

Pimperne: PlaceCheck report



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This report is intended to provide an overview of the PlaceCheck carried out in Pimperne to inform the Neighbourhood Plan.

WHAT IS A PLACECHECK?

Placecheck is a general term for a tool used by people in a local community, to help assess what is good in an area, and what opportunities there might be to improve a place. The idea was developed in the late 1990s by built environment professionals. There is no set formula, other than organising a walkabout, taking notes, and discussing the key points at the end of the session. It can be useful (but not essential) to use a facilitator and invite along experts such as planners, architects, engineers or urban designers, but the key component is the involvement of local people.

HOW THE PLACECHECK WAS RUN

The PlaceCheck was held on 2 February 2016. It was run by Dorset Planning Consultant Jo Witherden (Planning and Urban Design expert), assisted by Kim Sankey (Built Heritage expert) and Sarah Barber (Landscape expert). It involved 6 members of the Pimperne Neighbourhood Plan working group and Jen Nixon (Conservation and Design Officer, North Dorset District Council).

The route walked in shown in Appendix 1, starting at the Parish Church. It was based on key features identified in the Pimperne Neighbourhood Plan household survey (2015) and the main suggestions put forward as opportunities for development (identified in the District Council's Strategic Housing Land Availability Assessment and through the household survey)

Notes were taken during the walkabout (using forms for built environment features, green infrastructure features and general planning matters), as well as annotating maps and photographs. There was a group discussion after the walkabout (for which notes were taken), and the forms and maps were collated. This report provides an overview of the key points, and was written by Dorset Planning Consultant Jo Witherden, Kim Sankey and Sarah Barber, and agreed by the Pimperne Neighbourhood Plan working group.

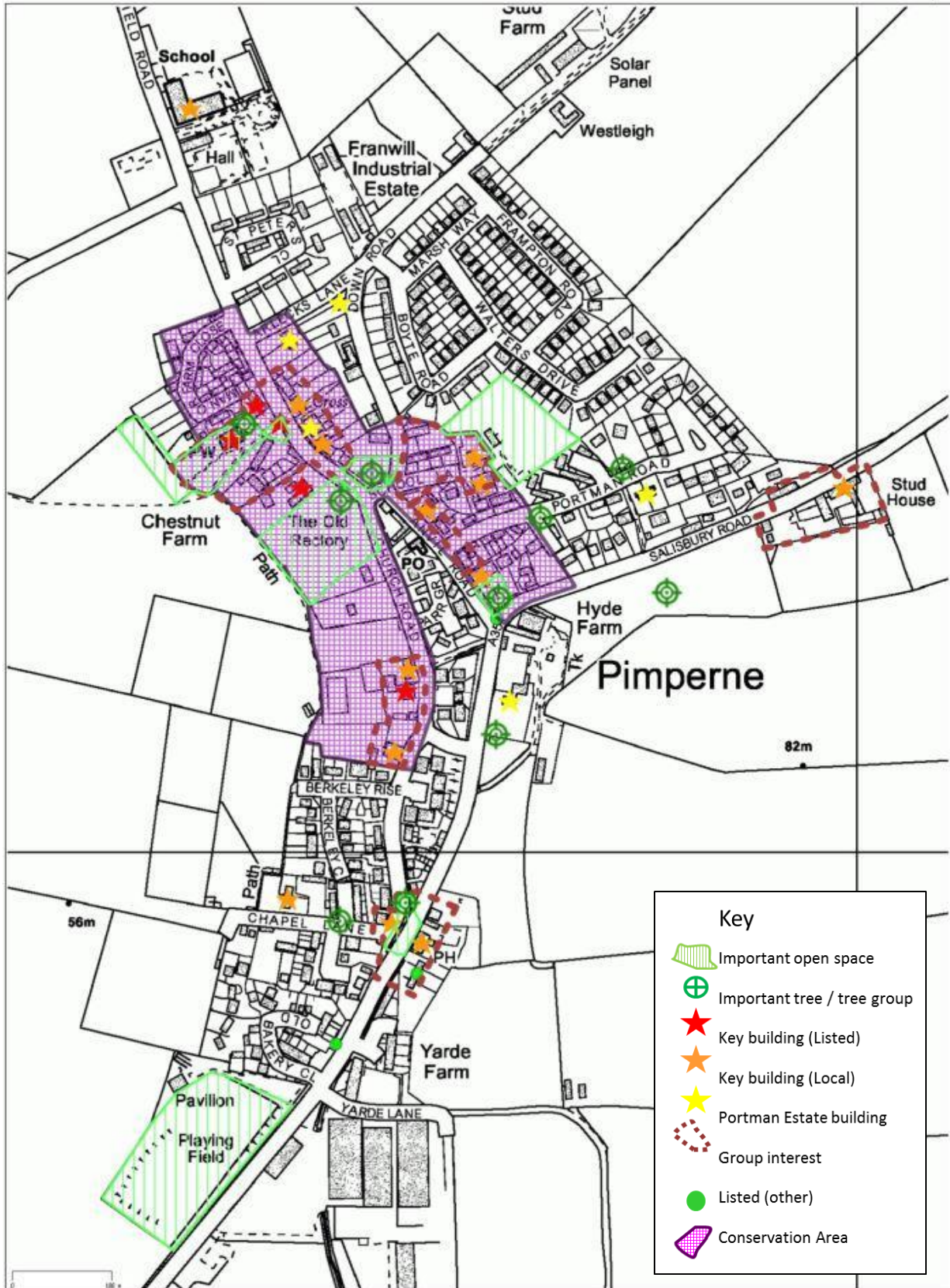


KEY FINDINGS



Pimperne PlaceCheck

Pimperne CP



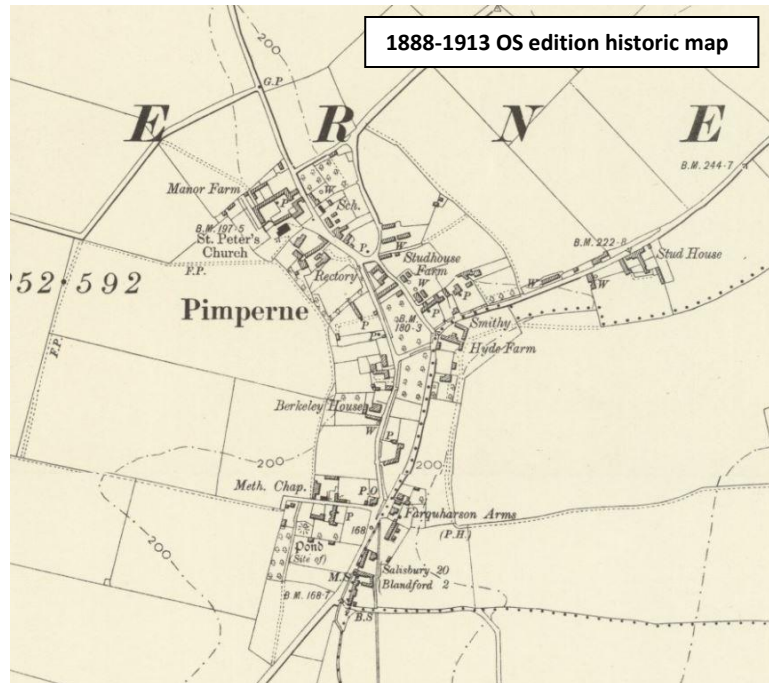
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Landscape setting

The village of Pimperne is set within an open chalk downland large scale landscape, of broad rolling hills and gentle slopes. This is a predominantly arable landscape divided into large, regular field units with straight-sided fields, and a large “skyscape” when viewed from elevated vantage points.

Settlement form

There is evidence of settlement in the area dating back to the Bronze Age. Close to the village, on the fields south-west of the church, there is evidence of Bronze Age Barrows, and Iron Age lynchets have been identified on the field adjoining the main road, south of Hyde Farm. The village itself was noted in the Domesday Book in the late 11th century (as Pinpre), and some of the oldest surviving buildings date back to the 18th and early 19th centuries.



Historically the settlement was built along a dry / dipslope valley that runs north to south from Gunville Down, along Newfield Road and Church Road before crossing the A354 Salisbury Road outside the Farquharson Arms. The A354 is a prominent feature creating a corridor of movement through the area. Only late 20th century estates creep up the valley sides, and are more prominent and incongruous in the landscape, particularly where the style and design has little in common with the character of the area. The more muted colours of agricultural buildings on the higher ground tend to be less intrusive in the landscape, although this is less the case with more modern, larger barns.

The majority of houses front the street, although gentry houses are set back behind front gardens and often behind dense vegetation with carriage drives, gate piers and walls. Buildings do not relate so well to the A354, where many buildings are set back and even turn their backs onto this main road, reinforcing the degree of severance this brings.

Letton Park lies to the south of the village, along the A354, just the other side of the bypass from the town of Blandford Forum. The gap (approximately 800m) between the village and the scattered buildings around this former parkland estate is relatively fragile, but forms an important break in development that clearly marks the village of Pimperne as a distinct entity apart from the town.

Key views

There are general views of the village from higher ground, most notable from the approach from the Higher Shaftesbury Road, along the A354 near Letton Park and some of the surrounding public rights of way. The tower of St Peter's church is the most notable landmark within the settlement.

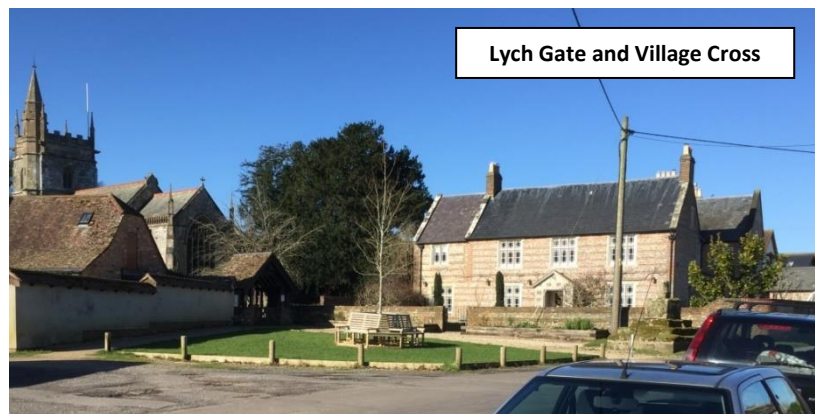
The sequence of views along Church Road, culminating in the space around the Lych Gate, are also worthy of special note.



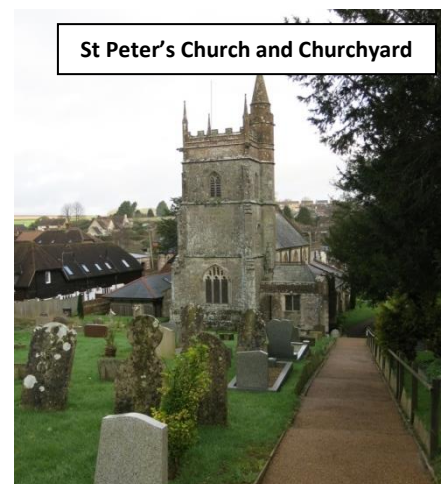
Important spaces

Within the settlement there are a number of spaces that form natural stopping point, and are of historic, cultural or recreational interest. Most notable are:

The open space between the Lych Gate and the Standing Cross - well defined by the historic buildings and boundary walls. This small grassed area with seating and feature Plane tree/seating is reputed to be the original site of the Village Green. Also forms an informal meeting place at the core of the village, used for local events such as the carol service.



Church / Churchyard of St. Peter - a well maintained churchyard popular with church goers and walkers accessing the footpath to the west. The elevated western aspect (former allotment area) provides a locally valued area for quiet reflection and offers elevated views over the northern aspect of the Village. The yew trees within the churchyard are particularly notable features that add to the character of this space and 'frame' the church when viewed from Church Road to the east.



Former school playing field - grassed playing field, formal hard and soft play equipment, seating and peripheral tree planting, providing a safe recreation area within the heart of the village.



Priory Sports Field - on the western entrance to the village, this area provides opportunities for more formal recreation

Grounds of the Old Rectory (Oriel House) and White Lodge – the views into these private spaces from Church Road are marked by strong stone boundary walls (Listed in their own right), presence of mature trees, including beech, and yew trees which provide a visual link to the yews within the Churchyard.



Garden of the Anvil Arms – important to the setting of this key local building, and entrance to the village along Anvil Road. Mature Willow tree also provides local landmark.

Area outside Farquharson Arms – including footbridge and stream, where Church Road historically entered the village.

Important buildings

There are a number of important buildings locally that are important in shaping the character of the village, and groupings of buildings of similar styles / character.

Probably the most notable grouping of buildings are the cluster around the Church and its Lych Gate, including the Grade II* Church of St Peter, Grade II Manor Farmhouse (also known as Pimperne Manor, the Village Cross (which is a listed building and Scheduled Monument), the Former Reading Rooms and Parish Rooms. Also listed but not dominant in the streetscene is Oriel House, Church Road (also known as The Old Rectory)

Further north, marking the northern limit of the village, is the contemporary CEVC primary school building, which is a local landmark worthy of note.



The grouping of terraced cottages along School Lane, and in particular The School House and the former Primary School, adds to the character of the central area of the village. The group also includes no 25 (and 26) as these mirror the gable end on orientation of No 30 as you look and down Downs Lane. The group also links to another cluster of buildings on the eastern side of Anvil Road, most notably Bowmoor House. At the end, of Anvil Road, on the junction with the main road, is the Anvil Arms, which is a locally distinctive building in its own right.

There is a distinctive grouping of older and primarily cob and thatched properties around Stud House which marks the 'gateway' on the approach to the village from the Salisbury direction

There is a similar distinctive grouping around the key buildings of The Farquharson Arms and The Old Bakery, where the stream crosses the road, marking the southern 'entrance' to the historic core along Church Road. The raised nature of the road in this location adds to the sense of place, and provides a natural pause for those passing by. The Grade II terrace (1 – 4 Bridge View) forms part of this group.

On Chapel Lane behind the former chapel is in its own grounds, is a charming intact 18th century thatched cottage with original features.

Further along Church Road is the grouping around the Grade II Listed Fairfield House (including Berkeley House and Little Tredington), that are particularly notable because of their location opposite the more recent Church Road / Salisbury Road junction.



The Portman Estate has had a significant influence on the character of buildings in the village, both in the above grouping and scattered about, most notably

- 23 and 24 Church Road (pair of semi-detached house)
- Down Cottage and Meadow View Cottage, Down Road (pair of semi-detached house)
- Mount Villas, Portman Road
- The Archway Nursery, Hyde Farm, Salisbury Road



Down and Meadow View Cottages



Mount Villas



17 / 19 Church Rd (Lych Gate group)

With further research it may be possible to identify further examples from the Portman Estate.

A complete schedule of designated heritage assets in the parish is reproduced in Appendix 2.

Important features

There are good examples of cob, flint and brick walls all with copings and some with incised designs, which contribute strongly to the character of the area. Later buildings have railings atop walls and some are accessed across the watercourse, adding further interest to the streetscene.

There is a consistent use of banded flint and brick under thatch, slate, clay tile roofs with little local stone other than for dressings. This simple palette and styles and materials provides a degree of continuity. Porches and chimneys are conspicuous, and there are occasional dormers on the roofline. Buildings are generally 1½ and 2 storey.

Important trees include:

- The yew trees in the churchyard (within the Conservation Area)
- The mature trees within the grounds of the Old Rectory (Oriell House) and White Lodge (within the Conservation Area, and those within the grounds of the Old Rectory are also within subject to an Area TPO)
- Significant Ash tree in the grounds of no. 26 Portman Road
- Silver Birch and Beech trees in the grounds of 'Silver Birches' and 'Linden House' (subject to a Group TPO)
- Mature (oak?) tree within the field to the E of Hyde Farm, that forms a focal element when viewed from Footpath E16/19 (to the N) and from the Salisbury Road A354.
- Weeping Willow tree within the car park of the Anvil Arms, prominent owing to its size and form, a local 'landmark' tree
- Mature copper beech located adjacent to the Salisbury Road A354 and to the south of Hyde Farm, a substantial specimen that forms a focal element when viewed from the Salisbury Road and the junction of Church Road.
- Line of Weeping Willow trees off Church Road, forming a locally distinctive linear 'group' of trees that accentuate the line of the stream, and soften the visual impact of the modern housing development (subject to an Area TPO)
- Ash tree off Chapel Lane / junction with Berkeley Road, a single large specimen tree that forms a local focal point along the Lane due to its size and elevation

The Placecheck appraisal has highlighted a number of important local trees that are not currently within the Conservatio Area or covered by a Tree Preservation Order. The Parish

Council should consider approaching North Dorset District Council to request that these trees are protected through the most appropriate means.

Conservation Area

The Placecheck appraisal has highlighted a significant number of locally important heritage assets that fall outside of the present Conservation Area boundary. The Parish Council should consider approaching North Dorset District Council to request that a Conservation Area appraisal is scheduled, looking particularly at the boundaries and future management.

Opportunity sites

As part of the walk about notes were taken regarding the potential sites that provided an opportunity for development, which had been identified from the research undertaken to date.

Two of these sites (land at the former School and land at the Farquharson Arms) were within the existing settlement boundary defined in the Local Plan, the remainder (land opposite St Peter's Close, land adjoining Franwill Industrial Estate, and land east of Hyde Farm and north of Yarde Farm) being outside. Two further potential sites identified by local residents (land off west of Berkley Close and Old Bakery Close) were not considered in detail at this stage as it was believed the landowner was unwilling to make the land available (it was agreed that this would be checked and if incorrect, a further site visit could be arranged).

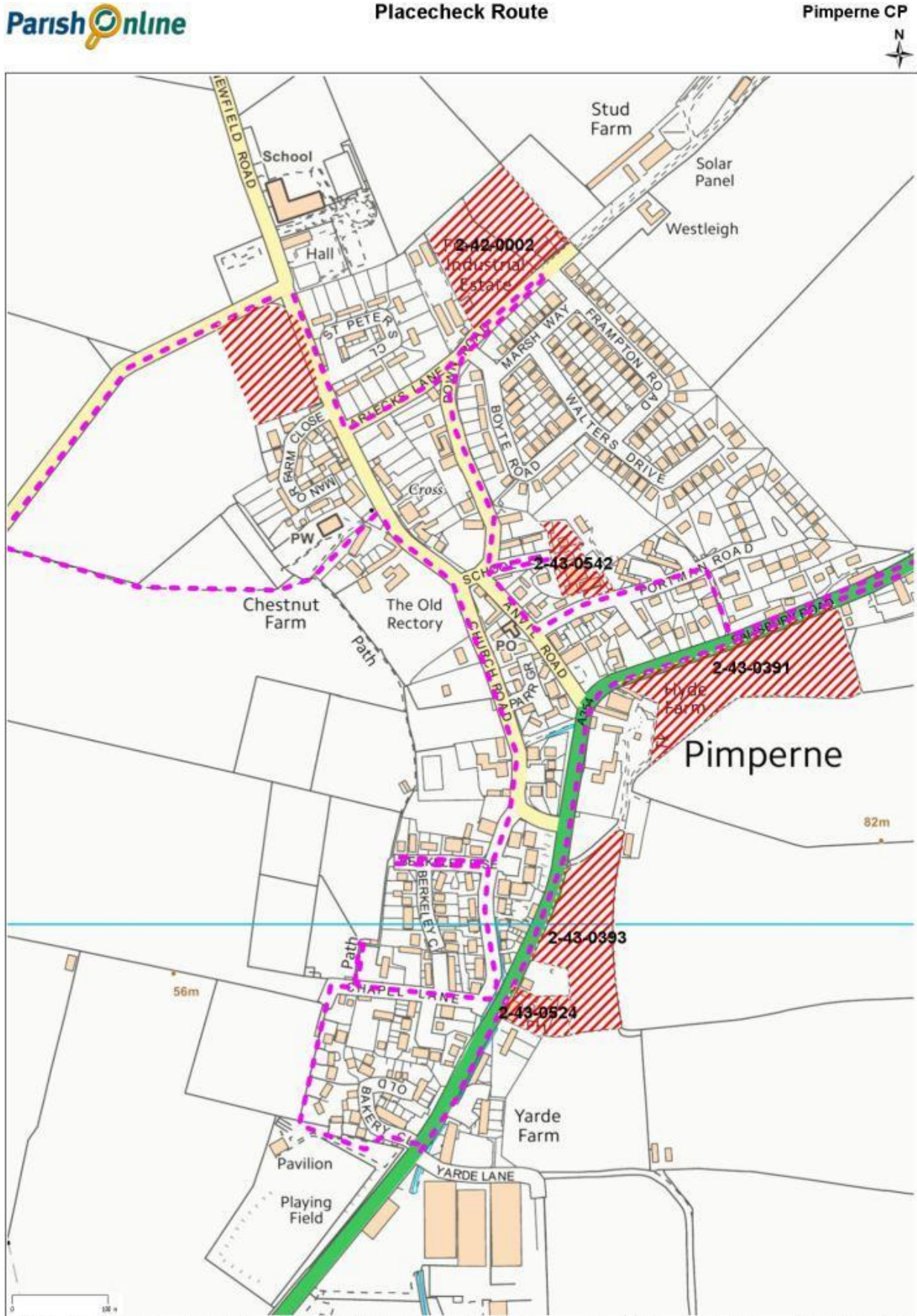
The detailed findings are contained in Appendix 3. From the assessment, the main conclusions were that:

- > there is a clear opportunity to develop land on the site of the former school, but this would be limited by the need to respect this important local building
- > there is scope to develop land within the parking area used by Farquharson Arms, however this would depend on the future of the pub
- > there are significant issues for the two sites east of the main road (Hyde Farm / Yarde Farm) which suggests these are not suitable for development.
- > the remaining two sites (land opposite St Peter's Close and land adjoining Franwill Industrial estate) are finely balanced in terms of their potential benefits and impact, and therefore should be subject to further consideration.

In addition, a number of sites subject to planning consent were also noted:

- Woodbury, 10 Chapel Lane (2/2011/0969: Erect 2 No. semi-detached dwellings and demolish existing dwelling)
- The Little Thatch, 50, Salisbury Road (2/2014/0205/PLNG and 2/2015/1365/REM: Develop land by the erection of 1 No. dwelling (Outline and Reserve Matters applications))
- Salisbury Road / rear of Shepherds Way Portman Road (2/2014/1610/OUT: Develop land by 1 No. dwelling and garage (all matters reserved).
- Arlecks Lane / rear of 10 St Peters Close (2/2014/0064/PLNG: Erect 1 No. dwelling and form new vehicular and pedestrian access)

APPENDIX 1: PLACECHECK ROUTE



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APPENDIX 2: LISTED / SCHEDULED HERITAGE ASSETS

Source: <https://www.historicengland.org.uk/listing/the-list/>

MILESTONE

List Entry Number: 1110834

Grade: II

Location: MILESTONE, A357, Pimperne, North Dorset, Dorset

BRIDGE VIEW

List Entry Number: 1110835

Grade: II

Location: BRIDGE VIEW, 1-4, A357, Pimperne, North Dorset, Dorset

MILESTONE

List Entry Number: 1110836

Grade: II

Location: MILESTONE, A357, Pimperne, North Dorset, Dorset

FAIRFIELD HOUSE

List Entry Number: 1110837

Grade: II

Location: FAIRFIELD HOUSE, CHURCH ROAD, Pimperne, North Dorset, Dorset

50 METRES OF WALL AND GATEPIERS 20 METRES NORTH OF ORIEL HOUSE

List Entry Number: 1110838

Grade: II

Location: 50 METRES OF WALL AND GATEPIERS 20 METRES NORTH OF ORIEL HOUSE, CHURCH ROAD, Pimperne, North Dorset, Dorset

CHURCH OF ST PETER

List Entry Number: 1110839

Grade: II*

Location: CHURCH OF ST PETER, CHURCH ROAD, Pimperne, North Dorset, Dorset

VILLAGE CROSS

List Entry Number: 1153743

Grade: II

Location: VILLAGE CROSS, CHURCH ROAD, Pimperne, North Dorset, Dorset

MANOR FARMHOUSE

List Entry Number: 1153754

Grade: II

Location: MANOR FARMHOUSE, CHURCH ROAD, Pimperne, North Dorset, Dorset

NEWFIELD FARMHOUSE

List Entry Number: 1153761

Grade: II

Location: NEWFIELD FARMHOUSE, NEWFIELD, Pimperne, North Dorset, Dorset

[GARDEN WALL AND GATEPIERS IMMEDIATELY SOUTH WEST OF NUTFORD FARMHOUSE AND COTTAGE](#)

List Entry Number: 1153821

Grade: II

Location: GARDEN WALL AND GATEPIERS IMMEDIATELY SOUTH WEST OF NUTFORD FARMHOUSE AND COTTAGE, NUTFORD, Pimperne, North Dorset, Dorset

[MILESTONE AT NGR ST 904 088](#)

List Entry Number: 1324315

Grade: II

Location: MILESTONE AT NGR ST 904 088, A357, Pimperne, North Dorset, Dorset

[120 METRES OF WALL APPROXIMATELY 40 METRES NORTH EAST OF ORIEL HOUSE](#)

List Entry Number: 1324316

Grade: II

Location: 120 METRES OF WALL APPROXIMATELY 40 METRES NORTH EAST OF ORIEL HOUSE, CHURCH ROAD, 120 METRES OF WALL APPROXIMATELY 40 METRES NORTH EAST OF ORIEL HOUSE, DOWN ROAD, Pimperne, North Dorset, Dorset

[ORIEL HOUSE](#)

List Entry Number: 1324317

Grade: II

Location: ORIEL HOUSE, CHURCH ROAD, Pimperne, North Dorset, Dorset

[NUTFORD FARMHOUSE AND COTTAGE, INCLUDING FLANKING GARDEN WALL.](#)

List Entry Number: 1324318

Grade: II

Location: NUTFORD FARMHOUSE AND COTTAGE, INCLUDING FLANKING GARDEN WALL., NUTFORD, Pimperne, North Dorset, Dorset

[Enclosure S of Pimperne Down](#)

List Entry Number: 1002860

Heritage Category: Scheduling, on the 'At Risk' register (principal vulnerability: arable ploughing)

Location: Pimperne, North Dorset, Dorset

[Pimperne Long Barrow](#)

List Entry Number: 1013795

Heritage Category: Scheduling

Location: Pimperne, North Dorset, Dorset



[Medieval standing cross 50m east of St Peter's Church](#)


List Entry Number: 1021149


Heritage Category: Scheduling


Location: Pimperne, North Dorset, Dorset


APPENDIX 3: OPPORTUNITY SITES – DETAILED FINDINGS


<p><i>Land opposite St Peter's Close</i></p>		
<p>SHLAA reference:</p>	<p>n/a</p>	<p>Site size: undefined</p>
<p>Existing use</p>	<p>Farmland (arable)</p>	
<p>Neighbouring uses</p>	<p>Farmland / residential / village hall and primary school and play areas</p>	
<p>General scale and character of the area</p>	<p>Development runs along valley floor – primarily 2 storey residential, mixed village character. Site forms entrance point to village from north, currently pleasant rural edge.</p>	
<p>Landform and containment</p>	<p>Relatively flat, rising up to west. The low-lying parts of the site are not likely to be prominent in more distant views.</p>	
<p>Notable features</p>	<p>Hedgerow boundaries (including mature tree in the verge on N edge of Manor Farm Close)</p>	
<p>Flood risk / ground conditions</p>	<p>No notable constraints – potential for surface water flooding noted along Church Road.</p>	
<p>Access points / and suitability</p>	<p>Current access from NE corner (junction), but would require large visibility splays and therefore not appropriate. A more suitable location for the access would be off Church Road, which would require the hedgerow to be removed (in part) to form the access and necessary visibility splays. Consideration should be given to the potential to replant the hedgerow further back, and provide better pedestrian access along Church Road to the School as part of any scheme.</p>	
<p>Overall conclusions</p>	<p>Development here would be in keeping with historic pattern of development along valley floor. Well located in terms of proximity to school / hall facilities. Potential loss of hedgerow and attractive farmland on village edge, but potential to improve pedestrian access to school. Western limit currently undefined but should remain primarily within low-lying area, and be defined by new hedgerow planting.</p>	
<p>Useable area</p>	<p>0.9ha</p>	<p>Estimated capacity: 22 dwellings</p>
<p>Density estimate</p>	<p>25dph</p>	

<p><i>Land adjoining Franwill Industrial Estate</i></p>		
<p>SHLAA reference:</p>	<p>2-43-0002</p>	<p>Site size: 1.32ha</p>
<p>Existing use</p>	<p>Farmland (smallholding)</p>	
<p>Neighbouring uses</p>	<p>Farmland / residential / employment (class B1 – suitable for residential area) / village hall and primary school.</p>	
<p>General scale and character of the area</p>	<p>Development on the northern side of the lane on the more elevated ground is primarily agricultural in appearance (Stud Farm and the former chicken rearing shed of the employment site). The timber construction and green or weathered corrugated iron roofs of the sheds blend in and are also softened by the hedgerows.</p>	
<p>Landform and containment</p>	<p>Land falls away to the north, and will be visible from across the valley and elevated sections of the C47 road to the SW.</p>	
<p>Notable features</p>	<p>Tree screen / tall hedgerow boundary along the lane, that provides excellent screening of the Industrial Estate Site from Down Road, and mitigates views of the adjacent housing from public vantage points to the NW, as well as acting as a wildlife corridor.</p>	
<p>Flood risk / ground conditions</p>	<p>No notable constraints</p>	
<p>Access points / and suitability</p>	<p>Current access off lane would need to be widened – advice to be sought from DCC – likely that tree screen / hedgerow would need to be removed (in part). Junction with Down Road / Church Road has limited forward visibility.</p>	
<p>Overall conclusions</p>	<p>Residential development here would breach into a new character area and sloping nature of site limits ability to screen development in wider views, particularly from the north and west. Potential benefits from landowner's intentions to upgrade / extend employment units.</p>	
<p>Useable area</p>	<p>0.9ha</p>	<p>Estimated capacity: 22 dwellings</p>
<p>Density estimate</p>	<p>25dph</p>	

<p><i>Land at the former School</i></p>		
SHLAA reference:	2-43-0542	Site size: 1.13ha
Existing use	Vacant (former primary school)	
Neighbouring uses	Residential / recreation ground.	
General scale and character of the area	Within central area of the village and Conservation Area, 1½ and 2 storey dwellings, mix of styles and groupings.	
Landform and containment	Land rises to east, but former school / hardstanding areas have been levelled (cut into the slope). Site is therefore well contained within the landscape.	
Notable features	Old school building, although not prominent in the streetscene, is of local interest because of its cultural and social value, local historical value and is closely associated with the School House and recreation ground.	
Flood risk / ground conditions	No notable constraints	
Access points / and suitability	Two potential points of access - off School Lane and Portman Road. School Lane is largely unsuited for any increase in traffic, and therefore the primary access should be off Portman Road. Although the land slopes up from the road there should be scope to include sufficient visibility splays.	
Overall conclusions	Development here should seek to retain and respect the setting of the historic part of the old school buildings, which would benefit from the removal of modern extensions.	
Useable area	0.18ha	Estimated capacity: 5 dwellings
Density estimate	25dph	

<p><i>Land east of Hyde Farm</i></p>		
<p>SHLAA reference:</p>	<p>2-43-0391</p>	<p>Site size: 1.64ha</p>
<p>Existing use</p>	<p>Farmland (pasture)</p>	
<p>Neighbouring uses</p>	<p>Farmland and farm complex (including some employment) / residential opposite.</p>	
<p>General scale and character of the area</p>	<p>The busy main road is the dominant feature in this area, with individual 2 storey houses set back and mainly accessed from alternative roads. The farm complex with its silos and sheds is the main built feature on the south side of the A354.</p>	
<p>Landform and containment</p>	<p>Land rises away from the road relatively sharply – the landform may also suggest potential archaeological interest (having consulted the County Archaeologist). The skyline is in the foreground, and uninterrupted by built development. Electricity pylons cross the site punctuating the skyline.</p>	
<p>Notable features</p>	<p>Hedgerow boundary and mature trees within the field</p>	
<p>Flood risk / ground conditions</p>	<p>Local knowledge of springs in the vicinity, and visual evidence of possible soil creep / terracettes.</p>	
<p>Access points / and suitability</p>	<p>Current farm access would need to be widened, no pavement along the east side of the road. No more than 2 access points acceptable due to traffic speeds and safety concerns. There is a public right of way leading up to Portman Road, which would provide an alternative pedestrian route into the village, but would need to be improved. No realistic opportunity to introduce a more comprehensive traffic calming scheme and therefore a degree of severance is inevitable.</p>	
<p>Overall conclusions</p>	<p>The steeply sloping nature of the site, uninterrupted skyline and noise / barrier effect of the road suggest this site is unsuitable for development.</p>	
<p>Useable area</p>	<p>Extremely limited given constraints</p>	<p>Estimated capacity: n/a</p>

<p><i>Land north of Yarde Farm</i></p>		
SHLAA reference:	2-43-0393	Site size: 1.64ha
Existing use	Farmland (pasture) with access track cutting through to the Archway Nursery and Farm complex.	
Neighbouring uses	Farmland and farm complex (including pre-school and some employment) / residential opposite.	
General scale and character of the area	The busy main road is the dominant feature in this area, with the Willows opposite (relatively modern development) largely turning its back to the road. Large modern agricultural shed sits at the top of farm track. Further south, the group of 2 storey buildings around the Farquharson Arms provides a gateway grouping.	
Landform and containment	Land rises away from the road relatively sharply, with marked changes in slope suggesting potential archaeological interest (Iron Age lynchets). The skyline is in the foreground, largely uninterrupted by built development (other than the agricultural shed). Native field hedge for the site boundaries.	
Notable features	Hedgerow boundaries and Iron Age lynchets	
Flood risk / ground conditions	Local knowledge of surface water flooding in the vicinity, and possible soil creep	
Access points / and suitability	Current farm access used by pre-school, potentially provides suitable access point to site. There are pavements on both sides of the main road at this point, though a wider pavement on the side of the development would be beneficial, connecting to a pedestrian crossing point ideally immediately south of junction with Church Road. No realistic opportunity to introduce a more comprehensive traffic calming scheme and therefore a degree of severance is inevitable.	
Overall conclusions	The steeply sloping nature of the site, largely uninterrupted skyline and noise / barrier effect of the road, suggest this site is unsuitable for development.	
Useable area	Extremely limited given constraints	Estimated capacity: n/a

<p><i>Land at Farquharson Arms</i></p>		
<p>SHLAA reference:</p>	<p>2-43-0524</p>	<p>Site size:</p>
<p>Existing use</p>	<p>Public house, car park and grounds.</p>	
<p>Neighbouring uses</p>	<p>Residential, farmland to east</p>	
<p>General scale and character of the area</p>	<p>The busy main road is a dominant feature in this area, although the space outside is a key location marking the stream and historic entrance onto Church road, with the group of 2 storey buildings around the Farquharson Arms provides a gateway grouping.</p>	
<p>Landform and containment</p>	<p>Land rises away from the road, terraced to form the pub's car park, leading onto a small paddock on more elevated ground. The top of the slope is well contained by mature trees.</p>	
<p>Notable features</p>	<p>The existing pub buildings are of local interest. Mature trees and hedgerow boundaries.</p>	
<p>Flood risk / ground conditions</p>	<p>The front part of the site closest to the main road is within a flood risk area identified on the Environment Agency maps.</p>	
<p>Access points / and suitability</p>	<p>Current access to car park potentially provides suitable access point to site. There are pavements on both sides of the main road at this point. No realistic opportunity to introduce a more comprehensive traffic calming scheme and therefore a degree of severance is inevitable.</p>	
<p>Overall conclusions</p>	<p>The key issue for this site is the impact on the continuation of the public house as an ongoing business. There is scope for limited development within the grounds, although this should not include built development on the more elevated paddock to the rear of the site as this would be more visually dominant and uncharacteristic of the settlement pattern.</p>	
<p>Useable area</p>	<p>Uncertain given above constraints</p>	<p>Estimated capacity: 5 dwellings</p>