborne Chase Area of Outstanding Natural Beauty (AONB). This is nationally important landscape, part of the extensive belt of chalkland which stretches across southern England and includes remnants of the ancient Cranborne Chase hunting forest. It is characterised by its smooth rounded chalk downs, steeply cut combs, dry chalk valleys, herb-rich fens, river meadows and scattered deciduous woodland. The village of Wimborne St Giles is situated in the well-wooded valley of the River Allen. To the

south-east of the B3078 the area also forms part of the outer edge of the South East Dorset Green Belt that surrounds the Bournemouth / Poole conurbation.

**3.8** The majority of the Plan area is underlain by Grade 3 agricultural land, and is therefore likely to include some of country's higher quality agricultural land.

### *Wildlife*

**3.9** There are two nationally important wildlife sites abutting the Wimborne St Giles Neighbourhood Plan area. The southernmost part of Pentridge Down SSSI, an area of unimproved chalk downland, runs along Ackling Dyke (the former Roman Road) on the parish boundary with Gussage All Saints to the north west. Sutton Meadows SSSI borders the Plan area at to the south east. The meadows have been subject to many years of traditional management for hay and support a rich community of plants typical of damp neutral to mildly acid hay meadows, providing valuable habitats for a wide range of insects and nesting birds. Other areas of locally important habitat include patches of deciduous woodland, ancient & semi-natural woodland, and the grazing marshes adjacent to the River Allen.

### *Pollution and flood risk*

**3.10** The whole of the Cranborne Chase AONB has been designated an International Dark Sky Reserve in recognition of the very low levels of light pollution across the area. The Neighbourhood Plan area is also within a Nitrate Vulnerable Zone, which recognises that vulnerability of the soils and watercourses to nitrates, primarily relating to the use of fertilisers and manures.

**3.11** There are limited areas at risk of flooding (both fluvial and surface water) and these lie adjacent to the River Allen, which flows through the centre of Wimborne St Giles. Very recently data on groundwater emergence levels has been produced as part of Dorset Council's work on strategic flood risk management, which shows potentially high groundwater levels in proximity to the river and upstream of Monkton Up Wimborne towards the A354 and Down Farm.





## 4 Vision and Objectives

### *Vision*

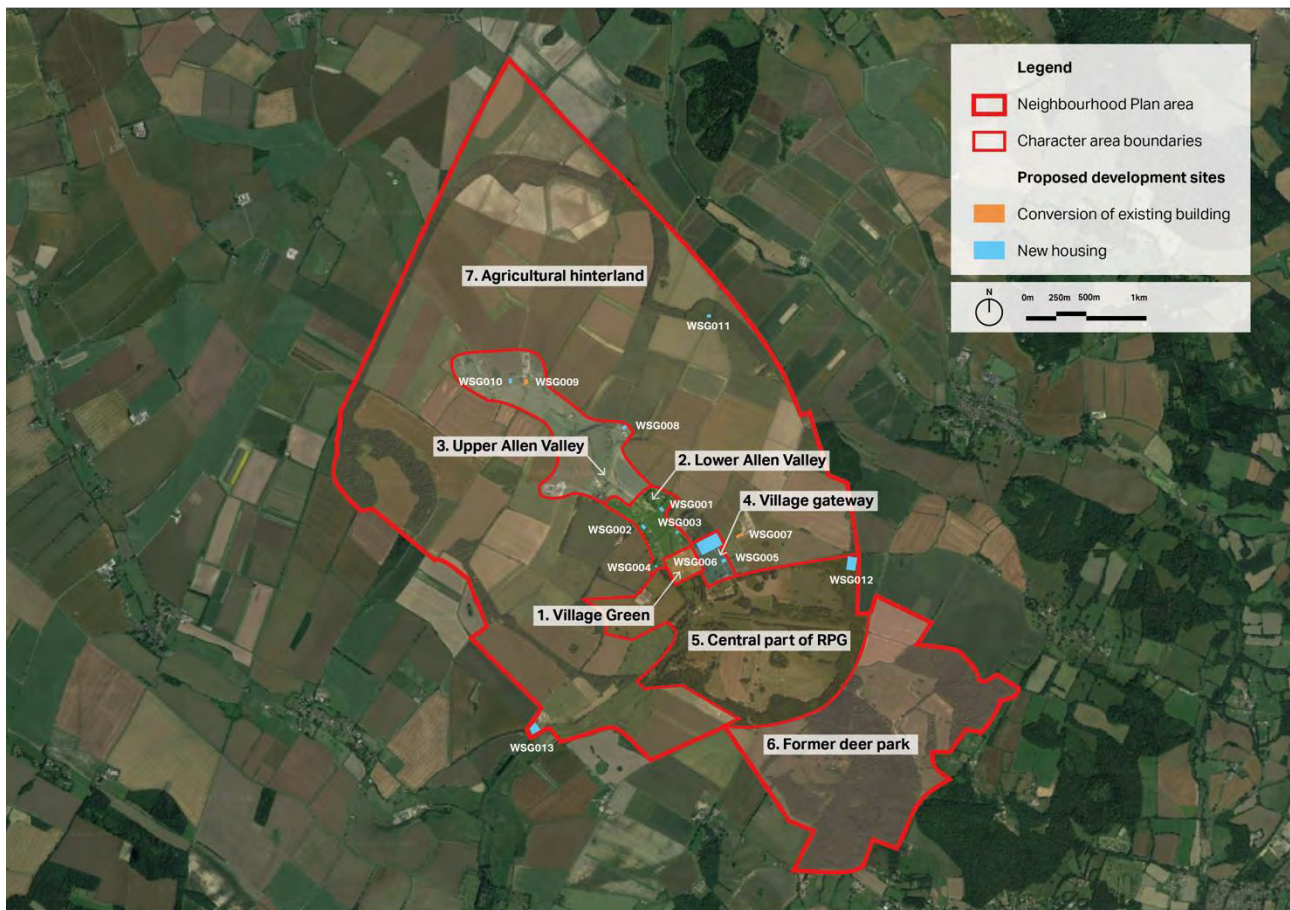
*Wimborne St. Giles is and will continue to be a unique and unspoiled village set within the beautiful countryside of the Cranborne Chase AONB. Over the next 15 years there will be some limited new development - housing, business premises and infrastructure – to help sustain and support a thriving and inclusive community of all ages, designed and located in a manner that it is in keeping with the character of the village and surrounding countryside.*



### *Objectives*

- To sustain local facilities and services, such as the pub, shop, school and village hall
- To allow some small-scale and sensitively located development
- To have a mix of house types and tenures (renting and owner occupied) suitable for young families, Estate workers, and for the elderly as people's needs change
- To make sure that any development is in keeping with the current style and 'feel' of the current village
- To make sure that development is mainly on either previously built-on sites, some gaps in the current village footprint or on outlying sites.

## 5 Preserving the special character of Wimborne St Giles



### Local characteristics

**5.1** As part of the work underpinning the preparation of this Neighbourhood Plan, an analysis of the character of the area was undertaken by AECOM with the Neighbourhood Planning Group. This work identified seven 'character areas' where varying characteristics, as outlined below:

- 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

**5.2** The full appraisal can be found on the Neighbourhood Plan page of the Parish Council website <http://www.knowltonparishcouncil.org.uk/>, and **[Appendix A]** summarises these areas (focusing on the Village Gateway, Village Green and Lower and Upper Allen Valley) and their key features and characteristics. As a result of this analysis, the following guidelines have been derived.

## Physical and visual connections

**5.3** The rural nature of the area means that the density of development is low. Many of the lanes have generous gaps between buildings that reinforce the rural character of the area and allow passers-by to see the wider countryside beyond.

**5.4** 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, although concerns about motor traffic can discourage walking and cycling.

**5.5** Good practice favours a generally connected “permeable” 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. Views of local landmarks, such as the church tower and almshouses in Wimborne St Giles, help people orientate themselves, and should be considered in designing the layout of a routes and places.

**5.6** New development in Wimborne St Giles should seek to create safe and reasonably direct routes to existing services and amenities. If cul-de-sacs are proposed, these must be relatively short and provide the potential for onward pedestrian and cycle links to be made (so that the opportunity to provide better future connections remains available).

**5.7** Whilst the rural character of the area means that the lanes should not have separate pavements (that are more generally appropriate to urban areas), it will be important to ensure that pedestrians and cyclists will feel safe. This can be achieved through measures such as:

- inclusion of verges with hedgerows places slightly back from the lane;
- good visibility between vehicles and pedestrians at junctions;
- markings or other features that show the position of safe crossing points that coincide pedestrian desire lines;
- features that deter on-street parking in places where this would hinder safe pedestrian and cycle movement



### Policy 1. Physical and visual connections

The layout of development should, where feasible, create a permeable network of routes, particularly for cyclist and pedestrians, that facilitate trips to the services and facilities within the settlement and also link into the wider public rights of way network to enable access to the surrounding countryside. These should be readily visible, safe and attractive to use – where possible aligned with views of local landmarks, and overlooked by development.



Plot widths should allow for views out the wider countryside to maintain the areas' attractive rural character. The complete infilling of these gaps (either through new buildings or extensions) will be resisted.

### *Aspect and orientation, building lines, roof lines and boundary treatments*

**5.8** Wimborne St Giles has a variety of roof profiles that can be referenced to influence new designs. In general:

- buildings front onto the lanes, with rooflines running parallel to the road;
- the majority of the buildings have a pitched or gabled roof - flat roofs should be avoided, particularly where visible from public areas;
- subtle changes in the roof line are incorporated into most designs;
- decorative chimneys interrupt the roofline, offering a visual interest;
- there are examples of local traditional roof detailing elements, such as the use of scalloped slate and thatch on either hipped or gabled roofs.

**5.9** The character area study has shown that, in some areas, there is a degree of consistency in the building line (with buildings set roughly the same distance back from the lane), but elsewhere there is a more irregular pattern of development, and these differences should be respected. Building forms vary, even where there is a degree of repetition, due to the subtle changes between builds and individualisation over time through minor changes. The character area appraisals (as summarised in **Appendix A**) provide more detail on this.

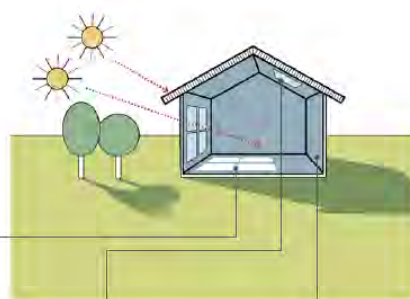
**5.10** Whilst these general characteristics should be respected, consideration will also need to be given

to how new buildings and extensions can be designed to maximise solar gain, daylight and sun penetration, while avoiding overheating. This will in turn influence the detailed design – such as the size spacing and recessing of windows, and the degree of overhang at the eaves. In some cases, changes to the typical aspect, orientation or roof profiles may be necessary. However this should be achieved in a manner that is still compatible with the character of the area. For example, due to the plot dimensions and orientation a site would better lend itself to a courtyard



form of development, this may still work as it reflects examples of farm building layouts found in the area.

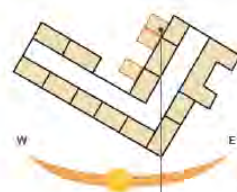
Buildings should be designed to maximise solar gain, daylight and sun penetration, while avoiding overheating. Subject to topography and the clustering of existing buildings, they should be orientated to incorporate passive solar design principles.



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

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

In general, buildings should front onto the lanes, with the rooflines running parallel to the road and incorporating subtle variations and detailing in keeping with the character of the area. In areas where there is consistency within the building line, this should be respected. The application of a uniform building type throughout a development is unlikely to be supported.

**5.11** Boundary treatments are an important element of the character of the area, as they can provide a sense of continuity and cohesion along the lane as well as providing separation between the public and private domains.

**5.12** Consideration also needs to be given to the edge of the settlement that borders the wider countryside, particularly where this may be visible in views from the wider public rights of way network.

**5.13** Hedges are the most common way in which boundaries are defined in the area, along with low brick walls along lanes closer to the village centre, although there are some examples of ironmongery and timber post and rail / paling fences. Not having a form of boundary should be avoided where possible. High close boarded fencing / boundary walls should be avoided adjoining public areas and backing on to the countryside. Where high boundaries are necessary for privacy, these should be set back from the lanes / paths that they border, to enable a verge or planting to be incorporated.

## Policy 3. Boundary treatments

Boundary treatments should be in keeping with the existing character of the area (normally hedging or low brick walls). Close boarded fencing and high boundary walls should be avoided, particularly immediately adjoining the highway or other public areas.

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.

## *Building design and detailing, including materials and colour palette*

### Scale and massing

**5.14** Very few buildings in the area exceed two storeys in height. The majority of buildings are two storey, but there are single storey properties (such as the almshouses, lodges, and associated with the Estate offices / farms) and cottages where the upper storey falls partly within the roof (1½ storeys). The character area appraisals (as summarised in **Appendix A**) provide more detail as to the typical characteristics of these areas, and new development should look to reinforce this character.



**5.15** Another factor to consider is how the development sits alongside adjoining properties (and in the case of extensions, how it relates to and complements the original building). The scale and massing of development can also impact on privacy and amenity for those living in the neighbouring dwellings and the enjoyment of their gardens, and this will need to be taken into account. Development should also not be visually intrusive or block key views to and from heritage assets and the adjoining countryside. For example, the dominance of the church tower, and visual importance of the historic farmhouses, and the importance of visual links to the wider countryside.

**5.16** A building's form will also influence the ratio of its external surface area to floorspace. The greater the ratio, the greater the energy demand. Semi-detached and terraced homes are likely to be more efficient than detached homes.

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

New buildings should be sympathetic in mass, height, and scale to the existing context, taking into account the setting and importance of nearby heritage assets, as well as the expectation for privacy and amenity of adjoining land uses.

Extensions should be subordinate in term of scale and form and shall not be visually dominant or taller than the existing building, and safeguard the privacy and daylight amenity of neighbouring properties. Side extensions should be set back from the main building and the roof of the extension should harmonise with that of the original building. Rear extensions should normally be below any first-floor windows (or in the case of a double storey rear extension, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building). Heights should generally not exceed two storeys other than in exceptional circumstances. The height of new buildings should be in keeping with building heights in the immediate area. 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.



## Architectural designs and materials

**5.17** Wimborne St Giles and the smaller settlements in the Neighbourhood Plan area have a locally distinctive mix of architectural styles, detailing and the use of materials. New development, extensions and alterations should aim to closely align with the materials and colour palette found in this area, and complement the architectural styles in that area.

**5.18** 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 and a few examples of rendered (especially lime rendered) and painted building facades, 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.

**5.19** Windows increase the natural surveillance and enhance the attractiveness of the place. Considerations for natural surveillance, internal light and energy efficiency, and privacy must be carefully balanced. Long stretches of blank (windowless) walls must be avoided. Consistent window styles and shapes should be used across a given façade to avoid visual clutter and dissonance. Where buildings are designed as a group, openings such as doors and windows should be arranged in an orderly way to create a sense of rhythm when viewed from public spaces. Varieties in window types, shapes, and details should however be



encouraged across the same development. 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.

**5.20** 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.

**5.21** Particular attention will need to be paid to corner plots, where in effect there will be two sides of the building facing onto the lanes (or where pedestrian / cycle links may be routed along the side of a plot).

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

New development, extensions and alterations should aim to closely align with the materials and colour palette and complement the architectural styles and detailing found in that area.

The primary façade/s of a building should include architectural detailing and windows to provide both visual interest and outlook onto the public lanes and footpaths. Particular attention will need to be paid to corner plots, where in effect there will be two such facades facing onto the lanes (and the same will also apply to where pedestrian / cycle links may be routed along the side of a plot).

### **Incorporating low carbon energy solutions**

**5.22** Starting from the design stage there are technologies that can be incorporated to harness low carbon energy solutions and mitigate against the adverse impacts of climate change. These include harnessing the benefits of passive solar heating, through consideration of thermal mass and air-tightness, combined with shading / ventilation to mitigate the effect of summer time peak temperatures (and also benefit from heat recovery), as well as the integration of low carbon / renewable energy systems such as solar panels and ground / air source heat pumps within the design.

**5.23** At the current time, heat pumps are widely accepted as the most effective way to reduce the carbon required to heat existing homes that are off the gas grid, but to be effective the home should also be well-insulated. The Energy Savings Trust website <https://energysavingtrust.org.uk/> provides a lot of useful information on the many options available. The most common types are air and ground source heat pumps. Air source heat pumps (together with a thermal store / buffer tank for hot water) require a place outside of the home where a unit can be fitted to a wall or placed on the ground, with some space around it to allow a good flow of air. The placement of this unit and appropriate landscaping should therefore be considered in terms of its visual impact on the wider street scene (and the significance of any heritage assets that it may impact upon). A ground source heat pump is likely to cost more to install, but will generally be even more efficient and cheaper to operate. This can utilise trenches or vertical boreholes to gather heat – and as such the potential impact on areas of archaeological interest will need to be considered.

**5.24** In terms of effective insulation, many of the options are internal (such as loft insulation and draught-proofing) and therefore fall outside the remit of planning. In some older buildings, the original construction methods and alterations that have taken place may make modern methods ineffective or impractical – for example because of limited room size, irregularities in cavity walls, floor levels and openings, etc. Care will be needed to ensure that the measures applied do not

inadvertently lead to damp / condensation where the original fabrics rely on ventilation. Potential low / medium risk options explored in the Historic England Guidance<sup>2</sup> include:

- Roof insulation, particularly at ceiling level but also below
- Repointing and repairs to permeable renders, or re-rendering where previously rendered / where there is an historic precedent
- Draught-proofing
- Addition of permeable plastering / wall lining on the interior walls
- Addition of secondary glazing, as the replacement of existing windows with double or triple glazed units may unacceptably change the building's appearance
- Addition of shutters / awnings
- Floor insulation of solid ground floors and suspended timber floors

**5.25** In the case of historic buildings, in assessing any changes the first step is to understand the significance of that building. Frequently the majority of architectural detailing is focused of the primary façade, with the other elevations less ornate and more functional. Where these are less conspicuous and of lower significance, they may provide opportunities for enhancements that would be considered too harmful on higher status elevations.

**5.26** Changing to double or triple glazed windows can impact on the character of the building, and care will need to be taken, particularly with Listed Buildings (where such a change would require Listed Building consent). Where windows, whether original or later insertions, make a positive contribution to the significance of an historic building, these should be retained where possible. It may be feasible to introduce slim-profile double-glazing without harming the significance of a Listed Building – particularly on less sensitive elevations – but where this would impact on its character, such as by changing the window frame (to accommodate thicker glazing), this could cause harm. In such cases national planning policy advises that the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

**5.27** Solar panels generate electricity, and are likely to be the most attainable and cost effective renewable energy source for homeowners. Whilst they don't need direct sunlight to work (they can even work on cloudy days), the stronger the sunshine, the more electricity they can generate. As such, east or west facing roofs can be used but will yield around 15-20% less energy than south-facing roofs, and north facing roofs are not recommended. Nearby buildings and trees can cast shade and reduce performance, although 'optimisers' can be used to help compensate for this. The design of solar panels has come a long way forward since their first introduction, and some attractive and potentially appropriate options relevant to the historic character of this area include solar shingles, and photovoltaic slates or tiles, used as a roofing material in their own right.

Example of photovoltaic slates on a roof



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<sup>2</sup> Energy Efficiency and Historic Buildings - How to Improve Energy Efficiency, Historic England, June 2018

<https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/>



Historic England advises that solar panels should generally be avoided on the main elevations that are most commonly viewed, but this may limit effective options if the main elevation is south facing. Again the degree of harm should be weighed against the public benefits of the proposal.

### **Policy 6. Incorporating low carbon energy solutions**

New buildings, and alterations and extensions to existing buildings, should seek to minimise the carbon footprint of the development, and address inefficiencies where opportunities exist, that would not have an unacceptable detrimental impact on the historic character of the area when weighed against the public benefit, including the positive role that low carbon and renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target.

Sustainable technology (such as solar panels and external equipment associated with heat pumps), clearly shown on the planning application drawings to demonstrate how these are successfully integrated into the property.

### *Accommodating the need for cars, storage etc within designs*

**5.28** Given the likely continued reliance on the private car as the main mode of transport for longer trips, it will be important to consider the parking arrangements as part of any development. Dorset Council parking standards currently require at least 1 parking space for 1 and 2 bedroom dwellings, and at least two spaces for larger homes, as well as provision for visitor parking. Cycle parking / storage should also be integrated into all new housing – for example by including sufficient space within an outbuilding or garage.

**5.29** There is a mix of parking provision in the area, but cars are generally parked at the front or side of the property. Garages tend to be separate from, and set back behind, the front of the property and therefore do not dominate the street scene. In some limited areas there are informal laybys, but there are problems associated with parking along the lanes given the lack of defined footpaths for pedestrians who therefore also share the highway. In general parking spaces will be more useful where they are conveniently located close to the entrance (particularly for less mobile users).

**5.30** Car parking design within the plot or on the highway should be combined with landscaping to minimise the presence of vehicles. Parking areas and driveways should also be designed to minimise impervious surfaces, for example through the use of grey / brown / buff colour gravel (which is used in existing properties) or permeable grey tarmac roads.

**5.31** Looking ahead, the design of parking spaces will also take into account the need for electric vehicle charging points. Building regulations require most new homes (including conversions) to have at least one charging point (per home) – so the infrastructure and cabling for this will need to be



considered as part of the design process and may influence where the parking is provided. Adding these on as an afterthought to the front of the building, where it would detract from the architectural character, should be avoided. Stand-alone charging points should similarly be discretely placed.

**5.32** 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.

#### **Policy 7. Accommodating the motor vehicle**

On-plot and layby parking should be positioned and designed (in combination with soft landscaping and boundary treatments), and garages designed and positioned behind the primary façade, to avoid a car-dominated character. Car charging points to meet Building Regulations should be integrated into the design of new developments and not detract from the character of the property or street scene.

The impact on parking provision through extensions and additional outbuildings / structures within the curtilage should be considered, to ensure that sufficient provision is retained to accommodate the anticipated needs of the whole development.

Driveways and parking areas should be constructed from porous materials to minimise surface water run-off, and in keeping with the local colour palette of buffs / beige / light brown / greys.

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

#### **Policy 8. Storage for waste, recycling etc**

Bin stores, meter boxes and similar utility requirements should be clearly shown on the planning application drawings to demonstrate how these are successfully integrated into the property.

#### *Landscape features, wildlife and sustainable drainage*

**5.34** Wimborne St Giles has a rural character, with the few built-up lanes in the village well integrated into the surrounding landscape. Trees and hedgerows are an important part of the wider landscape character, and also provide important wildlife habitats / corridors. Including landscaping as part of any development can help to maintain this character.

**5.35** National planning policy makes clear that planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. This approach should be applied to our area.

**5.36** Development should seek to retain trees and hedgerows in the design, and include further planting in area open spaces that may form part of the development. New street trees should reflect the irregular pattern of the greenery in Wimborne St Giles rather than being formed in regimented patterns along streets, so as to better contribute to the informal rural character of the area.

**5.37** The loss of ancient or veteran trees and native hedgerows that form part of a wider wildlife corridor should be avoided, as these cannot readily be replaced.



**5.38** 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 should also maximise opportunities to incorporate nature friendly ideas such as bird boxes, bee bricks, bug-houses, swift bricks or ponds.

**5.39** Sustainable urban drainage systems (SuDs) are key tools to manage both water quantity and quality within the village while supporting biodiversity. The most effective SuDS are site-specific and are integrated at the beginning of the design process, such as through the inclusion of wildlife friendly drainage ditches and reedbeds within the landscaping proposals. Rainwater harvesting - a system for capturing and storing rainwater – should also be considered. Design considerations for this would include how any unsightly tanks / pipes can be avoided or concealing, and how the ongoing maintenance of any systems can be secured.

### **Policy 9. Incorporating landscape features, wildlife and sustainable drainage**

Development should seek to retain mature trees and hedgerows within the layout and where feasible including further planting within open spaces and along the lanes. Where it is shown that their removal would achieve a significantly better design, replacement planting to compensate for their loss must be provided. The loss of ancient or veteran trees and native hedgerows that form part of a wider wildlife corridor will be resisted.

Applicants will be expected to demonstrate how they will incorporate biodiversity and sustainable drainage measures to reduce flood risk and enhance the biodiversity value of the site without harming the area's character.

### **The Watermeadows and other important Green Spaces**

**5.40** The River Allen flowing through watermeadows is a particularly important and attractive feature within the Neighbourhood Plan area. The watermeadows are part of a priority habitat, and have clearly influenced the history and settlement of our area. They change with the season as the flows rise and fall from the various springs that arise between Wyke Farm and All Hallows. The views across the watermeadows are particularly valued by local residents, such as that from the Listed hump-back bridge near French's Farm, which allows fine unspoilt views of the watermeadows, with the view downstream focusing on the Church tower and its backdrop of trees. It is important that this valued landscape is protected from harmful development.

**5.41** The possibility of a new permissive path across the watermeadows, connecting from village hall to the pub, is something that appears to be supported by the local community based on the results of the 2021 consultation. This would need to be designed in a manner which is sensitive to



both the open and quiet nature of the landscape and to the wildlife and plant species that the watermeadows support.

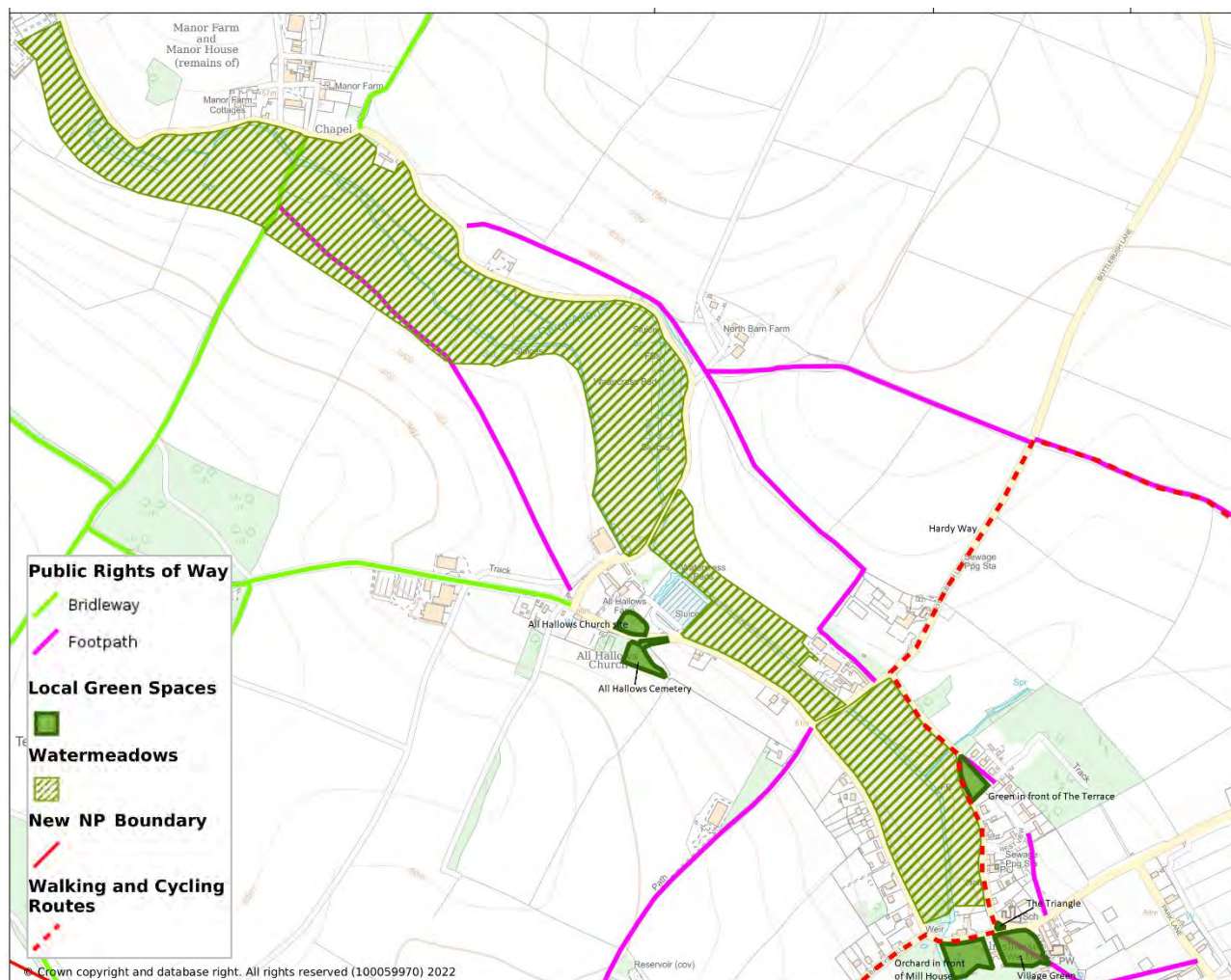
5.42 There are a number of other locally important green spaces which lie close to one of the existing settlements, are more local in character (not extensive tracts of land) and are particularly valued by, and significant to, the local community. National Planning Policy has introduced a new 'designation' called Local Green Spaces, that can be made through Neighbourhood Plans. This designation is intended to recognise and protect such places from unwanted, inappropriate development. Whilst the area is already protected as part of the wider Cranborne Chase AONB (and also as part of the Conservation Area), it was felt that the following spaces did warrant their own particular recognition and would qualify for this designation:



Local Green Space	Description / Reasons for Designation
<b>Green in front of The Terrace</b>	An open triangular area of mown grass lying front of The Terrace cottages, that is particularly important to their setting, and provides a small area of amenity space at this end of the village.
<b>Orchard in front of Mill House</b>	As noted in the Conservation Area appraisal, this former orchard is particularly picturesque. To the front of the orchard lies the village stocks and (across the lane) the Grade II Listed Mill House, and to the west side and rear the River Allen with its vegetated and treed banks. Brook Cottage (of local historic interest) marks its eastern edge, and altogether these features strongly define this space.
<b>Village Green</b>	The Village Green is at the very core of the village, described in the Conservation Area appraisal as having an enclosed character with "a flat, square green space largely enclosed by low brick walling". The green is used for the Annual Fete, as an informal area for picnics, dog walkers etc,. It forms the setting of the Almshouse and Church, as well as one of the entrances into the grounds of St Giles' House. There is a group of large mature plane trees in the north-western corner.
<b>The Triangle</b>	A small, grassed triangle in the centre of the junction opposite the village green, demarcated with low level wooden bollards. In the centre is the village pictorial sign set on a wooden posts with directions signs to Blandford and Salisbury, with a round bench beneath. In many ways this space marks the village centre.
<b>All Hallows Cemetery</b>	A grass pathway leads up from the lane at All Hallows, leading to a Lych Gate behind which is the village cemetery.
<b>All Hallows Church site</b>	Opposite All Hallows Cemetery, on the north side of the lane, is the former graveyard and site of the former All Hallows Church.

5.43 The area of woodland to the rear of The Terrace is another green space that is perhaps underused at present and could be made more accessible to the community for quiet recreation. This idea was broadly supported in the 2021 consultation with the community. This could be achieved through appropriate management of the woodland, and through the introduction of new permissive pathways through that area, potentially accessed via the proposed development site opposite Park Lane on Parsonage Road. It would be important to ensure that the number and routing of any new paths would not result in visitors causing undue disturbance to wildlife or give rise to security concerns (given that a number of properties back onto the woodland).

**Map 3. The Watermeadows and other important Green Spaces**



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

The open landscape character and wildlife interest of the watermeadows will be respected as an important open space within the heart of Wimborne St Giles.

The following areas as shown on Map 3 are designated as Local Green Spaces, that will be protected from inappropriate development that would reduce their open character or otherwise harm their reason for designation:

- Green in front of The Terrace
- Orchard in front of Mill House
- Village Green

- The Triangle
- All Hallows Cemetery
- All Hallows Church site

The improvement and expansion of the existing public rights of way network, including through the introduction of permissive paths, will be supported, and should:

- allow the quiet enjoyment of the countryside
- provide circular routes of varying length where feasible,
- include options that are suitable for use of people with mobility difficulties, wheelchairs or buggies, and options suitable for horseriders where feasible;
- avoid adverse impact on the landscape character of the area, its biodiversity and the amenity of local residents.

### **Project 1. New Permissive Paths**

St Giles Estate will liaise with the local community to develop options for a permissive path across the watermeadows and a woodland walk.

### **Dark skies and external lighting**

**5.44** The ‘dark skies’ of the area are important to local people, benefit local wildlife and are significant as part of the Cranborne Chase AONB status as a dark sky reserve. As such, it is important to keep light pollution to a minimum. For these reasons any flood-lighting proposals would not be appropriate. Where safety is an issue, low-level lighting solutions should be applied, and measures taken to ensure that the lights are turned off when not needed. Street lighting is also not characteristic of the area and should be avoided.

**5.45** Movement sensitive and timed PIR lights, down-lighters or ‘wall washers’ are examples of lighting schemes that generally have less adverse impact whilst providing appropriate illumination. The inclusion of blinds / shutters on Velux windows and large expanses of windows can also help ensure that light sources from within buildings do not contribute to light pollution.

**5.46** As a way of assessing the level of light that may be emitted as a result of development, and the degree of harm, external lighting schemes will be expected to meet or exceed the level of protection appropriate to Environmental Zone 1 (as defined by the Institution of Lighting Professionals), with the addition that external LED lighting should not exceed a correlated colour temperature (CCT) of 3,000K.

### **Policy 11. Dark skies and external lighting**

Development should be designed to conserve and enhance the quality of the dark night skies and prevent glare affecting the Cranborne Chase AONB. Light sources should be fully shielded and measures taken to ensure any light spillage is directed downwards. External lighting should be avoided unless required for security or safety reasons. Where lighting is considered necessary, its design should minimise its impact to a level appropriate to the AONB’s Dark Sky status.



## 6 Development Needs

### *Housing*

6.1 Various sources of evidence have been checked to better understand the likely level of housing need in the Neighbourhood Plan area.

#### Census data

6.2 Within the parish, the tenures are not typical of East Dorset, with more than half of the dwellings provided as private rented accommodation (due to the presence of the St Giles Estate), although there is still a significant proportion of home ownership and social rented dwellings (37% and 8% respectively based on the parish Census profile in 2021). The majority of the houses are either detached or semi-detached, with very few terraced properties or apartments<sup>3</sup>. Three bedrooms homes tend to dominate the housing stock (53% of dwellings) with much smaller numbers of one and two bedroom homes (18% of the housing stock, less than typical in East Dorset). Overall, dwellings tend to be slightly but not significantly larger than the East Dorset average<sup>4</sup>.

#### Housing Needs Surveys / Registers

6.3 Knowlton Parish Council undertook a housing needs survey in 2017, which at that time had 26 households across the grouped parish with an anticipated housing need – 19 explicitly wanting affordable house types with about 2:1 ratio of affordable rent to affordable sale. Of the 8 in housing need that were in Wimborne St Giles parish, 5 were needing affordable (with a similar ratio of rent:sale), 1 was looking for private market housing (to downsize) and 2 didn't say.

6.4 Discussions with the local community (starting with the meetings and survey undertaken by the St Giles Estate in 2016) highlight the desire to have some growth to sustain local facilities and services, such as the pub, shop, school and village hall. In particular there is seen to be a need to attract new / younger people and families to the village (ideally working in the local area).

6.5 The Affordable Housing Need Register is managed by Dorset Council, and in July 2022 identified an affordable housing need for 2 homes for Wimborne St Giles parish. The register is primarily aimed at people with an existing rental need (and not everyone will register who may be in need) and does not look to predict future need.

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

#### Strategic Housing Needs Assessment

6.7 The Dorset Local Plan looks to address the housing need across the Dorset Council area. This is in preparation, and the first draft of the emerging Local Plan proposed a minimum housing target of 1,793 dwellings per annum. As the Plan area has a population equivalent to about 1/1000<sup>th</sup> of the Dorset Council population, this would simply pro-rata to 1.8 dwellings per annum for the Neighbourhood Plan area. However, in distributing the housing need across the area it is

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<sup>3</sup> based on the 2011 Census data, as the 2021 Census data available as of January 2023 does not contain a breakdown of house types to this level of detail

<sup>4</sup> Based on the 2011 Census which indicated dwelling size averaged 6.2 rooms compared to 5.9 rooms in East Dorset

likely that the Local Plan will focus the majority of new homes in the larger, more sustainable settlements. Based on the first draft, the minimum housing target for Wimborne St Giles is likely to be based on the sum of any existing planning consents for new dwellings (4 as at April 2020) plus an estimated windfall allowance on small sites (estimated at 16 dwellings for the period to 2038). This comes to a target in the range of 20 - 30 dwellings (either through conversions or new build).

**6.8** The most recent strategic Housing Needs Assessment undertaken by Dorset Council (November 2021) suggests a housing mix favouring 2 and 3 bedroom homes, and also 1 bedroom homes in affordable housing tenures (as summarised in the following table).

Tenure	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
<b>Open Market</b>	5%	35%	45%	15%
<b>Affordable home ownership</b>	20%	40%	30%	10%
<b>Affordable housing (rented)</b>	35%	35%	25%	5%

**6.9** The assessment advises that additionally, in applying the mix to individual development sites, regard should be had to the nature of the site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.

### Conclusions on housing need

**6.10** Based on the above analysis, it would be appropriate to seek to deliver a minimum of 30 new homes, of which we would anticipate that 10 should meet the national definition of “affordable” housing that would be prioritised local people in housing need (to address existing and some potential future needs arising from within the community). National planning policy together with the viability evidence available (published 2022) suggests that some 35% of the homes built on larger sites (of 5 or more homes, given that the area is within the Cranborne Chase AONB) should be affordable housing. The provision of open market housing, which would include new rented housing, would allow St Giles Estate to better manage its housing stock to support a mix of age / life stages (young families, Estate workers, older residents), with a range of homes that can meet the changing needs of the local community. These should include:

- 2 and 3 bedroom homes, in line with the estimated strategic needs and also likely to be suited to young couples and families to the village;
- homes suitable for older residents to ‘down-size’ to – that can adapt to the changing needs of older residents who may become less mobile and require a degree of care and help with social interaction;
- live-work units, built as homes with workspace either on the ground floor (with accommodation above) or with a large workspace on the side, with the working area being more substantial in size than just a small home office.

**6.11** The proposals contained within this plan would potentially deliver up to 40 dwellings, although these may not all be built over the lifetime of the plan. Most of these are proposed as small sites for one or two dwellings, which will include homes that will be retained by St Giles Estate as part of their rental stock, but also other forms of tenure such as family homes for sale, starter homes and the potential for self / custom build single plots (which would be subject to the design guidance set out in this plan). There is one large site proposed that is intended to deliver the affordable housing needed locally, as well as a cluster of homes suited for some of the more

elderly residents looking to down-size from their current homes in the area, and potentially some Estate rented homes.

**6.12** It will be important to involve local people in helping ensure that the development that is built provides a real benefit locally and continues to strengthen the sense of community. A possible way to ensure this may be to set up a Community Land Trust (CLT) or similar property trust that could look after the affordable housing on behalf of the community, run by local Trustees from the community, the Parish Council, St Giles Estate and occupants of the housing itself. The Trust could hold the property on behalf of the community, would act as the landlord and would need to abide by the relevant legal and other obligations for the affordable housing. This option would be dependent on finding sufficient volunteers to act as Trustees, and alternative options can be explored, including the possibility of broadening the scope of the existing Sir Anthony Ashley's Almshouses Trust, or the St Giles Estate becoming a Registered or Approved Provider for Affordable Housing, with a 'lettings plan' agreed and linked to S106 legal agreement. The overall aim is to find a suitable mechanism to retain local control over the allocation of the housing and ensure that the homes will continue to benefit the local community in the long term.

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

Sufficient land is allocated in the Neighbourhood Plan, which together with the extant planning consents and the potential for sensitive conversion of existing buildings, should meet the identified local housing needs over the plan period.

The mix of dwelling types should seek to deliver:

- affordable homes for rent, in line with identified local need (as demonstrated through the affordable housing register or a local housing needs survey)
- starter and shared-ownership affordable homes, suitable for single adults, couples and families with dependent children;
- open market homes (primarily two and three bedroom properties, including homes for rent, homes specifically designed for older residents with more limited mobility and potentially requiring an element of care, and live-work units compatible with the rural character of the area (with dedicated employment space that would remain available for business use).

On sites of 5 or more dwellings, at least 35% of the dwellings provided should be a form of affordable housing. Where affordable housing is provided, this should be tenure-blind and made on the basis of prioritising people in housing need who have a local connection to the Neighbourhood Plan area (based on the local connection criteria of the Dorset Housing Allocations Policy), cascading out to the adjoining parishes if there is no local need.

### **Project 2. Investigating whether a Community Land Trust should be set up**

The Parish Council and St Giles Estate will liaise with the local community and Dorset Council to explore whether a Community Land Trust or similar organisation should be set up to oversee and manage the allocation of the proposed affordable housing.

### *Employment*

**6.13** The main employment opportunities in the local area have been at St Giles Estate (which manages the farming of the area and upkeep of the Estate properties), the local facilities (such as the school and local shop) and at business premises at former racing stables at Nine Yews on the B3081, which is about 1½ miles north of the village centre, and business premises at Deer Park Farm also on the B3081 about 1½ miles east of the village centre. In the last five years, the Estate has worked to increase local employment opportunities, with the conversion and refurbishment of



6 units for business use at the former dairy on Baileys Hill, and the development of equestrian facilities at Glebe Farm, and re-use of buildings. This has brought in excess of 100 new jobs to the area, in addition to those employed directly by the St Giles Estate. Examples of new businesses that have been attracted into the area include:

- Anglo Marquees & Events – providing high quality event structures and related equipment: <https://www.amelimited.co.uk>
- Equine Dental Clinic – a centre of excellence for equine dentistry: <https://equinedentalclinic.co.uk>
- Event Power Engineering – providing event and fixed power and lighting installations: <https://eventpowerengineering.co.uk>
- FRD Designers & Makers – creating a huge variety of custom-made items from bridges to entire product ranges: <https://www.francisrussell.co.uk>
- Myriad Natural Toys and Crafts – specialising in natural, open ended, ecological playthings for creative, imaginative and meaningful play: <https://myriadonline.co.uk/>
- PetAir UK – administration office of a company that specializes in the international transportation of pets: <https://www.petairuk.com/>
- Studio 43 – a creative design house and manufacturing workshop: <https://www.studiofortythree.com>

**6.14** The provision of local employment opportunities is seen as a key cornerstone of maintaining a vibrant community, although it is also important that such businesses are compatible with the character of this rural area, and where possible have or grow local connections to suppliers and customers given the lack of public transport options.

**6.15** The Local Plan's policy on the rural economy (Policy PC4) supports the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside for economic development, including tourist related uses. It includes a number of tests, and those considered to be particularly relevant for our area are reflected in the following policy.

**6.16** The proposals contained within this plan could potentially deliver several additional business premises through the conversion of existing buildings, and there may be further opportunities for local employment through the conversion and re-use of existing buildings, dependent on finding potential suitable businesses that are interested in locating to this area.

### **Policy 13. Employment opportunities**

New employment proposals for offices, workshops, retail, equestrian, tourism, leisure or similar uses, will be supported, provided all of the following criteria are met:

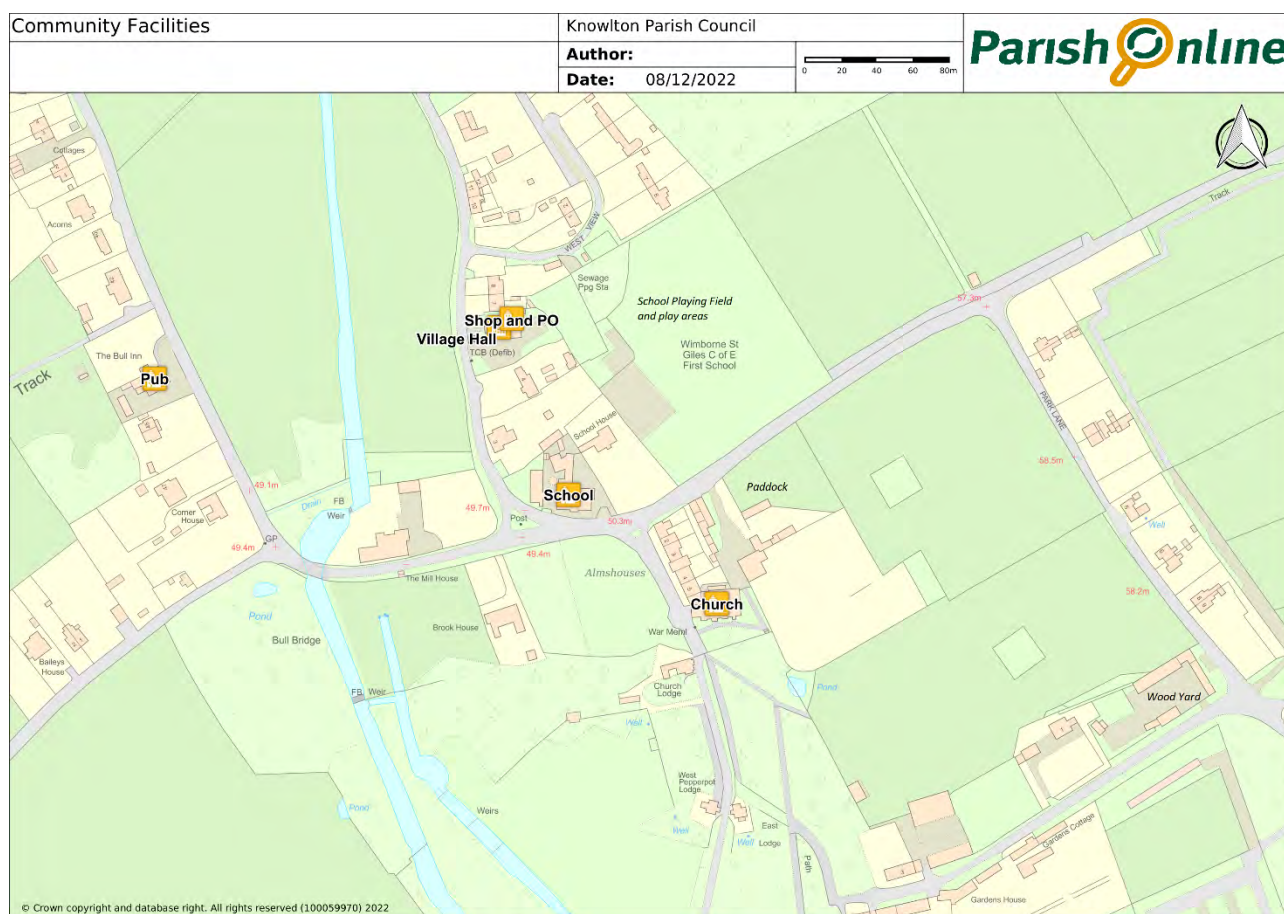
- any development would use previously developed land or redundant farm buildings / yards, or would support the small-scale expansion or diversification of an existing land-based rural business in the area;
- the site can be safely accessed, and the potential increase in vehicular traffic would not have a significant adverse impact on the rural character of the local highway network;
- the proposal would support the vitality and viability of the local community;
- any new buildings would be of a modest scale compared to other buildings in the locality and to the settlement to which it relates, and any lighting requirements, parking and external storage are carefully considered to ensure these are not be unduly prominent from wider public views; and

- there would be no significant adverse impact upon local landscape character, wildlife or heritage assets as a result of the development or proposed use, with any harm being clearly outweighed by the benefits of the proposal.

### Community Facilities

**6.17** The village of Wimborne St Giles has a reasonable range of local facilities, including a first school and nursery with their associated playing field / play area (to the east), a church, a village hall, the village shop and part time post office (that shares the village hall site) and a local pub (although the latter has remained closed in recent years). These facilities are very important to the local community – they provide the opportunity for people to get together, support and look after each other, as well as providing local employment opportunities.

**Map 4. Community Facilities**



**6.18** In May 2021 St Giles Estate acquired planning permission to enable the former Wood Yard on the corner of Butts Close and Park Lane to be used for restaurant, café, with retail and workshop spaces. Customer parking is provided within the walled garden to the south. The planning permission provides some flexibility to exactly what uses are included, provided that they fall within what is known as Use Class E, which includes retail, the sale of food and drink (mainly) for consumption on the premises, and other leisure / healthcare services and low-key employment use. This may in time be seen as another key community facility, complementary to what already exists, but it is still at a relatively early stage in its development.

**6.19** The closure of the public house has been a real concern for many residents, as this has impacted on the ability to socialise and meet new villagers, but the owner has made clear that they intend to re-open the pub subject to resolving the staffing issues. This may be helped in the longer term through more affordable housing that could be made available to staff.

**6.20** The other particular concern raised by local people is the problems associated with parents taking their children to and from the school, as many arrive by car and park haphazardly on the lanes outside of the school. This in turn degrades the verges, causes hold-ups and frustration for drivers, and raises very real concerns about road safety for the children. The possibility of providing a parking area has been considered for a number of years, including the possibility of using the village hall car park (which is limited in size), part of the field where the school recreation grounds are (subject to suitable access and surfacing, and addressing safety / security concerns given the school's use of the site) or the paddock directly opposite. Locations further afield are thought to be less likely to be used by parents on the 'school run'. If the parking area is sufficiently close to the village hall, it could also be used at other times when the village holds events that may draw people from further afield (such as the very successful village teas).

**6.21** The Village Hall Committee has also identified the need for additional storage (at the current time there is no dedicated space to store the hall chairs), and hopes to modernise / refurbish the bar and bar area, renovate the main hall floor and install a hearing loop.

### **Policy 14. Valued Community Facilities**

The following community facilities should be retained:

- Church
- First School (including Nursery provision), with associated playing fields and play area
- Public House
- Village Hall
- Village Convenience Store and Post Office

Proposals that provide new facilities, allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported. This could include:

- The plans for the Wood Yard, that could include a restaurant / café with some retail
- Parking provision, primarily to address the needs of the school but potentially available for other users
- Village Hall refurbishment, including additional storage capacity

### **Project 3. School Parking**

The Parish Council and St Giles Estate will work with the Academy Trust and interested parties to investigate options for parking provision to serve the school.

### *Renewable Energy*

**6.22** Due to the age of many of the properties in the area, energy efficiency and levels of built-in insulation are generally low. Typical energy performance ratings of properties (as recorded in the EPC) are either D or E rated, towards the lower end of the scale (where properties are rated from A (most efficient) to G (least efficient)).

**6.23** Whilst most of the properties have the potential to be improved to meet a C rating (which is the target level proposed to be set for all new rental tenancies from 2025<sup>5</sup>) the measures to achieve such levels of improved energy performance are likely to be costly (such as internal or external wall insulation) and may well impact on the character of the building (such as solar

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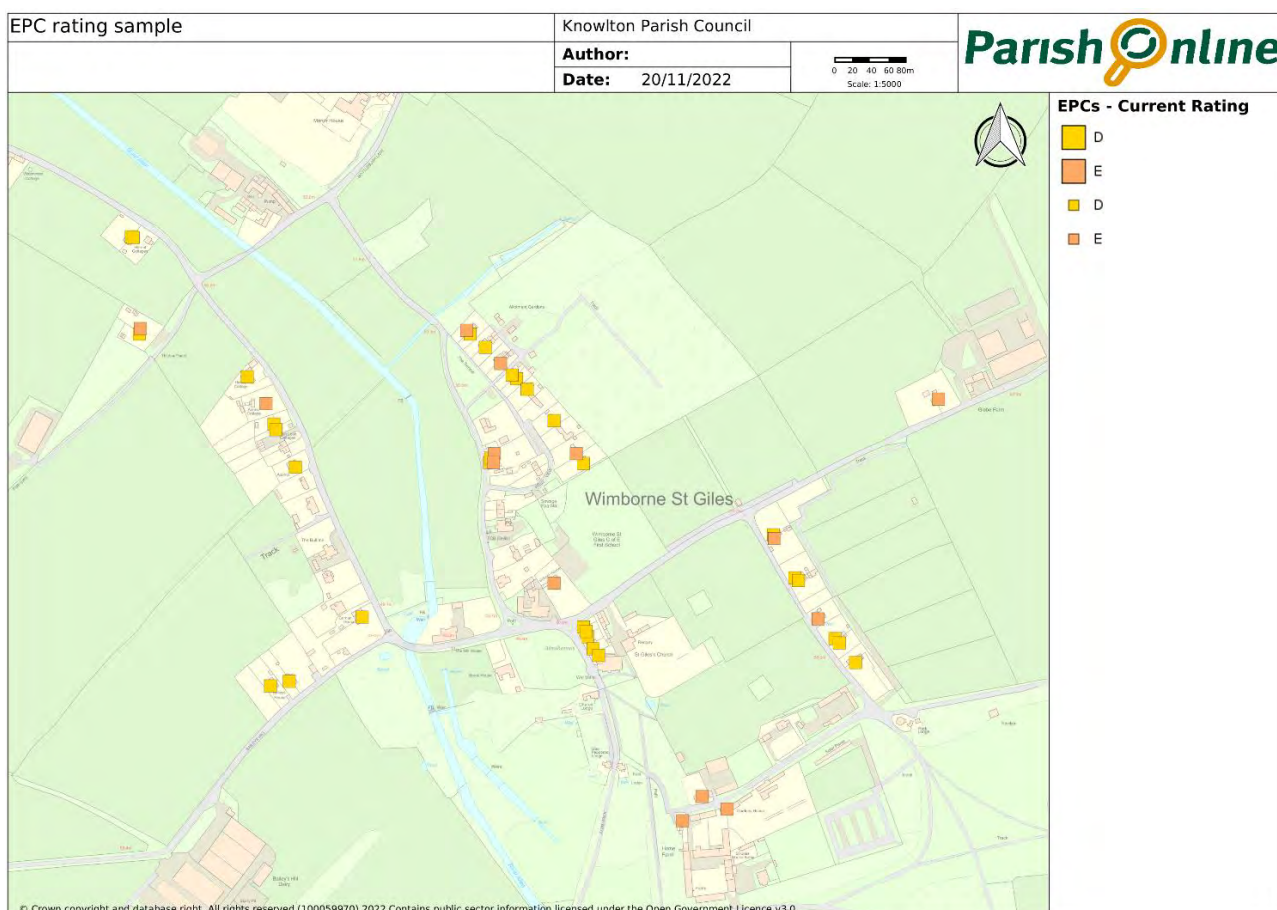
<sup>5</sup> <https://www.gov.uk/government/consultations/improving-the-energy-performance-of-privately-rented-homes>



photovoltaic panels). Nevertheless, such measures will be important in both reducing carbon emissions and fuel poverty, and Policy 6 provides guidance on incorporating low carbon energy solutions.

6.24 However there was also some interest from local residents to investigate the potential for the community-led renewable energy scheme. The adopted Core Strategy policy ME5 supports renewable energy schemes, subject to avoidance of significant adverse harm to the landscape and the amenity of neighbouring residents (taking into account the AONB Management Plan), safeguarding biodiversity and avoiding harm to the significance and settings of heritage assets. The AONB's position statement on field scale photovoltaic panels explains the reasons behind their general presumption against such development, which will need to be born in mind.

**Map 5. EPC ratings - sample of properties assessed in the village**



6.25 Given that no specific sites or projects have been identified as yet, it is proposed that the general Local Plan policy provides an adequate framework at this time, and the Parish Council and St Giles Estate will help set up a project group of local volunteers to investigate whether a suitable scheme and site can be identified.

#### **Project 4. Investigating the feasibility of a community renewable energy scheme**

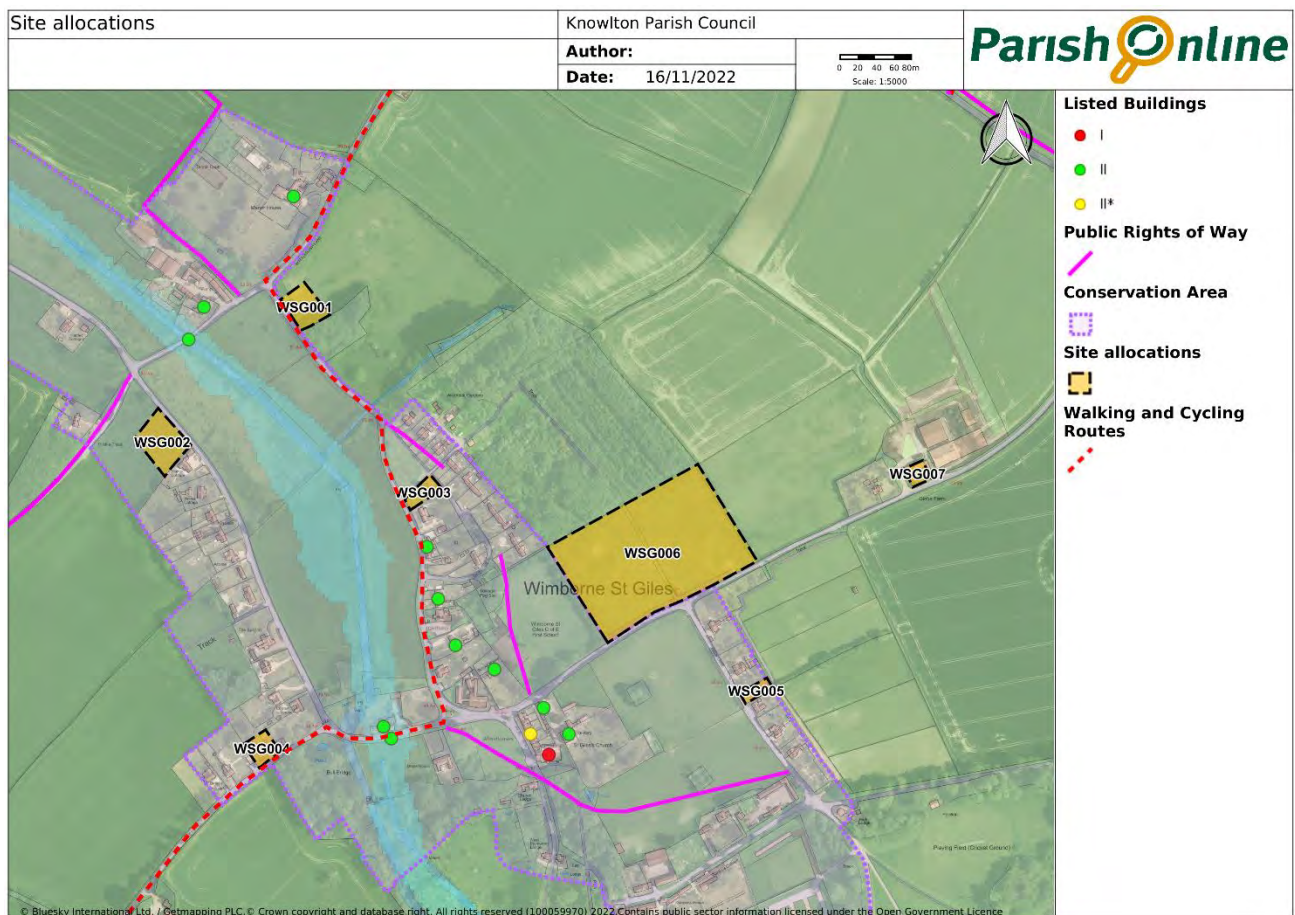
The Parish Council and St Giles Estate will support local volunteers to set up of a Community Renewable Energy Scheme Project to investigate whether a suitable scheme and site can be identified.

## 7 Potential development sites

7.1 Sites around the village or related to the smaller hamlets were identified, and subject to detailed assessment and consultation, including environmental checks. Those sites that were broadly supported and found to be potentially suitable were:

Location	Potential	Map Ref
East of Bottlebush Lane (White Cottages)	2 dwellings (designed as a pair)	WSG001
Plot in front of the Terrace	1 dwelling	WSG003
Land adj Playing Fields, opposite Park Lane	Up to 22 dwellings including affordable homes	WSG006
Continuation of Coach Road	2 dwellings	WSG002
Barns at Glebe Farm (conversion)	1-2 dwellings	WSG007
Infill plot on Park Lane	1 dwelling	WSG005
Infill plot Bailey's Hill	2 dwellings	WSG004
Land at North Barn	2 dwellings	WSG008
Framptons (barn conversion)	1 dwelling or 2 business units	WSG014
Former chicken sheds, Monkton Up Wimborne	2 dwellings	WSG009
Land east of Monkton Up Wimborne	2 dwellings	WSG010

Map 6. Village sites WSG001 - 007



7.2 It is intended that these sites will be brought forward in phases (i.e. not all at one time) in order to minimise disruption, and allow the community to gradually absorb new development and welcome new occupants to the area. The exact phasing of the sites will depend partly on viability and construction management arrangements.

**7.3** Potential sites on Bottlebush Lane (the derelict Bothy), Cranborne Lodge (site of 'Reynards' Lodge) and Brockington (to the west of the small hamlet) were considered unsuitable from the environment checks and have not been included in this Plan.

Land east of Bottlebush Lane (White Cottages) – WSG001



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

Land east of Bottlebush Lane (marked WSG001 on Map 6) is allocated for up to two dwellings.

The scale, design and layout will need to reflect the linear development pattern of this end of the village, facing onto the lane to the south-west (that links Bottlebush Lane to the school).

The dwellings should be designed as a pair reflecting the many Estate cottages in the village. They should be of a scale and design subservient to the nearby Listed Manor House.

Vehicular access will be onto the lane to the south-west, retaining the roadside hedge as far as practical, with new hedgerow planting along the site perimeter to the north and east sides.

Gaps should be designed in to allow glimpses through the site from the Hardy Way and footpath E57/40 to the fields beyond. There should also be a gap / buffer between the development and the woodland copse to the south-east, as well as retaining an undeveloped gap between the residential curtilages and Bottlebush Lane.

**7.4** The site comprises a small part of a field in the village of Wimborne St Giles on the east side of the Allen Valley close to Bottlebush Lane. Although not contiguous with the existing built form of the village, the site is in close proximity. There are power lines crossing the site, but there should be sufficient space to accommodate development in this location without the need to divert or underground the lines.

**7.5** This section of the Allen Valley is characterised by low density, linear development running parallel to and facing towards the river. The site is in the Conservation Area and in proximity to several Grade II Listed buildings (the Manor House with its associated lodge building, French's Farmhouse and the Road Bridge), but it is anticipated that the setting of these heritage assets should not be harmed by sensitively designed and located development.

**7.6** The Hardy Way (a Long Distance footpath) runs along the lane to the front of the site before turning right to head east along Bottlebush Lane. The site is also clearly visible in views from the other side of the Allen Valley, from the footpath extending south-west up the hill from the end of Bottlebush Lane (PRoW Footpath E57/40), and it would therefore be appropriate to ensure that the layout is spaced to allow for the continuation of views through the site to the wider countryside and fields beyond from these popular walking routes.

**7.7** There is a woodland copse to the south-east and the site is bordered by hedgerows, both of which have landscape and biodiversity value. There is sufficient space within the site to ensure



that the root zone of the trees is not impacted and that the trees when mature should not overshadow the properties. The roadside hedgerows can be retained other than to allow for access to the properties, with mitigation provided through the provision of new hedgerows along the side / rear of the plots.

**7.8** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.9** This location is considered suitable for 2 dwellings, and the site allocation as shown on the map is intended to indicate the area within which the dwellings and any residential curtilage would be located. The degree to which the development extends northwards along the road within the indicated site area will depend on the access and design / placement of the buildings, and will need to bear in mind the wider views across the site and the setting of the nearby historic buildings.

Plot in front of the Terrace – WSG003



#### **Policy 16. Plot in front of the Terrace, adjoining No. 13**

Land adjoining No.13, in front of The Terrace (marked WSG003 on Map 6) is allocated for a single dwelling.

The scale, design and layout will need to conserve and enhance the character of this part of the Conservation Area. It is expected the principal façade and front door will face onto the Lane, and also provide a positive frontage onto the green space in front of The Terrace.

Vehicular access should be provided from the existing access towards the rear of the site.

**7.10** This site is a small patch of overgrown shrubbery adjoining No. 13 Wimborne St Giles. The green space that lies to the front of The Terrace is just across the lane that runs up to The Terrace. Development here would be an obvious infill site in this part of the village, that would complete this corner and is likely to have very low impacts on the wider landscape.

**7.11** Whilst the Terrace and adjoining cottage at No. 13 are not Listed, both are specifically referenced in the Conservation Area appraisal and as such it will be important to ensure any building is sensitively designed to reinforce the character of this particular part of the village.

**7.12** The site has an existing vehicular access point to the rear, but in terms of design it will be important to maintain the strong pattern of development along the lane that runs from the core of the village up to the Manor House. The scale of development should be similar to that in the immediate vicinity, and the front door and principal façade should face onto this lane. Being a corner plot the treatment of the façade facing onto the green space in front of the Terrace will

also be important, with sufficient visual interest and window openings to provide a positive frontage onto that space.

**7.13** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.14** This location is considered suitable for a single dwelling of a similar size to those in the immediate vicinity.

Land adjoining the Playing Fields, opposite Park Lane – WSG006



### **Policy 17. Land adjoining the Playing Fields, opposite Park Lane**

Land adjoining the Playing Fields, opposite Park Lane (marked WSG006 on Map 6) is allocated for a residential development. It is anticipated that the site could accommodate up to 22 dwellings, of which 50% would be a form of affordable housing to meet local needs, and including homes designed for older residents' needs.

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

The site should be accessed by either one or two new vehicular entrance points, otherwise retaining the roadside hedge as far as practical (and if necessary translocating it slightly back from the lane) to provide for adequate visibility splays. Safe and attractive pedestrian access should be achieved through the site to allow connection into the village (exploring the potential to link through the school site to avoid walking on the lane) and the potential for access to the woodland behind for recreation.

The pattern of development, including the internal lanes and spacing between built development, should be in keeping with the village character.

**7.15** This site is a large paddock located on the edge of the village, opposite Park Lane. There are a number of power lines crossing the site, and a strong hedgerow along the road front. To the rear is an area of woodland, and to the west the school playing fields which are bordered by a thick belt of vegetation and tall trees.

**7.16** Development on the site would be clearly visible for those entering / existing the village along Parsonage Lane (heading towards Cranborne). It adjacent to (and part of the setting of) the Conservation Area and the early 20th century cottages on Park Lane, the mid to late 19th century outbuildings of Glebe Farm and Glebe Cottages, and the Grade I Listed church to the south-west,

can all be seen from the site, although towards the middle / rear of the site the church becomes obscured from view by planting on the site's south-western boundary.

**7.17** The site assessment recognises its visual sensitivity, but concluded that, with a considered design and layout sensitive to its context (which may reduce the developable area), any adverse impacts could be avoided.

**7.18** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.19** This is the largest site that is allocated for development, and would therefore be of sufficient size and viability to include affordable housing (for rent and as starter homes / shared equity or other 'intermediate' options). There is also the potential to include a group of properties that would be suitable for older people, expanding on the legacy of the Almshouses. The Almshouse charity has highlighted that they do not currently have any 2 bedroom, single storey older person's housing, which could usefully be included as part of the mix. There would be support from the community for the Almshouse charity to be involved in the long-term management of the housing, which is considered to work very well.

**7.20** One option considered as part of the early thinking on this site (shown here) is based on a possible layout around a central greenspace – but the actual layout will need to be considered through further design testing at planning application stage, taking into account the various constraints and opportunities. This would include consideration of



views to and from the nearby historic buildings, how the site will best connect into the village (particularly for pedestrians), the need to avoid a suburban-type development that would not be in keeping with the village.

#### Barns at Glebe Farm (conversion) – WSG007

**7.21** These barns form the western and northern sides of the courtyard facing onto Parsonage Lane as it leaves the village. The easternmost barn building has planning permission for office and residential use (staff accommodation) as part of the conversion of the farm as an equestrian stud business. The barns themselves are of some historic interest due to their age and traditional rural appearance, but the buildings are in a very poor state of repair. They are no longer suited to agricultural use, and should be retained but in order to do so will need a viable future use. Their conversion to residential accommodation would be one such option, either as a single dwelling with work / studio space or two dwellings.





### Policy 18. Barn at Glebe Farm

The barn at Glebe Farm (marked WSG007 on Map 6) is allocated for residential use for up to two dwellings, with optional ancillary workspace. The design and layout will need to conserve and enhance the character of these traditional rural barns.

Infill plot on Park Lane – WSG005



### Policy 19. Infill plot on Park Lane

Land between Nos 4 and 5 Park Lane (marked WSG005 on Map 6) is allocated for a single dwelling.

The scale, design and layout will need to conserve and enhance the character of this part of the Conservation Area, with the principal façade facing onto the lane, and giving particular consideration to its relationship with the former Estate Offices (Nos 4 and 5) and the rhythm of gaps / spacing along the lane.

**7.22** This site lies in a generous gap between the pair of Estate cottages (Nos 3 and 4) and the single storey, historic Estate Office (now a residential dwelling) on Park Lane. The site is overgrown with shrubbery and several large conifers.

**7.23** Park Lane is described in the Conservation Area appraisal as containing a row of turn-of-the-century brick and tile Estate houses on the eastern side, well spaced out with cultivated gardens and enclosed by hedges. The former Estate Office is singular in its size and styling, explained by its former role as an Estate Office – where the roadside hedge has been substituted with a layby in front of a narrow grass verge protected by white posts with twin horizontal white metal rails.

7.24 All of the properties face onto the lane and overlook an open grassy paddock towards the Church, across which runs a public footpath E57/4.

7.25 The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

7.26 In order to retain the spacious nature and gaps between development along this lane, this location is considered suitable for a single dwelling, potentially complementing the single storey former Estate Office to which it will most closely relate, and not undermining its significance.



Infill plot Bailey's Hill – WSG004



#### Policy 20. Infill plot on Baileys Hill

Land to the east of No. 1 Baileys Hill (marked WSG004 on Map 6) is allocated for a single dwelling. The scale, design and layout will need to conserve and enhance the character of this part of the Conservation Area.

The scale, design and layout will need to reflect the informal linear pattern and more eclectic mix of development at this end of the village, whilst reinforcing the general character provided by the use of brick and tiled roofs.

7.27 This site is a patch of overgrown land to the rear of the garden of Corner Cottage, potentially including a small area of what is a very large garden. The garage of No 1 Baileys Hill forms its western edge. Although power lines pass through the site these are some distance back from the lane, allowing space for built development between the road and power lines (or alternatively they could be moved if required).



**7.28** The site lies within the Conservation Area, and whilst the appraisal does not specifically reference the development along Bailey's Hill it is not dissimilar in character to that along Coach Road, noted for its eclectic mix of houses and cottages (albeit mainly brick with tiled roofs), and more informal pattern of development (the buildings do not follow a building line) with generous space between the dwellings and soft boundary treatments. On the opposite side of the lane is part of the historic Registered parkland associated with St Giles House, although there are few parkland features within the immediacy of the site.

**7.29** There is currently no direct vehicular access point to the site, but historic maps indicate that there was one previously. The hedgerow does not appear to be of high ecological value.

**7.30** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.31** This location and width of site, as indicated on the map, is considered suitable for two dwellings, either detached or built as a pair of cottages.

Continuation of Coach Road – WSG002



### **Policy 21. Land off Coach Road**

Land north of Harley Cottage on Coach Road (marked WSG002 on Map 6) is allocated for up to two dwellings.

The scale, design and layout will need to reflect the informal linear pattern and more eclectic mix of development at this end of the village, whilst reinforcing the general character provided by the use of brick and tiled roofs.

Vehicular access will be directly access onto Coach Road, retaining the roadside hedge as far as practical, with new hedgerow planting along the site perimeter to the north and west sides.

The design, layout and boundary treatment should respect the privacy and amenity of the occupants of Harley Cottage.

**7.32** This site comprises a small corner of a field adjoining with the existing built development reaching out from the core of the village along Coach Road. As the site is in the Conservation Area, and is also visible from French's Farmhouse to the north, any development here will need to adopt a sensitive design which responds to, and if possible enhances, the character of the Conservation Area. The Conservation Area appraisal in particular notes for this area:

- The more eclectic mix of houses and cottages (albeit mainly brick with tiled roofs), which generally contribute in a positive way to the character of the village;



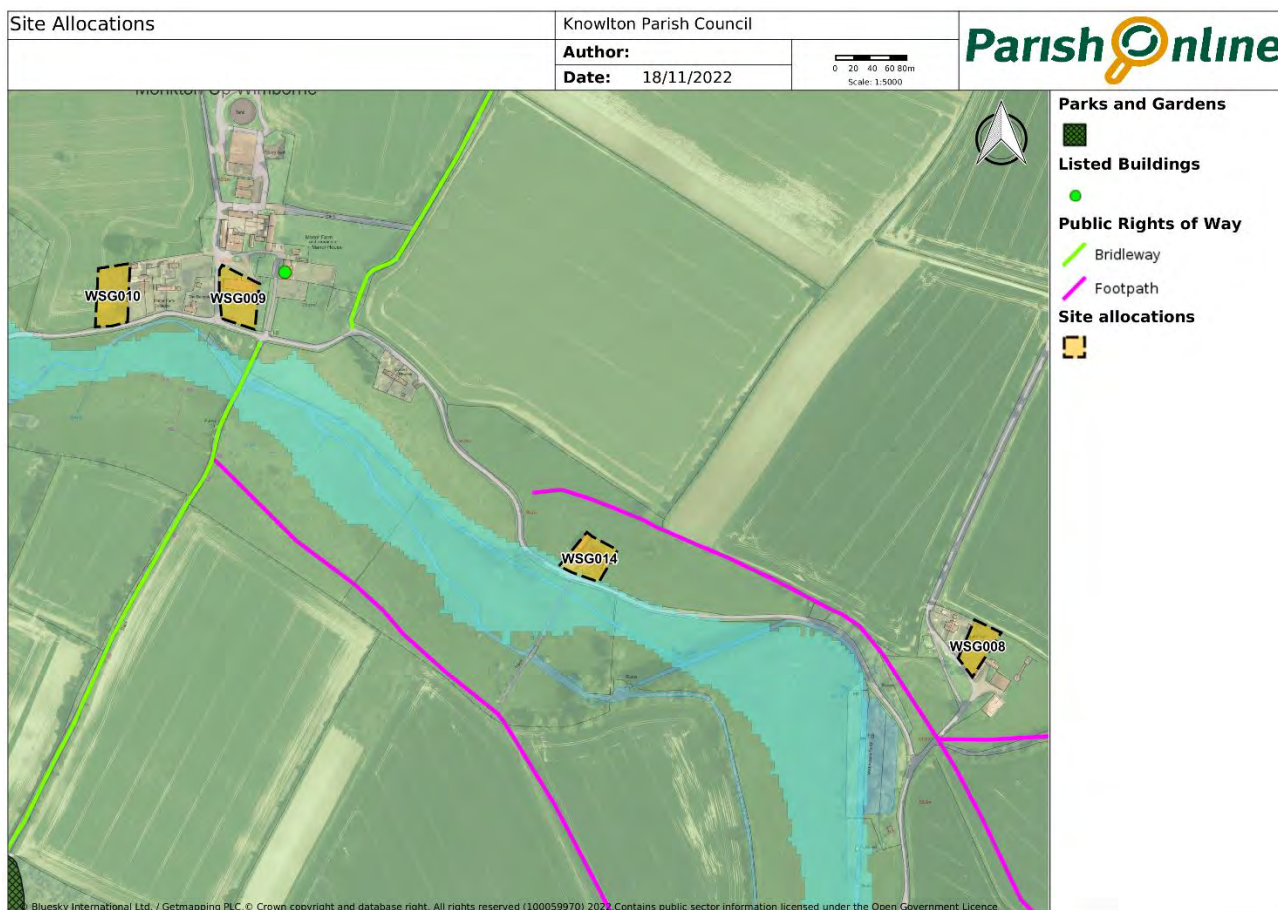
- The more informal pattern of development (the buildings do not follow a building line) with generous space between the dwellings and soft boundary treatments.
- The importance of the gap that articulates French's Farm from the village.

**7.33** The site would need a new access to be created from the road, removing a section of the hedgerow. However the short length of hedgerow removed should be more than compensated for by hedgerow planning around the site to the side and rear. Care will need to be taken on the design and boundary treatment along the northern edge of the site as this will also be visible from the footpath E57/40 linking across to Bailey Hill. A gap (with additional landscape planting as appropriate) will also need to be maintained between any new buildings and Harley Cottage to ensure adequate privacy.

**7.34** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.35** This location is considered suitable for 2 dwellings, and the site allocation is intended to indicate the area within which the dwellings and any residential curtilage would be located. The degree to which the development extends northwards along the road within the indicated site area will depend on the access and design / placement of the buildings, but should not necessarily cover the whole width shown, bearing in mind the need to consider wider views and the gap between the site and French Farm.

**Map 7. Other sites towards Monkton Up Wimborne WSG008 – 010 and WSG014**



Land at North Barn – WSG008



**Policy 22. Land at North Barn**

The land adjoining North Barn (marked WSG008 on Map 7) is allocated for residential use for up to two dwellings, linked to the retention and positive conservation of the adjoining North Barn, which could be used to provide an employment workspace.

The design and layout will need to ensure that any development retains a low profile, without the need for significant groundworks that would engineering and enhance the character of these traditional rural barns.

**7.36** Whilst set slightly apart from the village, the site at North Barn sits between the farm buildings and pair of Estate cottages, and is considered to be a suitable infill site for up to 2 dwellings, linked to securing the more productive employment use of the adjoining barns. North Barn is considered to be a locally important historic building (an undesignated heritage asset) that should be conserved.

**7.37** The site itself is accessed off the track that leads up to the higher Estate worker cottages, and the landform will need to be carefully considered to avoid the need for significant groundworks that would appear out of keeping with the area's character, or the new development being over-dominant in relation to the adjoining barn.

**7.38** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.39** If appropriate to secure the long-term future of the barns, a legal restriction may be imposed on the nearest dwelling to ensure that it is occupied by a person employed, or last employed, in the business occupying the business floorspace of that unit.



Framptons (barn conversions) – WSG0014



### Policy 23. Framptons

The site containing the barns at Framptons (marked WSG0014 on Map 7) is allocated for either residential or employment use (or mixed), for up to two dwellings, to be achieved primarily through the sensitive conversion of these historic barns.

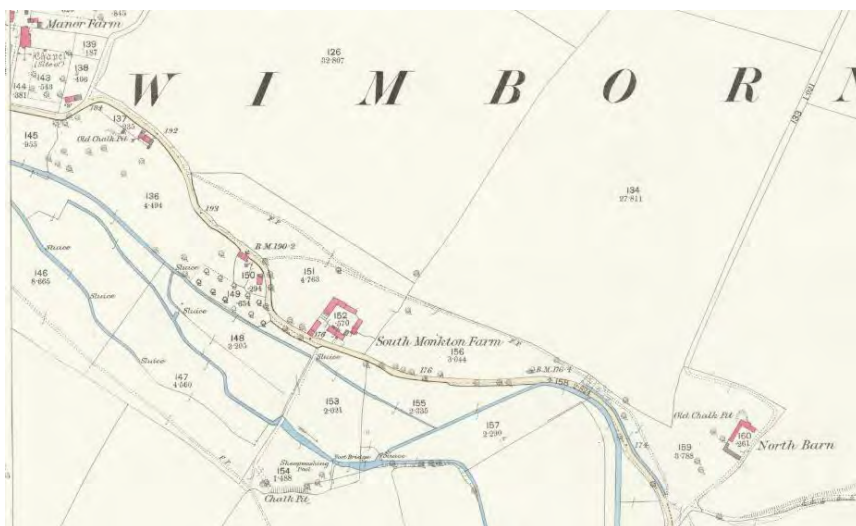
**7.40** Just south of Monkton Up Wimborne there are a couple of barns, with vehicular access off the lane. The northernmost barn has been recently refurbished and currently is used for agricultural purpose, whilst the southern barn remains in a dilapidated state and is unsuited to modern agricultural needs.

**7.41** From the 1880s historic Ordnance Survey maps, it can be seen that the site was formerly known as South Monkton Farm, and contained both buildings as part of a courtyard-shaped development that would also have included the farmhouse.

**7.42** The barns are not prominent in the surrounding landscape, and some limited development (primarily achieved through the sensitive conversion and potential extension of these barns) should not adversely impact on the local landscape character and views. Historic building recording is likely to be required before conversion, and the design and materials used in the conversion will need to be sensitive and sympathetic to the site's heritage.

**7.43** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface, and whilst there is no local knowledge of flood risk impacting on this site, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.44** This location is considered suitable for employment workspace, conversion to residential use or a mix of work / studio space associated with a dwelling.





Former chicken sheds, Monkton Up Wimborne – WSG009



**Policy 24. Former chicken sheds, Monkton Up Wimborne**

The site containing the former chicken sheds in Monkton Up Wimborne (marked WSG009 on Map 7) is allocated for two dwellings, associated with the removal of the chicken sheds.

A design-led approach should be taken on this site, with the scale, design and layout needing to respect the setting and significance of the Grade 2 Listed Manor Farmhouse and avoid areas at higher risk of flooding based on likely groundwater levels.

**7.45** The now redundant chicken sheds lie within the small settlement of Monkton Up Wimborne. They face onto the lane, and in particular impact on the setting of the Grade II Listed Manor Farmhouse which faces them from the side, which are separated from the lane by the site of a former chapel. The removal of this unsympathetic shed would have a notable beneficial impact on the setting of this important heritage asset.

**7.46** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface to the rear of the site, and between 0.25m to 0.5m below the surface in the area closest to the road. This would suggest that the siting of any new homes would need to be set back in the area at lower flood risk, and a flood risk assessment will be required to accompany any planning application.

**7.47** The relationship between this site and Manor Farmhouse, taking into account the site of the former chapel and the lane linking through to Wimborne St Giles, means that great care will be needed in determining the scale of development and the most appropriate design and layout for this site. It is considered likely that the development will need to be set well back from the lane to retain the open character of the lane and views of the Manor Farmhouse, which should remain the most significant landmark building within the settlement. Any development should be clearly subservient in scale to the Manor Farmhouse.

Land east of Monkton Up Wimborne – WSG010



**Policy 25. Land east of Monkton Up Wimborne**

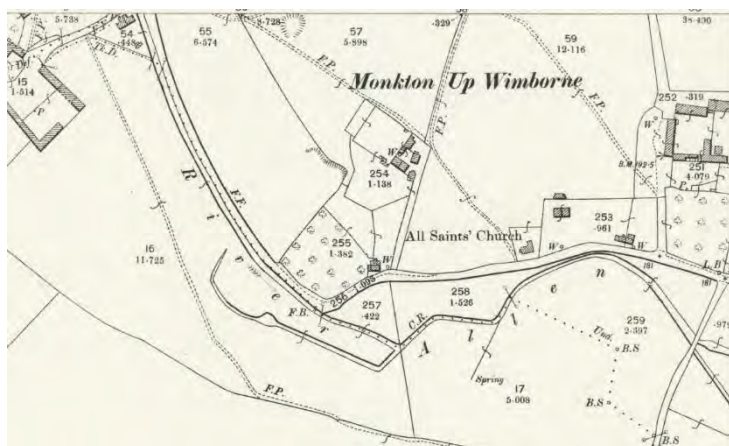
Land east of Monkton Up Wimborne (marked WSG010 on Map 7) is allocated for up to two dwellings.

The scale, design and layout will need to reflect the linear development pattern and building line created by the adjoining development, facing onto, but set well back from, the lane. The layout and degree of excavation will need to be informed by the results of an archaeological evaluation, to be carried out in accordance with a Written Scheme of Investigation to be agreed in advance with the Council's Senior Archaeologist.

The dwellings should be designed as a pair, reflecting the many Estate cottages in the locality. They should be of a scale similar or subservient to the adjoining cottages.

Vehicular access will via the continuation of the rear of the adjoining cottages, retaining the roadside hedge, with new hedgerow planting along the site perimeter to the north and west sides.

**7.48** This site comprises a small corner of a large field adjoining with the existing built development at Monkton Up Wimborne. The historic maps indicate the presence of a church (which was a corrugated iron structure) to the front of the site in the 1900 series through to at least the early 1960s (but which was not recorded on the previous maps from the 1880s), with footpath links through to several houses that lay to the north-east (these have since been demolished and a copse has been planted in their place) and across to Wyke Farm.



**7.49** Today, the site would be the first glimpse of the settlement on the approach from the east, and will therefore influence the first impression of the character of this small settlement. It connects with the existing row of cottages which are accessed off the track leading up to the farm, and it is therefore proposed that the access track is extended in order to avoid the need for a new access to be created from the road, retaining the hedgerow in this location and avoiding disturbance to the site of the former church site. Further hedgerow planting (with hedgerow trees) would be appropriate to demarcate the new settlement edge, to the side and rear.

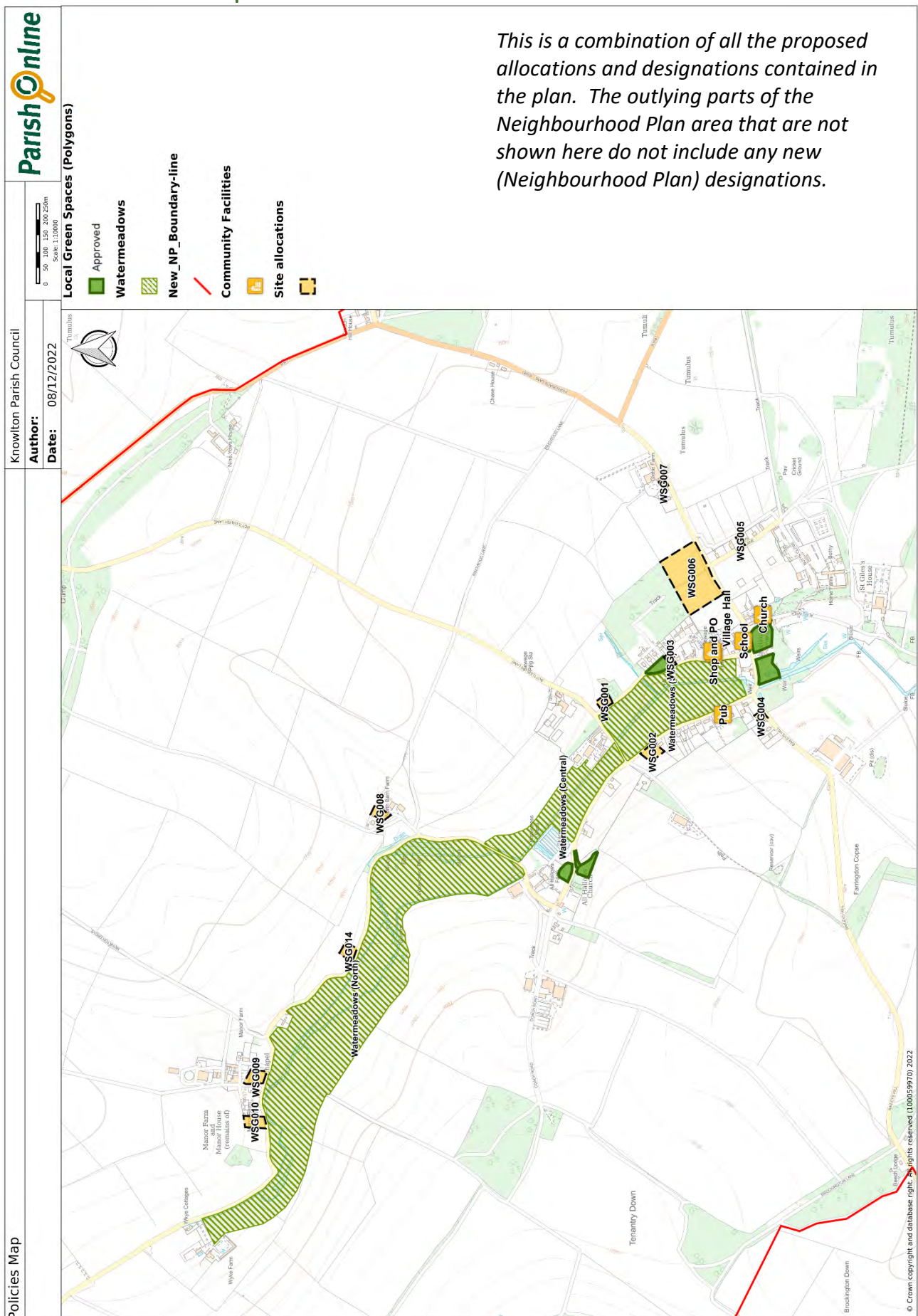
**7.50** The site is in an area where groundwater levels have been assessed as between 0.5m to 5m below the surface (possibly marginally higher in the area closest to the road), and whilst there is

no local knowledge of flood risk impacting on this site, particularly as the ground rises going back from the road to the established building line, this does mean that a flood risk assessment will be required to accompany any planning application.

**7.51** This location is considered suitable for 2 dwellings, and the site allocation is intended to indicate the area within which the dwellings and any residential curtilage would be located. The degree to which the development extends along the road within the indicated site area will depend on the access and design / placement of the buildings, but should not necessarily cover the whole width shown.



## 8 Policies Map



## Glossary

### Affordable homes

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with the definitions as set out in the National Planning Policy Framework. This covers affordable housing for rent; starter homes; discounted market sales housing and other affordable routes to home ownership.

### Area of Outstanding Natural Beauty (AONB)

An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty

### Conservation Area

An area that is of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

### Development

Is defined in section 55 of the Town and Country Act 1990, and means “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.” It specifically excludes works that affect only the interior of the building, works that do not materially affect the external appearance of the building, and the use of any land (and associated buildings) for the purposes of agriculture or forestry.

### Development plan

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

### Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They are likely to hold evidence of the substance and evolution of places, and of the people and cultures that made them. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation. Features of a heritage asset include those which contribute to its special historical, archaeological, social, artistic or architectural interest.

### Listed Building

Historic buildings or other structures identified by Historic England of being of national importance for their historic, cultural or architectural interest, and included on their list. These can be Grade I (the highest category), Grade II\* or (most commonly) Grade II. See also definition of Heritage Asset.

### Local Plan

The plan for the future development of the local area drawn up by the local planning authority in consultation with the community.

### Local Planning Authority (LPA)

The public body whose duty it is to carry out specific planning functions for a particular area – for our area this is Dorset Council

### Local Green Space

A space of public value, of particular importance to the local community and demonstrably special (but not necessarily public ownership). This may be for its recreation, wildlife, landscape or historic value. Such spaces must not be an extensive tract of land and must be close to the community they serve.

### Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. Under national planning policy, this excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

## Supporting documents

This Plan and its accompanying evidence base and all supporting documents can be viewed and downloaded from the Parish Council website [\[add link\]](#) and includes the following key supporting documents:

- **2021 census stats – area profile:** 2023, taken from <https://www.ons.gov.uk/visualisations/customprofiles/draw/>
- **Countryside Design Summary - Supplementary Planning Guidance No.21**, East Dorset District Council, August 1999 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/eastern-dorset-area/conservation-and-design-guidance-for-east-dorset>
- **Cranborne Chase AONB Landscape Character**, Land Use Consultants, 2003 [https://cranbornechase.org.uk/wp-content/uploads/2020/04/LandscapeCharacterAssessment\\_FULL.pdf](https://cranbornechase.org.uk/wp-content/uploads/2020/04/LandscapeCharacterAssessment_FULL.pdf)
- **Cranborne Chase AONB Management Plan 2019 – 2024**, Cranborne Chase AONB Partnership, 2019 <https://cranbornechase.org.uk/publications/aonb-management-plan/>
- **Cranborne Chase AONB Position Statement** Number 9, Field Scale Photovoltaic Panels, Cranborne Chase AONB Partnership, June 2016 [https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos9\\_PVs.pdf](https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos9_PVs.pdf)
- **Dorset and BCP Local Housing Needs Assessment**, Icen Projects Limited on behalf of Bournemouth, Christchurch and Poole and Dorset Council, November 2021 <https://www.dorsetcouncil.gov.uk/documents/35024/2012718/Housing+Needs+Assessment.pdf/caac9843-8acc-66bd-91f3-554b75c70091>



- **Dorset Council Local Plan - Options** (consultation draft), Dorset Council, January 2021  
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation>
- **Dorset Local Plan Viability Assessment**, report for Dorset Council by Three Dragons, May 2022 (published December 2022) <https://www.dorsetcouncil.gov.uk/web/guest/-/dorset-council-area-viability-assessment>
- **East Dorset and Christchurch Local Plan Part 1 - Core Strategy**, East Dorset District and Christchurch Borough Councils, April 2014 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/christchurch/local-development-framework/local-plan-part-1/christchurch-and-east-dorset-local-plan-part-1-core-strategy>
- **East Dorset Landscape Character Assessment**, East Dorset District Council, October 2008  
<https://www.dorsetcouncil.gov.uk/documents/35024/286287/East+Dorset+Landscape+Character+Assessment.pdf/e9d5acf4-47e6-a63e-fbae-47b4b0633d5a>
- **East Dorset Local Plan Review - Options** (consultation draft), East Dorset District Council, July 2018 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/reviews-of-the-plans-from-the-former-council-areas/east-dorset-and-christchurch-local-plan-review>
- **East Dorset Local Plan**, East Dorset District Council, January 2002  
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/east-dorset-and-christchurch-adopted-local-plan>
- **Habitats Regulations Assessment** for the Wimborne St Giles Neighbourhood Plan, AECOM, draft version available on the Neighbourhood Plan section of the Parish Council website  
<http://www.knowltonparishcouncil.org.uk/> *to be finalised prior to submission*
- **Housing Needs Survey** – Final Report, Knowlton Parish Council, 2017  
<http://www.knowltonparishcouncil.org.uk/VirDir/CoreContents/News/Display.aspx?id=28067>
- **Improving the Energy Performance of Privately Rented Homes in England and Wales**, DBEIS, September 2020  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/946175/prs-consultation-2020.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/946175/prs-consultation-2020.pdf)
- **ONS 2011 Census Area profile** – Wimborne St Giles Parish  
[https://www.nomisweb.co.uk/sources/census\\_2011/ks/report?compare=E04003387](https://www.nomisweb.co.uk/sources/census_2011/ks/report?compare=E04003387)
- **Ordnance Survey historic maps** (various), National Library of Scotland  
<https://maps.nls.uk/os/>
- **Strategic Environmental Assessment** for the Wimborne St Giles Neighbourhood Plan, AECOM, draft version available on the Neighbourhood Plan section of the Parish Council website  
<http://www.knowltonparishcouncil.org.uk/> *to be finalised prior to submission*
- **Site Options and Assessment** Wimborne St Giles Neighbourhood Plan, March 2022, AECOM, available on the Neighbourhood Plan section of the Parish Council website  
<http://www.knowltonparishcouncil.org.uk/>
- Knowlton Parish Council
- **The Local Development Scheme** for Dorset Council, Dorset Council, October 2022  
<https://www.dorsetcouncil.gov.uk/documents/35024/282495/Dorset+Council+Local+Development+Scheme+-+October+2022.pdf/dae6a342-c6f2-a946-8cf2-3bdb87ef56ed>
- Wimborne St Giles **Community Feedback Survey** - Summary of Findings, September 2016  
[http://www.knowltonparishcouncil.org.uk/Wimborne\\_St\\_Giles\\_Neighbourhood\\_Plan\\_40092.aspx](http://www.knowltonparishcouncil.org.uk/Wimborne_St_Giles_Neighbourhood_Plan_40092.aspx)

- Wimborne St Giles **Conservation Area Appraisal**, Supplementary Planning Guidance No.16, East Dorset District Council, April 2006  
<https://www.dorsetcouncil.gov.uk/documents/35024/287469/SPG16+Wimborne+St+Giles+Conservation+Area.pdf/80f58943-dd0c-ace1-3a50-a38499e42363>
- Wimborne St Giles **Design Guidance and Codes**, AECOM, August 2022, available on the Neighbourhood Plan section of the Parish Council website  
<http://www.knowltonparishcouncil.org.uk/>
- Wimborne St Giles Neighbourhood Plan - **Basic Conditions Statement** (*to be drafted prior to submission*)
- Wimborne St Giles Neighbourhood Plan - **Consultation Statement** (*to be drafted prior to submission*) – feedback from the 2021 consultation available on the Neighbourhood Plan section of the Parish Council website <http://www.knowltonparishcouncil.org.uk/>

## Appendix A: Character Area Summaries

### *Village Gateway*



The Village Gateway is the approach to the village from the Cranborne direction. Open countryside with scattered barns and farmhouses transitions to the more consistent line of development along Park Lane, that turns onto Butts Close, with these developments fronting onto large areas of open space used for horse paddocks and the school's sports field.

Key features important to the character of the area:

Village Gateway	Key features
<b>Green space, access and streetscape</b>	Linear stretches of properties and generous areas of open space, and generous gaps between buildings. The lanes are rural in character, relatively straight and run perpendicular to each other.
<b>Building line and boundary treatment</b>	Cottages on Park Lane stand approximately 6m back from the lane, but elsewhere there is more variety. The predominant boundary treatment is of formal and informal hedging.
<b>Building heights and roofline</b>	Buildings are mainly two storeys high, but there are some single storey buildings – mainly relating to the former timber yard and also the former Estate Office. Rooflines vary but generally run parallel to the road.
<b>Architecture</b>	<p>There is a reasonable degree of consistency in the materials and styles, whilst allowing for some exceptions and variation. The predominant architecture is:</p> <ul style="list-style-type: none"> <li>– Red brick walls, mainly in Flemish bond. Outbuildings are either red brick or timber framed / clad.</li> <li>– Tiled half hipped or pitched roofs - porches also have pitched roofs.</li> <li>– Pairs of semis mostly have canted bay windows to the ground floor, with first floor windows under gablets. Windows are timber sashes.</li> </ul>



## Village Green



The Village Green area lies in the heart of the village and includes the Parish Church, village school and almshouses. It village green on which it is centred forms a natural “meeting point” with lanes coming in from different directions, close to the crossing point of the river. With its noble and iconic landmarks, it is a unique and treasured space. This area is a highly sensitive part of the Conservation Area.

Key features important to the character of the area:

Village Gateway	Key features
<b>Green space, access and streetscape</b>	The village green forms an important foreground and backdrop for buildings. The roads are rural in nature and weave through the landscape.
<b>Building line and boundary treatment</b>	The building line is informal, having evolved over many centuries. About half of buildings are built close to the lane, but others are set back behind low brick walls. The verges, vegetation, fences and walls, front onto the lanes creating a ‘garden village’ character.
<b>Building heights and roofline</b>	The church tower is a local landmark, rising above the other buildings in this area. Several of the buildings including the Church Lodge, and almshouses are single storeyed, with houses mainly two storeys in height. As a consequence rooflines vary giving interest to the character area.
<b>Architecture</b>	Apart from the church all the buildings within the character area are constructed of red brick with clay tiled roofs. The buildings have a distinct local vernacular style dating as far back as the 15th century, unified in terms of the materials used and colour palette. Interest and variety includes examples of stone mullioned windows and ashlar doorways, diagonally set chimney stacks, gabled porches and gables over the windows.

## Lower Allen Valley



The Lower Allen Valley stretches north along the lanes that run either side of the River Allen and its watermeadows. The area is characterised by spacious plots overlooking this green space, which contributes to the village's rural aesthetic and 'garden village' character. The bridging points at Bull's Bridge and near French's Farm allow for the natural beauty of the river and its meadows to be clearly seen.

Key features important to the character of the area:

Village Gateway	Key features
<b>Green space, access and streetscape</b>	The watermeadows through which the River Allen flow form an important green space within the village, framed by the cottages that run along the rural lanes to either side and which face towards the river. Generous gaps between development are important in this context allow the open downland landscape to contribute the area's scenic qualities.
<b>Building line and boundary treatment</b>	At the southern end of character area the building lines are irregular. Further away from the village centre there is a more uniformity in the building line, set buildings set some distance back from the lanes.  Hedge boundaries predominate, but more varied boundary treatments are found on lane to the east side of the stream.
<b>Building heights and roofline</b>	The vast majority of buildings are two storey in height, although some of the cottages have the upper storey partly within the roofline. Rooflines generally run parallel to the road. The Bull Inn is noticeably different in its shape and orientation.
<b>Architecture</b>	Many of the older cottages are vernacular in style with red brick or rendered walls and clay tile or thatched roofs and ridge stacks, with the more recent buildings heading north often plainer but reflecting elements of their predecessors. Windows here, as throughout almost the whole village, are timber casements. There are degrees of variation and decorative treatments – such as examples of knapped flint amongst the brickwork, and the use of grey bricks for quoins and dressings, and a number of buildings have slate roofs. There are references to Arts and Crafts style (Bull Inn), Gothic architecture (Anne's Cottage) and Classical architecture (Village Hall).

## Upper Allen Valley



The Upper Allen Valley is dominated by arable farmland, with pockets of development scattered along the lane connecting the Wimborne St Giles with the small settlements of All Hallows and Monkton Up Wimborne and then on to the A354.

Key features important to the character of the area:

Village Gateway	Key features
<b>Green space, access and streetscape</b>	The main feature is the River Allen bordered by areas of grassland contained within the valley floor, although not always obvious from the road and during summer months when there has been little rainfall. The lanes are rural and winding in character
<b>Building line and boundary treatment</b>	Pockets of development are scattered along the valley at varying intervals as a result of the area's historical settlement growth and decline. There are no clear patterns in terms of building lines - some buildings are set adjacent to the road whereas others are set a considerable distance back. Hedging tends to be the predominant boundary treatment.
<b>Building heights and roofline</b>	The majority of the buildings are two storeys high, although some of the farm buildings are one-storey. Building rooflines tend to run parallel to the road, but there are few buildings that are sited close enough to create a visually continuous roofline.
<b>Architecture</b>	The two farmhouses (Manor Farmhouse and All Hallows Farmhouse) are the main architecturally interesting buildings, and this sets them apart from the more modest labourers' cottages and farm outbuildings.

## St Giles Park, Former Deer Park and the wider Agricultural Hinterland

*There are no development proposals for these areas. These are described further in the supporting design guidance produced by AECOM as part of the work on the Neighbourhood Plan, but are not detailed here given the limited scope for further development.*

St Giles Park forms the central part of the Registered Park and Garden hinges on the gloriously set and architecturally appointed St Giles' House, Home Farm and associated barns. Given the historic



importance of this area, it is highly unlikely that anything other than the careful restoration and refurbishment of existing buildings would be permitted.

The former deer park dates back to the medieval period and occupies around 40 hectares to the south east side of the B3078 - this area falls within the South East Dorset Green Belt and has and will remain largely undeveloped.

The wider agricultural hinterland includes areas of woodland, grassland and farmland, together with a few isolated farms and buildings, but no settlements of any notable size. As such any development in these locations is likely to relate to farming needs and the re-use of the existing buildings should they become redundant.

