LOWER WINTERBORNE PARISH
NEIGHBOURHOOD PLAN

LOWER WINTERBORNE NEIGHBOURHOOD PLAN for the period 2025-2040

WINTERBORNE KINGSTON, ANDERSON, MUSTON & TOMSON

Submission Draft
Lower Winterborne Parish Council
October 2026

Contents

Summary **1**

The Neighbourhood Plan Area **4**

1.Introduction **5**

Why have a Neighbourhood Plan? 5

The process of preparing a Neighbourhood Plan 5

2.Planning Policy Context **6**

3.What we hope this Plan will achieve **7**

Vision 7

Objectives 7

What we mean by ‘must’ ‘should’ and ‘can’ 7

4.Protecting the area’s distinctive character and rural qualities **8**

A Brief History of the area 8

Policy 1. Preserving our historic legacy 9

Landscape character and locally important views 10

Policy 2. Landscape character and locally important views 14

Policy 3. Retaining our dark skies and rural tranquillity 15

Green spaces and wildlife habitats 16

Policy 4. Protecting and incorporating green spaces and wildlife 18

Built settlement character 20

Policy 5. Built character design guidance and codes 21

Policy 6. Promoting eco-friendly development 24

5.Promoting safe and sustainable travel **25**

The local highway network 25

Pedestrian and cycle routes 25

Public transport 26

Potential Opportunities 26

Policy 7. Promoting active travel routes 27

Accommodating the car within developments 28

Policy 8. Car parking arrangements 28



6.Flood Risk Prevention **29**
Policy 9. Mitigating flood risk 30
7.Meeting local needs and identifying sites for new development **31**
Local needs 31
Policy 10. Meeting Local Needs - Housing 34
Policy 11. Meeting Local Needs - Employment 36
Policy 12. Community facilities and local services 38
Policy 13. Community-led Renewable Energy Scheme 40
Potential sites for meeting local needs 41
Policy 14. Land adjoining and north of the Recreation Ground, off North Street 42
Policy 15. Land east of Bush Park 44
Policy 16. Land at Thorpe Farm Bungalow 46
Policy 17. Land at West Green Cottages 48
Policy 18. Abbots Court Dairy 50
Appendix 1: Supporting Documents / References **51**
Appendix 2: 2021 Census Area Profile **53**
Appendix 3: A Brief History of the Neighbourhood Plan Area **56**
Winterborne Kingston 56
Anderson 57
Winterborne Muston 57
Winterborne Tomson 58
Appendix 4: Potential Non-Designated Heritage Assets **59**
Appendix 5: Character Analysis **61**
Winterborne Kingston 61
Outlying hamlets - Anderson and Tomson 64
Appendix 6: Potential Cycleway Routes **67**
Appendix 7: Map showing Flood Risk Areas **68**
Appendix 8: Potential area for Flood Mitigation Scheme **69**
Appendix 9: Housing Needs and Supply data **70**
Appendix 10: Map of Community Facilities (2026) **72**



Summary

This Neighbourhood Plan has been prepared by local residents, supported by Lower Winterborne Parish Council, to provide a blueprint for future development across the parishes of Winterborne Kingston and Anderson. The working group would like to take this opportunity to thank everyone who helped to shape the plan – including the many residents who participated in the household survey and subsequent consultations, as well as the Parish Council who provided funding for the supporting technical work.

The Plan's primary aim (or vision) is to ensure this area remains a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live and work. It responds directly to community concerns about speeding, parking, flooding, lack of a shop/community hub and the need to protect landscape and dark skies. This means we have looked to protect the area's distinctive historic and rural character through sympathetic, appropriately scaled development, whilst conserving and enhancing the natural beauty, wildlife, dark skies and tranquillity. We have also looked into how we can improve highway safety and active travel routes for pedestrians, cyclists and vehicles, and protect and enhance community facilities and services. And finally, we have attempted to identify sites for new housing, employment and community uses, taking into account the problems associated with flood risk that affects many parts of our community.

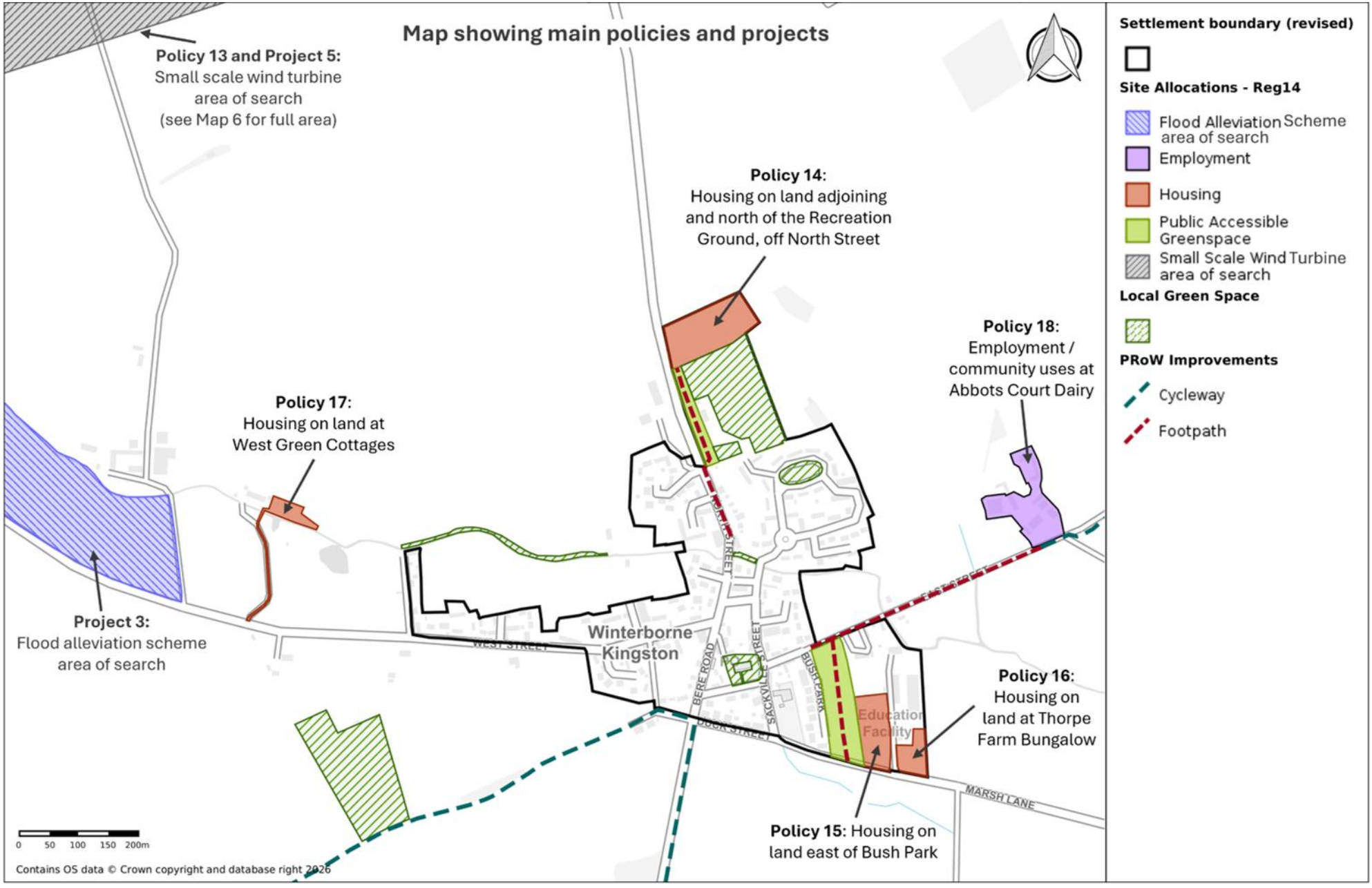
The plan has 18 policies in total, which will be used by Dorset Council in considering planning applications that may come forward.

Section 4 is all about protecting the character and rural qualities of our area, and includes 6 policies:

- Policy 1: gives guidance on how development should preserve and respect our unique heritage and archaeology.
- Policy 2: deals with landscape character and identifies some of our most cherished views, including walking along the Roman Road, views of the church tower, local landmarks such as Fox Pound copse and Anderson Manor.
- Policy 3: is all about retaining our dark skies and rural tranquillity.
- Policy 4: looks to protect and enhance the green spaces we most value – we are designating six sites as Local Green Spaces to give them the strongest protection possible, and have also identified further opportunities for green spaces and wildlife sites.
- Policy 5: sets out guidance for new buildings to ensure that these enhance the character of our settlements and wider countryside – for example, limiting the height / size of new buildings so that they are modest in scale and do not result in overly dense development, that they use traditional materials such as red brick/flint, render, thatch and slate, and that they are not overly plain or repetitive – so, for example, including a variety of roof forms.
- Policy 6: sets out how development is expected to be eco-friendly, such as through good insulation, the use of solar panels, heat pumps, and nature-based sustainable drainage schemes.

Section 5 on safe and sustainable travel has two policies:

- Policy 7: provides guidance on how paths and routes should be designed to make them more suitable for walking and cycling for short journeys.
- Policy 8: recognises that we will however remain a car-dependent area, and as such gives guidance on how car parking should be incorporated in the layout of new development without dominating the character of the area or resulting in overspill problems on the narrow rural lanes.


Map showing main policies and projects
Policy 13 and Project 5:
Small scale wind turbine area of search
(see Map 6 for full area)
Policy 14:
Housing on land adjoining and north of the Recreation Ground, off North Street
Policy 18:
Employment / community uses at Abbots Court Dairy
Policy 17:
Housing on land at West Green Cottages
Project 3:
Flood alleviation scheme area of search
Winterborne Kingston
WEST STREET
NORTH STREET
EAST STREET
BERE ROAD
SACKVILLE STREET
BUSH PARK
DUCK STREET
MARSH LANE
Education Facility
Policy 16:
Housing on land at Thorpe Farm Bungalow
Policy 15: Housing on land east of Bush Park
0 50 100 150 200m
Contains OS data © Crown copyright and database right 2026
Settlement boundary (revised)
Site Allocations - Reg14
Flood Alleviation Scheme area of search
Employment
Housing
Public Accessible Greenspace
Small Scale Wind Turbine area of search
Local Green Space
PRoW Improvements
Cycleway
Footpath

The Parish Council is also committed to liaising with Dorset Council to bring forward transport improvements (such as village gateways, footway extensions, and cycle-friendly routes to Bere Regis and Blandford).

Section 6 (Flood Risk Prevention) has a single policy (Policy 9) which deals with the issues and possible opportunities to mitigating flood risk in this area. The Parish Council is committed to working with Dorset Council, the Environment Agency and local landowners to improve flood mitigation whether this is through creating upstream storage and/or improving local culverts that are insufficient to cater for the level of rainfall now experienced.

The final section, Section 7, deals with meeting local needs. Policies 10–13 address housing (in particular how sites should include low-cost starter and family homes), the potential for small-scale employment (in keeping with the character of our community), and supporting and where possible improving our community facilities and services, including the possibility of a community-led renewable energy scheme. The Parish Council plans to request that the key facilities are registered as Assets of Community Value, is committed to working with local community groups to develop a plan for the future of the village's community halls, and would also support a group of local volunteers in investigating the possibility of a community-led renewable energy scheme. The Plan then goes on to identify five specific sites for development (Policies 14–18):

- Policy 14: Land adjoining and north of the Recreation Ground, off North Street. This site on the northern edge of the village is allocated for the development of up to 22 homes, including affordable housing. The design and layout must take into account the site's relationship and integration with the Recreation Ground, including ensuring public access / pedestrian links. As this is a large site on the edge of the settlement, it also requires landscaping to soften the site's visual impact and will need to be accompanied by a detailed drainage strategy.
- Policy 15: Land east of Bush Park. This site within the village is allocated for up to 10 homes and a public green space. The design and layout must retain and overlook the footpath, respect the setting of the nearby Listed Old Parsonage and avoid flood-risk areas.
- Policy 16: Land at Thorpe Farm Bungalow. This site on the eastern edge of the village is allocated for the development of up to 2 homes, and would use the existing access. Development will need to comply with flood risk requirements, and include landscaping on the western edge.
- Policy 17: Land at West Green Cottages. This site, which is part of an existing garden relating to cottages to the west of the village, is allocated for the development of up to 2 homes, and would use the existing access. Development will need to comply with flood risk requirements.
- Policy 18: Abbots Court Dairy. The allocation seeks to support the sensitive conversion of historic buildings at Abbots Court Dairy for employment or community use. The policy states that development must respect the site's historic character, enhance pedestrian access, manage traffic impacts, and comply with flood risk requirements.

The Plan includes more details in the appendices, such as the 2021 Census profile for our area, more information on the history of the area and a detailed character analysis, as well as maps showing potential cycle routes, flood risk areas and the existing network of community facilities.

The Plan was subject to extensive consultation in May – June 2026. Following feedback, the plan was updated, and this submission version is to be independently examined and, if it passes this, will then be put to a referendum.

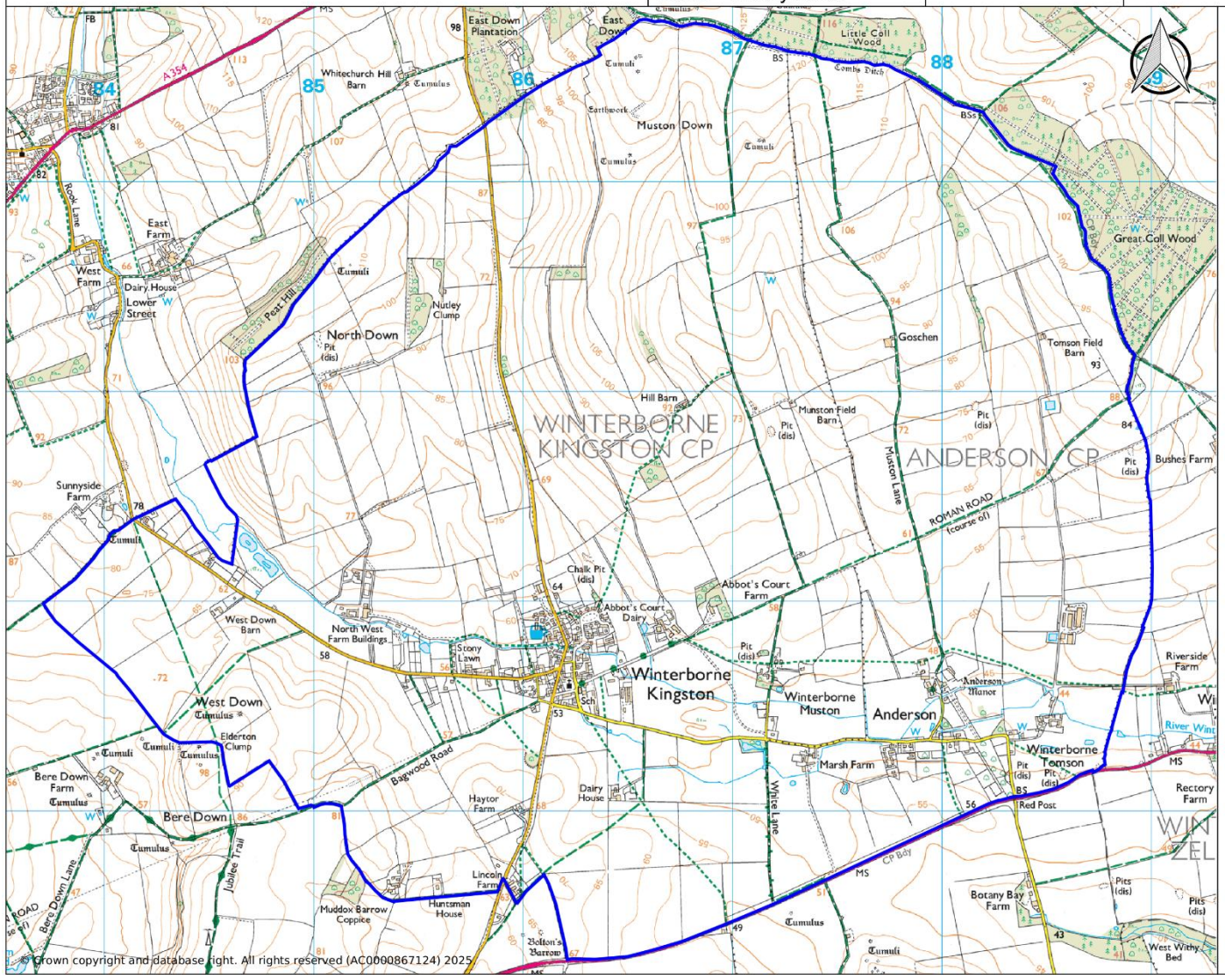
The Neighbourhood Plan Area

Lower Winterborne
Designated Neighbourhood Plan Area

Date: 11 July 2023

0 200 400 600 800m

Map 1. Designated Neighbourhood Plan Area



The Neighbourhood Plan area:

- was agreed by Dorset Council in July 2023 following consultation
- covers the civil parishes of Winterborne Kingston and Anderson, an area of approximately 6 square miles (about 15.6 square kilometres)
- has a population of just over 800 usual residents (estimated)
- includes the village of Winterborne Kingston, the smaller hamlets of Anderson, Winterborne Muston and Winterborne Tomson, and the surrounding farmland
- bordered on the south by the A31, which is part of the UK's strategic highway network, and the River Winterborne runs through the area, connecting into the River Stour at Sturminster Marshall

Further Census-based statistics are available in Appendix 2

1. Introduction

Why have a Neighbourhood Plan?

> *"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."*
>
> National Planning Policy Guidance, Ministry of Housing, Communities and Local Government (MCHLG)

1.1 Neighbourhood Plans provide local communities with the ability to develop a shared vision for their area, in terms of what can and can't be built. The planning policies it contains sit alongside the policies contained in the Local Plan for the area. Collectively, these form the 'development plan' for the area, and are the starting point for decisions on planning applications. By law, planning applications must be determined in accordance with the development plan for the area (taking into account all relevant policies), unless there are material considerations[1] that indicate otherwise.

The process of preparing a Neighbourhood Plan

1.2 The parishes of Winterborne Kingston and Anderson were designated as a Neighbourhood Plan area in July 2023[2] at the request of Lower Winterborne Parish Council. The Parish Council established a Steering Group of local volunteers to oversee the preparation of the Plan including consultation with the local community. As part of the work underpinning this Plan, the Steering Group organized a household survey in early 2024, with nearly 100 households or individuals responding. The Group are also working with various local groups and advisors to produce:

- Design Guidance and Codes (produced by AECOM[3]) - which has informed many of the design-related policies in the Plan
- Strategic Environmental Assessment and Habitats Regulations Assessment (produced by AECOM) – which have helped ensure that the Plan meets the legal requirement of contributing to the achievement of sustainable development

1.3 The Neighbourhood Plan is also required to undergo a minimum 6 week consultation with both the local community and a range of statutory consultees. This took place in May – June 2026, and resulted in some further changes being made to the Plan. The Plan is then independently assessed by an Examiner, and subject to a local referendum. It is accompanied by a Basic Conditions Statement, that sets out how is meets the statutory requirements such as consideration of climate change and the Local Nature Recovery Strategy.

1.4 The Parish Council will decide when the Plan will be reviewed, which could be because of policy changes in the new Local Plan, or if elements of the Plan, such as the design guidance, are not working as intended.

[1] There is no set definition of what constitutes a material consideration, but this includes national planning policies and guidance, issues such as highway safety, noise, and loss of light. As planning is intended to work in the public interest, issues such as loss of a privately enjoyed view, or impact on the value of adjoining properties, are not material considerations.
[2] https://moderngov.dorsetcouncil.gov.uk/mgDecisionDetails.aspx?Iid=20285&Opt=1
[3] AECOM are a multi-disciplinary consultancy appointed through the Government support scheme to assist Neighbourhood Planning across the UK

2. Planning Policy Context

2.1 This Neighbourhood Plan sits alongside the Local Plan for the area. At the time of writing, this was the North Dorset Local Plan – Part 1, which was formally adopted by North Dorset District Council in January 2016. A new Local Plan is being prepared, which is expected to be adopted in 2029. National planning policy is also a key material consideration in both preparing the Neighbourhood Plan and in determining planning applications.

2.2 The core spatial strategy in the North Dorset Local Plan identifies Blandford, Gillingham, Shaftesbury and Sturminster Newton as the main settlements where the vast majority of the growth is expected to be focused. These towns are considered to be the most sustainable locations where homes, jobs and facilities are easily accessible. Winterborne Kingston sits within the group of 18 villages plus the small town of Stalbridge, where housing development is expected to be at a level to meet the local needs of those villages and surrounding rural areas. The settlement is defined by a settlement boundary. There are no settlement boundaries for the smaller settlements of Anderson and Winterborne Tomson, which are viewed as countryside from a policy perspective.



2.3 There are no site allocations or other proposals in the Local Plan impacting on our area. The adopted Local Plan did not specify a housing target for our area, but included a single target for the rural areas outside of the four main towns, covering the period to 2031. By 2023, this target had already been exceeded[4]. Prior to the adoption of the new Local Plan, Dorset Council have suggested a housing target for our area of at least 4 dwellings, initially for the period up to 2038[5]. This figure should be viewed as a minimum requirement and therefore could be exceeded, particular to address local needs and aspirations.

2.4 The main thrust of the Local Plan for our area was to allow the community to come together through the production of a Neighbourhood Plan to set out how best to meet any local needs.

> *"Policy 2 – Core Spatial Strategy establishes that in the countryside (including Stalbridge and all the villages) the focus is on meeting local, rather than strategic, needs. The Council considers that this light touch approach in the rural areas is appropriate, given that the growth to meet local needs will be largely additional to the strategic growth in the District's four main towns. This approach enables a fine- grained assessment of the needs of Stalbridge and the villages to be made by local communities, which can then be addressed primarily through neighbourhood planning."*
>
> Paragraph 8.175, North Dorset Local Plan

[4] The Housing Land Supply Report for the former district area of North Dorset, published February 2024, shows 888 homes being completed outside of the four main towns by April 2023, against a target of at least 825 homes by 2031.

[5] This is based on proposed methodology for the housing requirement figures for neighbourhood plans set out in emerging Dorset Council Local Plan (2021 draft and 2025 Issues and Options consultation). This uses the sum of the extant planning permissions, housing allocations, capacity on major sites within development boundaries as evidenced through the SHLAA and a windfall allowance on minor sites (of less than 10 dwellings). In our case there have been no windfall sites completed in recent years, and no suitable major sites within the settlement boundary, and therefore the target is based on the extant planning permission at Thorpe Farm, Marsh Lane, for 4 dwellings.

3. What we hope this Plan will achieve

Vision

3.1 Roland Gant, the author of a book on Dorset villages[6] writes about his experiences visiting the area, recalling how on various occasions he came across children playing, whether in the water in the large trough at the then farm supplies building past the Greyhound Inn, or in the church overseen by a grey-haired lady. He describes the village as having "four roads running in and out of it and a triangle of houses in the middle". He goes on to write that "Kingston is something of a muddle, but a very friendly muddle".

3.2 The vision for our Neighbourhood Plan area picks up this essence of our community. It was drafted following the first round of consultation with local residents about the Neighbourhood Plan in early 2024:

To ensure the Lower Winterborne Parish is a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live and work.

Objectives

3.3 To achieve this, the Plan aims to:

- protect the area's distinctive character by ensuring that any new development is sympathetic to the local environment and is of a scale and design appropriate to its location.
- seek to ensure that the rural setting of the parish is maintained and that the natural beauty of the area and its wildlife are conserved or enhanced.
- enhance highways safety and improve routes around the parish for the benefit of all residents, whether they travel on foot, by cycle, or in a vehicle.
- protect and where practical, enhance community facilities and services for the benefit of residents.
- identify sites for new development which will meet local needs for housing, employment or improved community facilities and takes opportunities to reduce flood risk.

What we mean by 'must' 'should' and 'can'

Where we are suggesting mandatory requirements for issues, the relevant policies are expressed with the word "must". Guidelines are also included and set out aspirations for development and design that are expected to be delivered and are expressed as "should" where the outcome is strongly encouraged (and any significant variation should be justified), or as "can" where it provides an example of how the development may be designed.

Headline results from the 2024 Household Survey

Housing – there was some support for limited development within the village (possibly in the region of 25-30 new homes over a 15 year period) with the focus being on low cost starter, and family, homes.

Employment – most people responding thought that the area would benefit from some additional employment, such as small scale workshops. Very few wished to see larger scale industrial units, more holiday lets or caravan/camping sites.

Community – the sense of community was something that most people said they valued. The possibility of a local shop, and a single community facility were most suggested for improved facilities.

Transport and Traffic – there were significant concerns about speeding and road safety, and ideas on how this might be improved. Better bus services were also mentioned.

Landscape – the character of the countryside and village was very important to local residents, and the main reason for people choosing to live in this area. People enjoy access to the countryside, the open views, tranquillity and dark skies.

Climate change – a high proportion of residents who responded agreed that the area's flooding issues and climate change should be reflected in the plan.

[6] Dorset Villages, Roland Gant, 1980

4. Protecting the area's distinctive character and rural qualities

A Brief History of the area



View along West Street looking to Grade II Listed North Farmhouse

4.1 Although at first glance it may be easy to think Winterborne Kingston's history is limited to the 14th century Church of St Nicholas, and a few notable brick or cob thatched cottages[7], there is much more to the area than meets the eye. The area has a rich history dating back to Roman times and earlier still, including being on the route of the Via Iceniana that runs from Exeter to Norfolk, and earthworks relating to former settlements long since abandoned. The outlying hamlets are also of historic interest, with manor houses and churches linked to old estates and notable Dorset families, including the author Thomas Hardy. For more information refer to Appendix 3.

4.2 There are a total of 26 Listed buildings in the neighbourhood area: two Grade I (Church of St Andrew and Anderson Manor), three Grade II* (Muston Manor, Tomson Farm House and the Church of St Nicholas), with the remainder being Grade II. Following feedback from Dorset Council's Conservation Team, this draft Plan includes a list of buildings that are identified as potential non-designated heritage assets, which could in future be included on the Council's Local List[8]. These are buildings or features which, while not worthy of Listing in their own right, contribute to the historic character and local distinctiveness of the parish, and have a degree of heritage significance that may merit consideration in planning decisions[9]. The buildings were identified by the Conservation Team following an initial walk through the area and a brief desk-top exercise, or had previously been on Local List adopted by the former North Dorset District Council, and all were then considered by the working group of local volunteers in terms of their historic nature. These potential non-designated heritage assets are listed and mapped in Appendix 4.

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[7] The village is only briefly mentioned in Dorset – The Complete Guide by Jo Draper, 1986 and The Buildings of England – Dorset by John Newman and Nikolaus Pevser, 1972. The Listed Buildings include the banded flint and rubble Grade II* Listed Church of St Nicholas (https://historicengland.org.uk/listing/the-list/list-entry/1152548), the thatched cottages of Crofters and Rose Cottage on Sackville Street, North Farmhouse on West Street and The Old Parsonage on East Street.

[8] . Dorset Council has compiled its first Local List of such buildings, adopted in early 2026, based on buildings suggested by the general public. No buildings meeting the criteria were put forward for inclusion in this area. The adopted Local List and associated criteria against which this is done, is set at https://www.dorsetcouncil.gov.uk/planning-buildings-land/public-land-and-buildings/the-dorset-local-heritage-list

[9] see https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated for more information

4.3 There are eight scheduled monuments in the neighbourhood area. These are nationally important archaeological sites identified by Historic England. However the extent of potential archaeological finds is much wider, as evident from the monuments and finds plotted on the Dorset Heritage Explorer[10]. Also of note is the early 20th century formal gardens associated with Anderson Manor (Grade II registered)[11], whose origins relate to an early (17th century) garden. Local residents will recognise the long avenue with its tall trees leading up to the house from Marsh Lane – this previously continued on to the A35 (and many of the trees remain, but the drive to the south side does not).

4.4 Many of these assets may be enriched by their setting and relationship with other assets – for example, the landscape setting of the scheduled section of the Roman road is better revealed by the understanding of its route through the area, indicated by Bagwood Road, the grade II* Church of St Nicholas, and East Street – and much of the route remains a public thoroughfare.

4.5 Given the high level of Roman and earlier activity in the area, care will need to be taken to review the potential for archaeological remains. Some of these remains could be of considerable historic value and require preservation in-situ, particularly where remains may not have been damaged by intervening development or plough action. Where there is reasonable prospect that development would disturb or prevent future access to archaeological remains relating to the medieval or earlier settlement of this area, a desk-based assessment and field-based evaluation is likely to be required prior to the determination of a planning application, in line with national policy. The findings of such assessments can then be used to inform how the remains will be preserved in situ, or any finds appropriately recorded.

4.6 Landowners and developers are encouraged to consider whether there are opportunities to enhance or allow a better appreciation of these assets, including their wider settings.



View along the avenue from Marsh Lane to Anderson Manor – forming part of the Registered parkland

Policy 1. Preserving our historic legacy

Development should secure the conservation of the many designated and non-designated heritage assets in line with national policy, having regard to the key findings set out in Appendix 3 which aids in the understanding of their significance, and consideration of potential non-designated heritage assets identified in Appendix 4.

[10] https://heritage.dorsetcouncil.gov.uk/map?center=-244688.61063689995,6582254.84731547&zoom=14&baselayers=DorsetOS&opacity=1&panel=overlays&overlays=ScheduledMonuments,Monuments&overlaysoff=LocallyRegisteredGardens,LocallyListedBuildings,HistoricUrbanCharacterAreas,RegisteredParksAndGardens,ProtectedWrecks,MilitaryRemains,ConservationArea,ListedBuildings,Events

[11] https://historicengland.org.uk/listing/the-list/list-entry/1000708?section=official-list-entry

Landscape character and locally important views

4.7 The landscape surrounding the village of Winterborne Kingston and outlying settlements is gently undulating and characterised by agricultural fields. The River Winterborne passes through the centre of the village, and the other settlements also relate to this important watercourse.

4.8 Skylines on the chalk downlands are generally open in character with little obvious sign of development other than ancient earthworks marking long-abandoned settlements, burial mounds and defences. Views from the downs tend to be expansive panoramas. Large agricultural barns linked to the scattered farmsteads are evident in the wider landscape. Most of the roads and tracks are edged by hedgerows. These vary in scale depending on their level of use - the quieter lanes along the valley linking through to Anderson and Tomson are narrow with little in the way of verges, and winding ribbons of trees mark the streams and pathways, creating a more sheltered and secluded character. The settlements themselves tend to be less evident, being towards the valley bottom and interspersed with mature, deciduous trees.

As part of the preparation of this Plan, local residents were asked to help identify any local views that were particularly important or iconic and which should be protected. These were then assessed to ensure that they were from well-used public places – including consideration of views from St Edward's Way (a 30 mile (3 day) sign-marked route between Wareham and Shaftesbury Abbey developed by the Dorset Ramblers in 2021[12]. The selected views all have features that lift them 'above the ordinary', often exploring the inter-relationship between the countryside, village and outlying hamlets. In some cases, the views comprise a sequence of views following a well-used route, rather than a single viewpoint. These views are described in Table 1, and shown on Map 2.

Table 1. Locally Important Views

View	Location and Direction	Description
V1	Sequence of views along East Street between St Nicholas's Church and Abbots Court Farm. Key views are: a) Views to and from the church at the start of East Street. b) Views either side of the junction with Bush Park – the first glimpses of countryside (heading out) and the church (heading back) c) Views through the narrow section where the older properties side-on to the road emphasise its narrow nature and historic origins d) Views from the bridge / edge of the village – highlighting the connection with the River Winterborne and providing the first glimpse of the expansive area of countryside beyond the traditional farm cottages. e) Panoramic view just beyond Abbots Court Dairy, including north past the historic farm buildings to Fox Pound copse, south across open agricultural fields and the course on Winterborne stream to Bere Wood in the distance, and east back along the course of the Roman Road into the village.	This stretch of road / track is considered one of the 'jewels' of the village, given its historic importance as part of the Roman road, its focus on the church, and links to the River Winterborne and wider farming history of the area. It is very well used by less able residents, particularly for short strolls and evening walks and for children to learn to ride their bike due to the low level of vehicular traffic and flat level roadway. Whilst most of the views are focused along the line of the road, in places framed by the buildings, boundary walls and gardens, there are parts where the views expand to include the wider village and countryside, including landmarks such as the distinctive Fox Pound copse and Bere Wood. The route passes all periods of housing development in the village, illustrating its time-depth from the church up to the modern but sympathetic development at the former Thorpe Farm.

[12] This is identified on the LDWA website https://ldwa.org.uk/ldp/members/show_path.php?path_name=St+Edward%27s+Way and also published on the British Pilgrim Trust website.

View	Location and Direction	Description
V2	Sequence of views on footpath from Broad Close to Fox Pound copse. Key views are: a) View from footpath E30/1 exiting Broad Close looking north-east towards Fox Pound copse and east to Abbots Court Dairy b) View from Fox Pound on footpath E30/1 looking south and south-west towards the village and Abbots Court Dairy.	From the footpath that exits from Broad Close, there is a clear view looking along the footpath north-east to Fox Pound copse and beyond to Great Coll Wood, as well as eastwards towards the historic farm buildings around Abbots Court. Fox Pound copse is a deciduous woodland on high ground and forms a notable landmark on a well-used footpath connecting to the NE side of the village (and part of a popular circular walk via Muston Lane and East Street). Abbots Court Dairy is another particularly notable landmark being a cluster of attractive historic farm buildings (particularly when viewed from the north side) Exiting the copse and heading back along the footpath across the fields there is an attractive view of the village and the cluster of older farm buildings at Abbots Court Dairy. From here you can also make out the course of the Roman road, with Bere Wood on the high ground to the south.
V3	Sequence of views on circular walk to/ from the village via Bagwood Road or West Street to Elderton Clump and back. Key views are: a) View looking north and east from Elderton Clump (on bridleway E30/18), across the Winterborne Valley to appreciate the important archaeological site known as Duropolis. b) Views include those of Elderton Clump (ascending up from West Street on the E30/17) c) Short views framed by the woodland along the original course of Roman road (on the E30/13)	This route is well-used by locals as a recreational circular route to / from Winterborne Kingston. Heading anti-clockwise, the route initially follows the course of the Roman Road (Bagwood Road), framed in parts by woodland. From Bere Down (just outside the parish) the route then ascends and comes back into the parish at Elderton Clump. Elderton Clump is a distinctive feature with a tall Scots Pine and other native trees forming a 'clump', which forms a focal point for those travelling in either direction. It is also the site of a number of typical burial tumuli being a prominent high point. From Elderton Clump there is a sweeping panorama looking north and east over the parish clearly showing the topography of the Winterborne Valley, including Fox Pound copse in the background. The descent from Elderton Clump to West Street continues to give views to the north, across the farm buildings to what is now known to be an important archaeological site, on the land rising up from North West Farm, with Fox Pound copse in the distance.


V1 – sequence of views along East Street between St Nicholas's Church and Abbots Court Farm

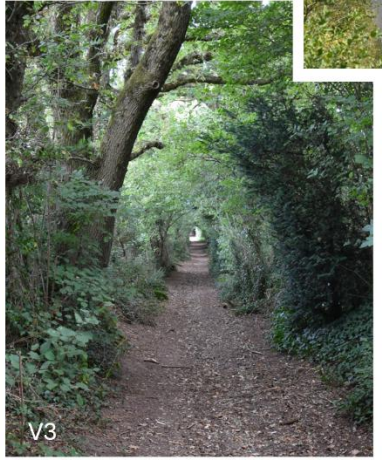

V1

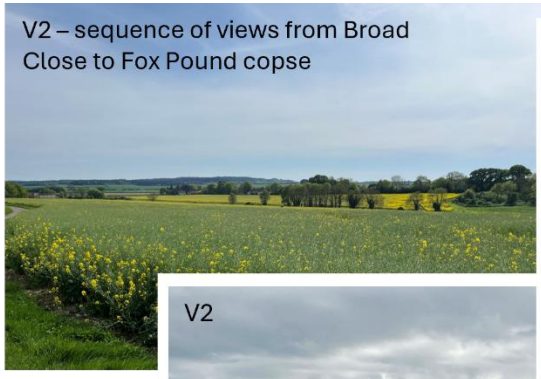

V1


V1


V1


V3 – sequence of views on circular walk to Elderton Clump and back


V3


V2 – sequence of views from Broad Close to Fox Pound copse

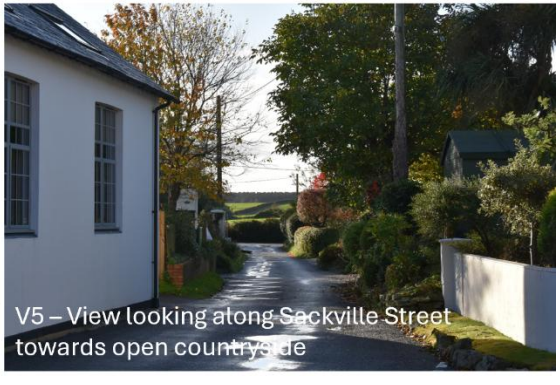

V2


V4 – View looking north down onto the village from the Bere Road approach


V4


V6 – view along the tree lined avenue towards Anderson Manor


V7 – view looking down to Anderson Manor from the Roman Road


V5 – View looking along Sackville Street towards open countryside

Map 2. Locally Important Views

Locally Important Views

Winterborne Kingston

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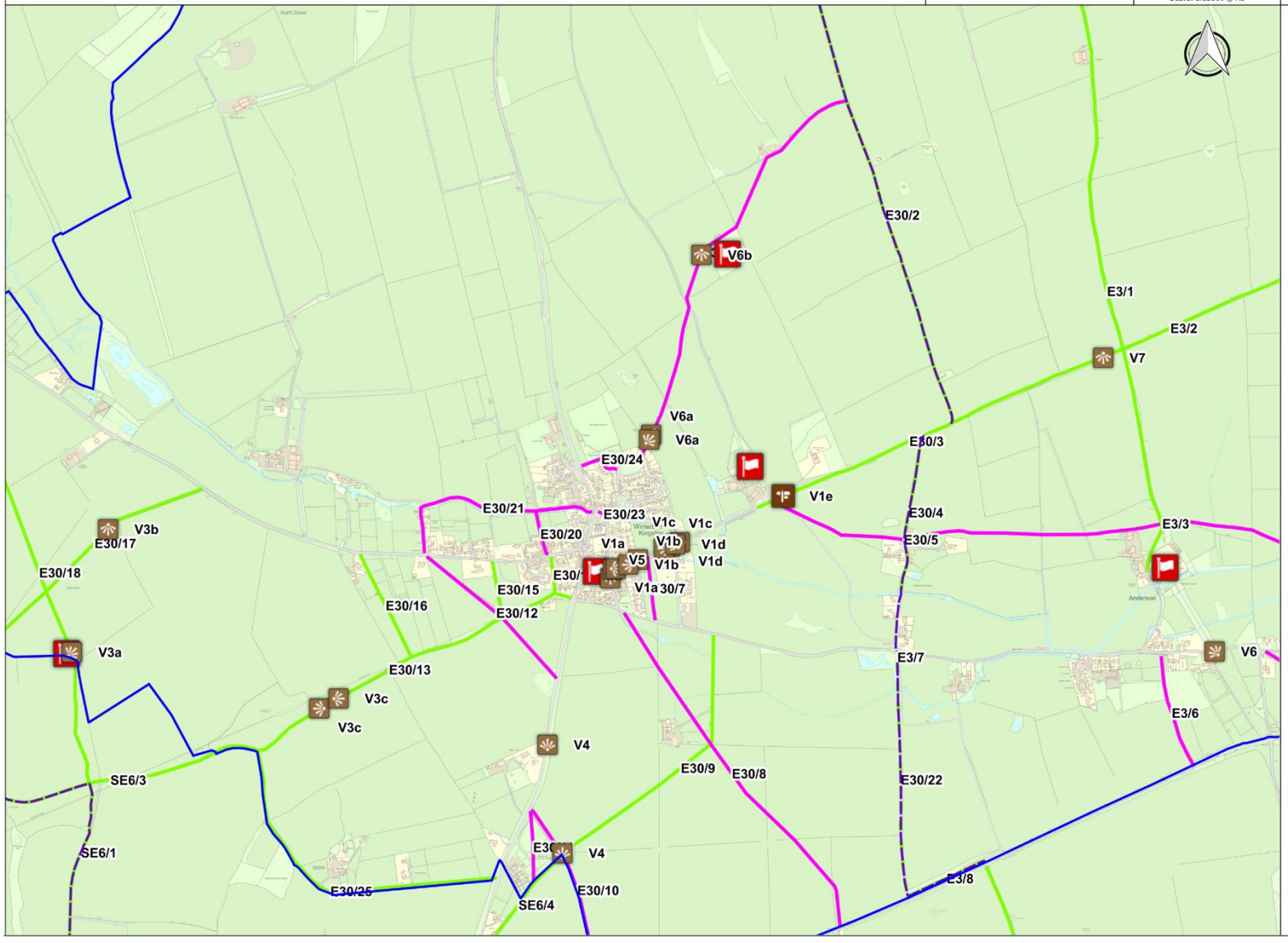
Date: 21/03/2026

0 50 100 150 250m

Scale: 1:12500 @ A3

PARISH ONLINE



Public Rights of Way

- Bridleway
- Footpath
- Restricted Byway

Long Distance Trails

Local Landmark

Important Views

- North
- North-East
- East
- South-East
- South
- West
- North-West
- Panoramic

Neighbourhood Plan Area

This map is not definitive, and has no legal status, in relation to the public rights of way shown.

View	Location and Direction	Description
V4	View looking north down onto the village from the Bere Road approach - near Lincoln Farm (Margaret Green Animal Rescue) a) Main view: from footpath E30/10 and bridleway E30/9 east of the Bere Road b) Subsidiary view (tree foliage / hedgerow height dependent): from Bere Road	Panoramic view of the village from the footpath near Lincoln Farm. Highlights the village's distinctive character as a valley settlement surrounded by farmland. The topography of the Winterborne valley is evident from this point with the Northern high ground and the two Coll Woods framing the village. The church and flag are clearly visible from this view as is the boundary of the village's southern edge. Hints of this view are available from the drive down Bere Road but growth of hedges and trees can obscure the views from the highway at times. Nevertheless the view from the road is also well loved by residents of the village as their first view of 'home' as they return along Bere Road.
V5	View looking south (from outside The Old School House) along Sackville Street towards Marsh Lane and open countryside beyond	From the area outside of The Old School House across from the Church, walking south past the Dunbury School entrance, are framed views of the wider countryside that surrounds the village and contributes to its rural character. Bere Wood forms a notable landmark in the distance.
V6	Focused view from Marsh Lane looking north-west along the tree lined avenue towards Anderson Manor	A planned view that emphasises the historic importance of Anderson Manor. The tree lined avenue is part of the Grade II Listed parkland stretching down to what was the historic entrance to the Manor on the A35 at Red Post. The trees focus the view on the manor house, an important and impressive Grade I listed building with centuries of history (see Appendix 3 for further details).
V7	View looking south from the Roman Road (bridleway E30/3) to Anderson Manor.	Another view of the impressive Anderson Manor, this time from the historic route of the Roman road that crosses east – west through the area. This view from high point above Winterborne Anderson show both the Manor House and related farm buildings, and it is also possible to make out the Church and Winterborne Tomson to the east.

Policy 2. Landscape character and locally important views

a) Locally important views, as described in Table 1 and indicated on Map 2, are to be respected. Development that would significantly degrade these views and significance of local landmarks, by virtue of scale, massing, design or poor location, will be resisted.

b) The open nature of and panoramic views across the chalk downlands should be respected.

c) New development must take into account how topography and level of tree cover will affect views towards the development, and seek to mitigate development which would otherwise be overly prominent in comparison to its surrounds. This may be achieved through the choice of location in relation to the landform, use of tree and woodland cover, lower building heights, sympathetic roof styles and use of materials with more muted colours.

d) The transition between the settlement edges and the wider landscape should be gradual, using green buffers (dense vegetation) and topography to soften the visual impact of development in wider views. Developments on the settlement edge may need to be of a lower density in order to achieve this.

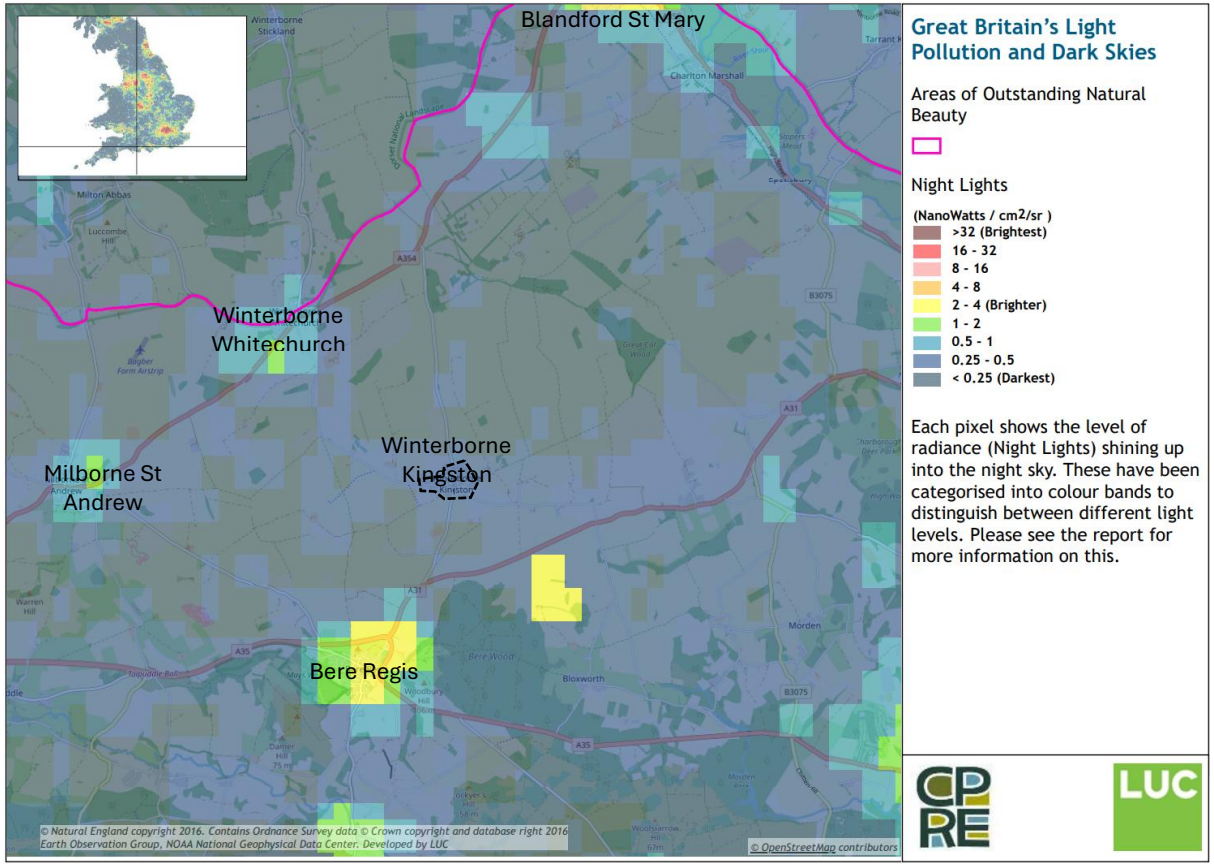
4.9 The area is relatively tranquil and enjoys dark night skies – there are relatively few street lights in the area, and no larger towns close by. These qualities not only create a healthier and enjoyable environment for people, but also supports a more natural environment for both nocturnal and diurnal animals and reduces wastage from unnecessary or excessive lighting. National planning policy requires that, where possible, opportunities are taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting).

Policy 3. Retaining our dark skies and rural tranquillity

a) Street lighting is not characteristic of the area and should be avoided to preserve dark skies unless necessary for safety. Where any form of external lighting is required (such as to ensure that active travel routes are safe, inclusive and attractive for all users), or light spill is likely to occur due to the design incorporating roof lights or large glazed areas, measures must be incorporated to minimise light pollution. Options to reduce light pollution can include: lighting which is automatically turned off when not needed such as through the installation of carefully directed motion sensors and timers; designs that ensure any light is directed downward; and the use of low intensity, low level lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting on foot / cycle paths.

b) In rural locations, outside of the main settlements and farmyard complexes, the impact of the development on the area's tranquillity, including through increase vehicle movements, must be considered. Proposals that could have an adverse impact on the area's tranquillity through excessive noise or busyness must demonstrate how this will be managed or mitigated so as to not significantly detract from this important characteristic.

Map 3. CPRE's map of Britain's light pollution and dark skies



CPRE's map of Britain's light pollution and dark skies for the Lower Winterborne area - https://www.cpre.org.uk/light-pollution-dark-skies-map/

Green spaces and wildlife habitats

4.10 As part of the preparation of this Plan, local residents were asked to help identify any local green spaces that were particularly important and which should be protected. These were then assessed against the criteria for Local Green Space designation set out in national planning policy[13], to determine if they should be so designated. The following spaces were considered to meet these tests, and shown on Map 4.

Table 2. Local Green Spaces

LGS	Site	Location	Size (ha)	Description / Reason for Designation
LGS1	The Village recreation ground	SY 8620 9804	2.2	The most used public open space in the village, and a popular venue for community activities such as a summer fair, parties, fireworks etc and historically for sport. Adjoins the location of 'The Hub' community venue. Includes an equipped children's play area, burial ground, and small area for parking.
LGS2	The Green at Broad Close	SY 8632 9792	0.2	A shared amenity space which significantly adds to the character of the surrounding residential area, acting as both a focal point and informal area for play / recreation particular for people who live in the immediate vicinity.
LGS3	The footpath between Sackville Street and North Street	SY 8622 9778	<0.1	Probably the most accessible part of the river, a frequently used footpath/green area that people value and is visible from the terrace outside village pub.
LGS4	The river walk between Stoney Lawn and Greyhound Inn	SY 8582 9780	0.2	Much used footpath link with access to the River Winterborne. Very attractive stretch of the riverside walk with views of both the village and the surrounding downland.
LGS5	St Nicholas Church Yard	SY 8622 9759	0.2	The Church and Churchyard dominate the centre of the village and contribute a massive part to the character of the wider area. Though families do still attend and visit graves, this use is not exclusive and is becoming less frequent (due to the lack of recent burials). It is also used a quiet place that people go to sit, is a frequent stopover point for walkers and cyclists and somewhere that small children often play in, particularly after school.
LGS6	The former Allotment Field	SY8557 9742	2.2	An area of public open space put aside by the Parish Council and laid out by volunteers, used for walking, relaxation and as a wildlife habitat. It benefits from extensive tree planting and includes a number of memorial benches.

4.11 Any new housing development or visitor accommodation within a 5km distance of the internationally important Dorset heathlands[14] has the potential to adversely impact on these important habitats. Studies show that visitors to these sites can cause damage through trampling, dog fouling, potential fire risk etc, and increased traffic can lead to damage as a result of changes in air quality. The nearest Dorset heathland is Black Hill Heath, immediately south of Bere

[13] Policy HC2 of the NPPF sets out the following tests: Local Green Spaces should be capable of enduring beyond the end of the plan period. They must also be in close proximity to the community they serve; demonstrably special to a local community and hold a particular local significance; and be local in character and is not an extensive tract of land.
[14] Comprising the Dorset Heaths Special Area of Conservation (SAC), the Dorset Heathlands Special Protection Area (SPA) and the Dorset Heathlands Ramsar.

Regis, and the 5km zone runs to the north side of the village and outlying hamlets. Legislation requires Dorset Council to ensure that development will avoid or otherwise mitigate any adverse impact on the integrity of these sites. Strategies to deal with these impacts have been devised. For large sites (of more than 50 dwellings) mitigation is likely to require a combination of funding towards Strategic Access, Management and Monitoring (SAMM) and the provision of Heathland Infrastructure Projects (HIPs), which create alternative sites likely to attract people away from the protected heathland sites. Given the cumulative level of development that may come forward, this Plan has identified a potential site for such a project, and this is discussed further in section 7.

4.12 Dorset's Local Nature Recovery Strategy (LNRS) was adopted by Dorset Council in December 2025. This identifies 13 nature recovery priorities are the high-level outcomes the strategy is seeking to achieve. The maps accompanying the strategy[15] show both existing designations (nature areas of national important), high opportunity nature areas and potential activities. Within the Neighbourhood Plan area, the chalk river and floodplain, including areas of semi-natural grassland and grazing marsh, are of high ecological potential, as are the small clumps of deciduous woodland found across the whole area, linked by hedgerows. The series of ponds on the western edge of the parish are designated as a site of local nature conservation interest, and is home to a population of great crested newts. The presence of these high opportunity nature areas does not necessarily prevent development, but highlights the importance of considering the nature recovery activities that could be delivered as part of any development that may take place. Data from the Dorset Environmental Records Centre also highlights the presence of various protected species in the area, including various amphibians and reptiles, a wide range of bird species including barn owls and tawny owls, as well as various mammals including badgers, dormice, hedgehogs and a number of bat species.

4.13 How a development is designed can make a real difference to local wildlife, by ensuring that species typical of the area can move through the landscape and find suitable places to forage and shelter. This may be simple measures such as incorporating spaces for bats, birds and other species to shelter and potentially breed (which is required by national planning policy), ensuring that boundary treatments allow for movement of creatures such as hedgehogs, and considering the type of planting used to ensure this attracts pollinators and supports local wildlife. Given the presence of amphibians and reptiles in the area, the management of any drainage should seek to encourage their movement through the site. The provision of hedgerows / foraging corridors linking up to the wider network can help support bats, particularly if they are not lit / subject to light spill. Species such as Leylandii should be avoided as these are not native species and can cause excessive shading if not well managed. On larger sites, and sites involving landowners whose landholding across the area is extensive, there will

Nature Recovery Priorities for our area

Priority 2 on Woodlands: which aims to make sure Dorset's woodland habitats of broadleaved, mixed, wet woodland, and scrub are sustainably managed, resilient, expanded, and better connected.

Priority 4 on Rivers, Lakes and Wetlands: which aims to make sure rivers and lakes are naturally functioning, and wetland habitats are better, bigger, and connected to support wildlife and provide clean water and flood protection. This includes restoring and enhancing chalk streams and winterbourne streams and the important species they support.

Priority 6 on Hedgerows: which aims to make sure hedgerows are maintained, enhanced and expanded to support wildlife and provide corridors that connect habitats across the county.

Priority 7 on Urban areas: which aims to have increased nature-rich spaces, so wildlife can travel between buildings, roads, parks, gardens and the wider countryside.

Priority 12 on Species Abundance and Diversity: which aims to increase abundance and diversity of local species so that sustainable populations are reached and maintained, while invasive non-native species are controlled. This notes the need to coordinate the response to ash dieback across the area.

[15] https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/7FE2CCD54B

be greater opportunity to incorporate spaces that can provide a range of functions – both supporting wildlife, but also creating views, encouraging recreation and play and as a means of managing flood risk. The Charborough Estate (as a major local landowner) has indicated a willingness to make land available for environmental schemes, which may be required to achieve biodiversity net gains. The Parish Council would also support the volunteers wishing to map the network of important green corridors in the area which could then be included in a future review of this Plan **[Project 1]**.

Policy 4. Protecting and incorporating green spaces and wildlife

a) The following local green spaces should be protected in line with national planning policy, avoiding harm to their character and reason for designation as set out in Table 2 and indicated on Map 4, other than in very special circumstances:

- the Village recreation ground and Play Area (LGS1a&b)
- the Green at Broad Close (LGS2)
- the footpath between Sackville Street and North Street (LGS3)
- the river walk between Stoney Lawn and Greyhound Inn (LGS4)
- St Nicholas Church Yard (LGS5)
- the former Allotment Field (LGS6).

b) Developments should incorporate green spaces, trees and hedgerows to support biodiversity, enhance the verdant character of the area and reinforce people's connection to their natural surroundings. This can best be achieved through the provision of public green spaces, front gardens and boundary treatments, and retention of existing features where possible, having regard to the design guidance in Policy 4. Where new buildings adjoin open spaces, they must be oriented and organised to overlook these spaces to provide natural surveillance. Native tree and hedgerow species should be used to ensure planting is appropriate for the local character and to ensure climate resilience. Larger green spaces should where possible open up views to the countryside and link into and enhance the ecological network of the Neighbourhood Plan area.

c) For large scale new developments, a multi-functional greenspace strategy should be implemented incorporating landscaping, recreational opportunities, movement corridors for active travel, sustainable drainage systems (SuDS) and wildlife habitats and corridors to achieve biodiversity net gain (BNG).

d) The following opportunities to improve biodiversity in the Neighbourhood Plan area are particularly encouraged:

- strengthening the hedgerow corridors between isolated deciduous woodland clumps, to better connect these habitats, and the planting of new deciduous woodland clumps;
- replacement / compensatory planting of Ash trees lost to disease (Ash die-back) with more resilient native stock, supporting a diverse species mix;
- appropriate management of the floodplain and river corridor for wildlife benefits, through appropriate restoration, grazing and natural drainage.

e) To avoid adverse effects on the Dorset Heathlands SPA/ Ramsar/ SAC, any net gain in dwellings or visitor accommodation will need to satisfy the requirements of The Dorset Heathlands SPD and the Dorset Heathland Air Quality Strategy. This will include provision of adequate Heathland Infrastructure Projects and financial contributions towards the mitigation measures identified in the SPD.

Map 4. Local Green Spaces



Built settlement character

4.14 The design and materials used in new developments, and alterations to existing properties, can have a significant impact on the character of an area, the quality and resilience of its buildings, including their environmental performance. An analysis of the built character of the area was undertaken as part of the design coding exercise, and the key findings are reproduced in Appendix 5. Figures 15 – 38 in the Design Codes and Guidance, reproduced on the following pages, provide useful examples of the typical or otherwise appropriate features and designs for the area.

Roof materials and design



Figure 15: Catslide thatch roof



Figure 16: Hipped thatch roof



Figure 17: Slate pitched roof



Figure 18: Half hipped clay tiled roof with dormers



Figure 19: Clay tiled pitched roof with dormers



Figure 20: Dormers with uniform fascias and rhythm along the street

Fenestration and architectural details



Figure 27: Canopy porch



Figure 30: Porch with wooden posts



Figure 28: Small, pitched roof dormers and roof ridge detailing



Figure 31: Bay window



Figure 29: Slate pitched roof porch



Figure 32: Eyebrow dormer in thatched roof

Boundary treatment



Figure 33: Hedgerow with low wall



Figure 36: Hedgerow



Figure 34: Stone wall



Figure 37: Timber post fence



Figure 35: Low wall with low hedge



Figure 38: Stone wall with coping

4.15 The scale and detailing used is important. Some properties were designed for landed gentry or other specific purposes, but many were built as practical, simple homes for local workers, as meeting houses, or as barns and outbuildings for producing local goods. The distinct traditional Dorset material palette can be seen throughout the Neighbourhood Plan Area – not limited to that found in the immediate surrounds since the area's underlying chalk geology is not a particularly suitable building material. The continued use of the local vernacular is also highly desirable, as is the need for variation, reflecting how the settlements have evolved organically over time, resulting in a range of materials and designs, an interesting skyline – added to by chimneys or decorative

elements - and a varied yet harmonious street scene. Designs that are monotonous, that use inappropriate materials, or under-use or over-use of detailing in relation to the status of the properties within the wider context of the settlement, can all detract from the overall character of the parish.

Wall materials and design



Figure 21: Red brick with flint



Figure 23: Red brick with dark timber weatherboarding



Figure 25: Off-white render



Figure 22: White render



Figure 24: Flint with red brick



Figure 26: Red brick

Policy 5. Built character design guidance and codes

a) Building height and density:

- Any new development must reflect the existing modest building scale within the Neighbourhood Plan area, and typically range between 1 – 2 storeys. Buildings should not exceed 2½ storeys.
- Extensions should be subservient in scale to the main building, regardless of the number of extensions. Usually, extensions should be one or two-storeys high.
- The low density character of the village and outlying hamlets should be respected, through ensuring new development incorporates gaps between buildings, open green spaces and gardens. This includes any conversions or extensions.

b) Plot definition, building setback and orientation:

- In general buildings within or adjoining Winterborne Kingston should contribute positively to the street scene, by facing onto or otherwise having a positive relationship with, and being clearly visible from, the street.
- New development should respect existing building lines, but greater emphasis should be placed on maintaining the informal pattern of development with subtle setback differences across the streetscape. Front extensions are unlikely to be acceptable, and should be small in scale, appear subordinate to the main building and not cover more than 50% of the front elevation. Side extensions should be set back from the main building.
- Low walls or hedges should be used as boundary treatments adjoining roads within the area's settlements. The use of native hedgerows should be preferred where this would form part of a wider network of green corridors.

c) Roof forms:

- Roofs are typically steeply pitched, although hipped roofs are also present, particularly in thatched properties. Roofs must therefore be either pitched or hipped, and gabled roof ends can be used. Flat roofs must not be used, other than in the case of single storey rear extensions that are set below any first-floor windows.
- Ridge heights should be in keeping with the existing context, so both pitch and height must be considered together. Roofs should not overwhelm the proportions of the building.
- The roof pitch of an extension should harmonise with that of the main building, and the roof should be subservient to that of the main building. If proposed, front extensions should take the form of the existing building, mirroring the roof pitch, either replicate or have lower cornice height, and their ridge should be below the existing ridge height.
- Variation in roof form and height, such as stepped elements or varied ridge lines, should be used where the surrounding area has an informal character. In more regular or planned parts of the settlement, a consistent, linear roofline could be used, subject to ensuring a varied yet harmonious street scene.

d) Detailed design, including materials and architectural features :

- New development must be in keeping with the traditional material and colour palette. The combination of red brick with flint is a characteristic style of local buildings, white and off-white render, timber weatherboarding, slate tiles, clay tiles and thatch can also be used where appropriate. New development must avoid bland and repetitive use of materials. Sole use of red brick across multiple buildings is not characteristic, and buildings of wholly red brick should feature sparingly across the street scene.
- Wherever possible, materials should be locally sourced, low in embodied carbon, and support broader sustainability objectives.
- Infill and extensions should use materials, architectural features, and proportions that complement the existing surrounding context, and must create a harmonious composition overall and, in the case of extensions, a strong degree of unity with the main building. Features that make a positive contribution to the significance / appearance of a building should be retained.
- In order to provide accommodation within the roof space, skylights can be incorporated and should be proportionate in scale to the building, although measures may need to be taken to reduce light pollution. Alternatively gabled dormers can be used, and should be proportionate to the roof and should reflect the existing window rhythm of the building.
- Large areas of uninterrupted glazing on the building facade is not in keeping with the local character and should generally be avoided.
- Developments of more than one building should vary materials and style to ensure the organic development pattern and dynamic street scene in the Neighbourhood Plan area is retained and added to.
- Whilst new buildings designed to reflect traditional village designs from around this area are supported, complementary and modern interpretation of such styles can be used, introducing innovative and contemporary approach to design.
- Designs should include detailing appropriate for the building type, materials and rural context. This could include the use of porches, casement windows with glazing bars, and decorative brickwork as found in the area. Designs should not be monotonous, or under-use or over-use of detailing in relation to the status of the building within the wider context of the settlement.

4.16 The Design Codes and Guidance also recognised that it is important for any new development to incorporate sustainability principles into their design, in order to respond to current and future climate issues, increase our energy and water efficiency. Figure 65, reproduced at the end of this section, illustrates various sustainable design features that can be integrated into existing and new build properties – although suitability and viability considerations will apply, particularly in the re-use of historic buildings (and ensuring their re-use will be beneficial given their embodied energy). Further guidance on the practicalities of how various features can be incorporated into homes is provided in the Design Codes and Guidance. Also of relevance is Historic England's Adapting Historic Buildings for Energy and Carbon Efficiency[16], and the Future Homes Standard that will be embedded into Building Regulations from March 2027.

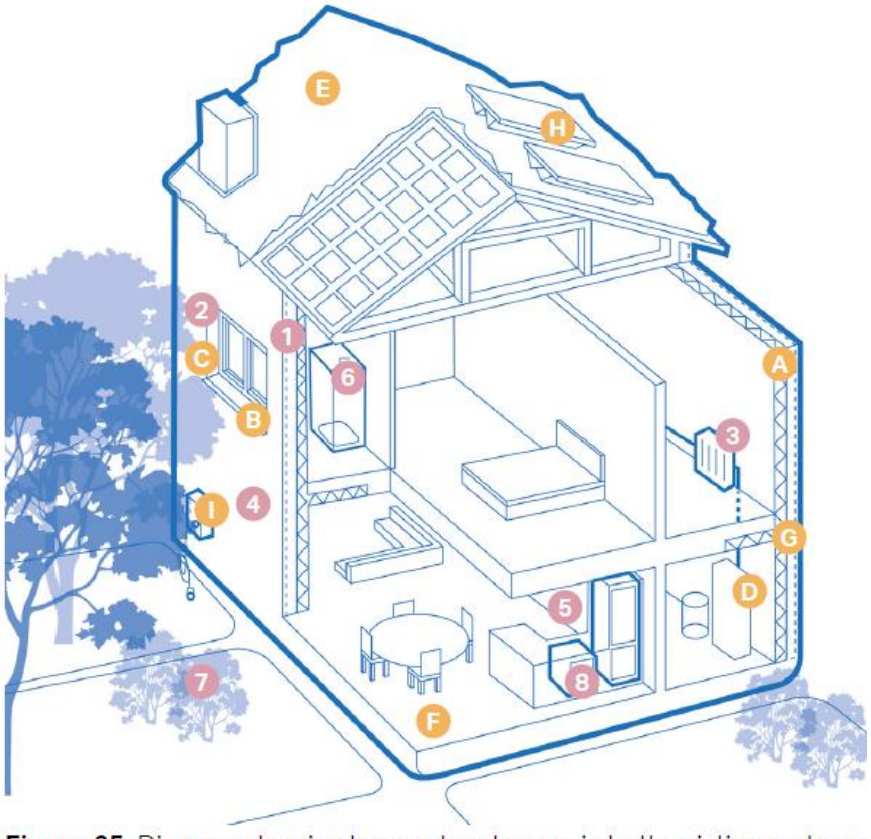


Figure 65: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

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

Existing and new build homes

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

[16] https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/

4.17 The following policy highlights a number of key sustainability points, and should be read alongside the requirements for promoting biodiversity (in Policy 4) and sustainable drainage systems (in Policy 9). National planning policy (CC2) is clear that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and to drawing energy from renewable and low carbon sources.

Policy 6. Promoting eco-friendly development

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, providing that the resulting design would not have a significantly detrimental impact on the character of the area or historic interest of the building (which must be considered using the approach set out in national planning policy). This should include consideration of:

- Thermal mass, insulation, airtightness and ventilation;
- Solar panels, including less visually intrusive options such as solar shingles and photovoltaic slates in sensitive locations;
- Ground source and air source heat pumps – the former will depend on the ground conditions (high groundwater flows and soft clays should be avoided), the latter will require careful siting and ideally should be placed to the rear of the dwelling at ground level, protected from heavy snowfall and flood risk;
- Building orientation and window size designed to benefit from solar heat gain; and roof overhangs and window reveals used to reduce potential for overheating on southerly-facing rooms;
- The inclusion of renewable energy storage systems, sited to minimise adverse impacts on the streetscape



Figure 53: Example of a bug hotel that could be placed in the front or rear garden of a property.



Figure 55: An example of a hedgehog tunnel within a garden fence.

5. Promoting safe and sustainable travel

The local highway network

5.1 The main road through the Neighbourhood Plan area, running through the centre of Winterborne Kingston, is the C6 (known as the Bere Road and North Street as it passes through the village). This road connects the A354 to Blandford Forum with the A31 trunk road just north of Bere Regis, and experiences traffic volumes that exceed what is typically expected for a 'C' road classification. Heading east out of the village, Duck Street becomes Marsh Lane which links to Anderson and Tomson, and then onto the A31. This road is relatively narrow and (as the names suggest) prone to flooding. West Street leads west from Winterborne Kingston village centre forming an alternative route to Winterborne Whitechurch on the A354 – and is also prone to flooding. Bagwood Road and East Street are noteworthy being on the line of the old Roman Road, but are primarily recreational routes except to the few properties they serve. An alternative private track that connects to the C6 some distance north of the village has been created to serve occasional weddings and functions at Abbot's Court Farm.

5.2 Reported traffic accidents – particularly those resulting in injury - are low, with only one such collision recorded within the past 5 years, and not rated as serious[17]. This occurred on the junction of Bere Road and Duck Street. As such there are no plans to improve the highway network to address safety concerns in our area.

Pedestrian and cycle routes

5.3 Within the village, pavements and footways are intermittent – they exist on some of the roads, particularly those constructed in the post-war period, but there are areas with no provision (such as along West Street, parts of North Street heading north from The Greyhound Inn, the southern end of Sackville Street, Duck Street / Marsh Lane, and Church Road / East Street). Whilst pedestrians can walk in the highway, traffic speeds and the narrow nature of some of the lanes can make this option feel unsafe. There is a reasonably good network of public rights of way in the wider Neighbourhood Plan area, with a combination of footpaths and bridleways providing access to enjoy the countryside. They are currently unlikely to be used for non-recreational purposes given the distance and quality of the route[18]. Although it is legal to cycle on a bridleway, during periods of heavy rainfall the routes become muddy and difficult to navigate, and the terrain can be challenging.

5.4 Larger-scale developments will be expected to demonstrate how opportunities to promote active travel, including suitable pedestrian connections, have been considered.



North Street – where the narrow footway peters out

[17] https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/road-safety/road-traffic-collision-map as checked September 2025. Road traffic collision data is typically 2 to 3 months in arrears due to the data validation process, and only road traffic collisions reported to Dorset Police that occurred on the highway network and resulted in personal injury to any person(s) involved are included.

[18] The centre of Bere Regis, for example, is some 4km distant, which would typically equate to about 45 – 50 minutes on foot at an average speed of 5km/h, or 10-15 minutes at 20km/h. Blandford Forum is nearer 13km distant, and would take about 40 minutes by mountain bike averaging 20km/h. .

Public transport

5.5 There is only limited public transport in Winterborne Kingston, with one, infrequent bus service (CR9) that connects from Dorchester via Puddletown and Bere Regis to Blandford Forum[19]. Whilst this can provide for journeys to work in Dorchester on weekdays, or to shop or other mid-day excursions to Blandford, there is no service at the weekend or into the evenings, and the journey times are lengthy (an hour to Dorchester compared to less than 20 minutes by car). As a result, most journeys outside of the village are by private car. The bus stop infrastructure within the village has recently been improved with the installation of a bus shelter and flagpoles.

Potential Opportunities

5.6 There are currently no improvements planned for the area, other than the possibility of increasing the frequency of the bus service[20]. The following issues and opportunities were discussed with the Transport Planning team at Dorset Council as part of the work underpinning this plan, and highlighted a number of possible actions. The Parish Council will continue to liaise with Dorset Council and local landowners to bring about these improvements **[Project 2]**.

- **Speeding:** Improve the prominence of the existing village gateways to reduce speeding on the main road through the village (which does not qualify to be part of a 20mph zone). This could include a road surface colour strip across the road, or slight build-out/pinch point. The relocation of these gateways may be necessary if the 30mph limit is extended.
- **Inappropriate on-street parking:** Review and where necessary refresh / improve road markings (such as double yellow lines) to deter parking in inappropriate locations – for example it was noted that the 'keep clear' zigzags outside of the school were looking very worn. Investigate opportunities for overflow parking within the village which could be shared between facilities that may require parking at different peak times.
- **Lack / poor connectivity of pedestrian footways:** Investigate extending the footway from The Greyhound Inn along North Street to connect to the Recreation Ground – this would be dependent on costs and land ownership and may require repurposing of the grass verge. A similar approach could also be taken to other routes, depending on where new development is located.
- **Lack of off-road cycle routes:** Investigate improving the highway verges and bridleway network to make these more suitable for use by cyclists. A potential route to Bere Regis could be provided by making improvements to Bagwood Lane, to make the track more cycle-friendly – in particular, there is a pinch-point immediately south of the scheduled monument where the track narrows and tends to become overgrown, which then links on to the made-up track through Bere



Public right of way network providing access to the countryside

[19] https://www.morebus.co.uk/services/DAMY/CR9

[20] The first draft of the new Local Transport Plan, published August 2025, includes the possibility of raising bus service frequency and standards on core inter-urban routes, including the route through our village. It hopes to ensure that these routes operate at least hourly 7am to 7pm.

Down Farm and connecting onto Roke Road from Milborne St Andrew which leads into Bere Regis. There is also a narrow / limited visibility section on Roke Road which would benefit from safety improvements. The alternative route along the highway could be improved (for example by providing a cycleway on the wide verge of Bere Road heading south from Winterborne Kingston, then on the A31) but this would still entail crossing the A35 at the A31/A35 roundabout and require agreement with National Highways. To connect to Blandford Forum, improvements could be made to the track where is passes through Little Coll Wood and is often almost impassable due to rough ground and mud, before it links onto the local highway network (West End) which connects the North Dorset Trailway (and from there to Blandford Forum). These routes are indicated on the Map in Appendix 6.

5.7 It is possible that the site allocations included in this plan will be able to include or contribute to some of these improvements, where this is considered reasonable and necessary to make the proposed developments acceptable in planning terms. Alternatively funding may be secured to put towards such schemes through future Community Infrastructure Levy (CIL) contributions.

Policy 7. Promoting active travel routes

a) The network of pavements and footways within the village and their connections with the wider Public Right of Way (PRoW) network should be protected, and extended and connected where opportunities arise, to enable active travel around and between the settlements within and adjoining the Neighbourhood Plan area, as well as enabling access to the countryside. New development will be expected to link into this network and allow for future onward connections where there is reasonable prospect of adjoining sites coming forward for development in the future. Larger-scale developments should demonstrate that opportunities to promote active travel and safe and suitable pedestrian connections are provided where feasible.

b) Routes should be designed to accommodate cyclists as well as pedestrians where this is feasible.

c) The design of the route should consider the nature of users (cyclists, pedestrians, equestrians, and those with limited mobility) and the ground conditions, to ensure that the route is safe and attractive throughout the year. Permeable surface materials can be used to support rainwater management, but loose gravel surfaces should be avoided where these may be washed away or used by wheelchairs and buggies.

d) Wayfinding devices such as signage should be used to ensure the walking and cycling network is easy to navigate. Signage should be designed to reflect the rural character of the area, such as through the use of wooden fingerposts.

e) Developer contributions may be sought where reasonable and necessary for such improvements to the highway and public rights of way network, to help address issues relating to speeding, inappropriate on-street parking, lack / poor connectivity of pedestrian and cycle routes.



Stile - not easy to use by those with limited mobility

Accommodating the car within developments



Example of parked cars causing problems for pedestrians

5.8 Dorset Council have set out what they consider to be the optimum parking standards[21], and these will be the starting point for considering if a development is providing adequate provision, although they are based on much earlier Census data. For small sites of up to 5 dwellings, the guidance advises that 1 parking space is provided for any 1 bedroom dwelling, 1 or 2 spaces for 2 bedroom dwellings, 2 spaces for 3 bedroom dwellings and 2 or 3 spaces for larger dwellings, together with 1 visitor space.

5.9 Given the nature of the Neighbourhood Plan area it is likely that most residents will continue to rely on private cars for journeys outside of their settlement. As such, car ownership levels are likely to remain at around the levels recorded in the 2021 Census – averaging 2 cars per household, with about one in every five households (typically with three or more bedrooms) having three or more cars and vans[22]. In response to our survey, most households had sufficient off-road parking for their vehicles, but for nearly 20% of respondents this was not the case.

5.10 Whilst cars parked on the highway can help slow traffic speeds, they can also make it more difficult for walkers where there are no separate footways, reduce the visibility of pedestrians and cyclists to oncoming cars, and further restrict what may already be relatively narrow roadways. As such, in some cases it may be prudent to ensure off-road provision is both sufficiently plentiful and easy to use. Reliance on tandem parking (where cars are parked one in front of another), garaging, or parking courtyards that are not conveniently sited can add to the likelihood of people using the road to park despite the availability of off-road alternatives.

Policy 8. Car parking arrangements

a) In general on-plot parking should be used for developments. The amount of parking should be guided by Dorset Council's parking standards and consideration of the likelihood and impact of any visitor / over-flow parking on nearby roads. Additional unallocated / visitor parking may be required where pressures for on-street parking would give rise to pedestrian or highway safety concerns.

b) Parking should be well integrated into design so as not to dominate the public realm. Parking to the side of a building or placing cars towards the backs of plots can help to reduce the visual impact of cars on the front of development. High-quality and well-designed soft landscaping, hedges, hedgerows, and trees should be used to increase the visual attractiveness of the parking and enhance the rural character of the parish. Hard-standing and driveways must be constructed from porous materials, to minimise surface water run-off and therefore help mitigate potential flooding.

c) In incorporating electric vehicle charging points into the design of new developments, care must be taken to avoid cluttering elevations, or resulting in trailing wires likely to create trip hazards.

[21] Residential Car Parking Provision – Local Guidance for Dorset, May 2011 https://www.dorsetcouncil.gov.uk/-/car-and-cycle-parking-standards

[22] These figures are corroborated by the findings of our 2024 household survey

Understanding local flood issues in Winterborne Kingston...

As groundwater levels rise following periods of sustained rainfall, local springs appear, typically in the fields along West Street. The volume of water coming down the river can at times exceed the capacity of the drains and culverts through the village. The consequential overflows from this add to the flow down West Street towards the Village Hall. This puts a strain on the drain system leading into the Winterborne, which eventually can't cope with the levels of water. When the river is very high, river water can flow up the pipes preventing road drainage.

Key events that signal high local flood risk:

- *The Dew Pond in the field between Bagwood Lane and Orchard Lane becomes a "lake" and overflows into the lane.*
- *Water starts to pond in North Farm House grounds, and higher up the field above and in the field adjacent to Kingston Barnyard*
- *Springs start to appear out of the road and fields in West Street*
- *The water flowing down West Street forms a steady flow down to the village Hall*
- *The water in the Winterborne reaches the top step in the garden of "Greensbridge" in Sackville Street*

Lower Winterborne Valley Flood Plan, 2023

6. Flood Risk Prevention

6.1 The consideration of flood risk is especially important in our Neighbourhood Plan area, where the settlements are located in areas where groundwater levels can be high, and there is a history of flooding. A map showing flood risk areas is provided in Appendix 7. For further information on flood risk please refer to the latest version of Dorset Council's Strategic Flood Risk Assessment and Lower Winterborne Valley Floodplan[23]. The South West river basin management plan sets out some of the challenges that threaten the water environment and how these can be managed – with drought, groundwater abstraction and flood prevention measures all contributing towards the Winterborne's poor ecological status[24].

6.2 As part of the work on the Neighbourhood Plan, local landowners were approached to suggest potential sites which may be suitable for providing additional flood risk mitigation. The main opportunity highlighted through this exercise was the potential to create further up-stream floodwater storage through the management of the extensive floodplain south and west of North West Farm, as indicated in Appendix 8 **[Project 3]**. The extent to which this may provide an effective solution, and how this would be funded, requires further investigation. Consideration should also be given to opportunities for habitat enhancement as identified through the Dorset Local Nature Recovery Strategy. Alternatively, increasing the size of the main culvert running from the Village Hall west to the river could provide a more simple, cost-effective solution.

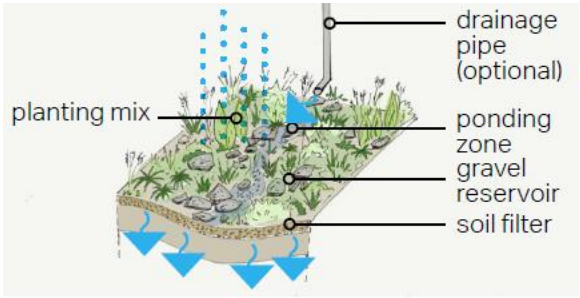


Diagram illustrating the functioning of a rain garden

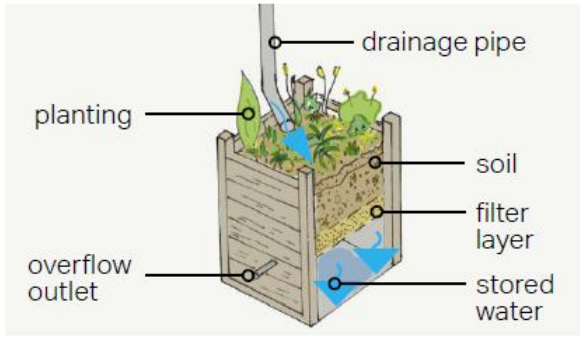


Diagram illustrating the functioning of a stormwater

6.3 Drainage schemes that may be required for a development proposal should be considered early in the development process, to enable them to be designed and integrated into development and associated landscaping, augmenting the landscape and providing biodiversity and amenity

[23] at the time of drafting the plan this was https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra, as published March 2024, and the 2023 Flood Plan https://lowerwinterborneparishcouncil.co.uk/Other%20Docs/LOWER%20WINTERBORNE%20VALLEY%20FLOODPLAN.pdf.

[24] https://www.gov.uk/guidance/south-west-river-basin-district-river-basin-management-plan-updated-2022

benefits, in line with national planning policy[25]. This expects all planning applications which could affect drainage on or around the site to incorporate Sustainable Drainage Systems (SuDS) proportionate to the nature and scale of the proposal. SuDS cover a range of possible approaches to manage surface water in a sustainable way. The aim of such systems is to control surface water run off close to where it falls, taking into account the predicted impacts of climate change, where possible by replicating natural drainage processes. Their use need not be limited to areas that are at risk of flooding, given they can help reduce downstream flood risk by storing / slowing the release of water upstream.

6.4 Surface water run-off should where feasible be managed through natural, low-maintenance systems that filter pollutants, sited as close to where it originates as possible. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area. However schemes that rely on infiltration may not be possible in areas of high groundwater levels, or if this may cause pollution in areas identified as part of a groundwater protection zone. Modelling work undertaken for Dorset Council suggests that much of the area where settlement has happened may be susceptible to groundwater flooding, and developers are therefore encouraged to check and if necessary undertake groundwater monitoring over the winter period to establish how far below the surface groundwater levels typically reach, in order to inform the design of the SuDS.

6.5 Best practice schemes also link the water cycle to make the most efficient use of water resources by re-using surface water. This could be in the form of a water butt or more sophisticated rainwater and greywater harvesting systems.

6.6 In all cases, details of the maintenance arrangements should be provided in advance, to provide clarity to the community as to how the systems will be looked after over the lifetime of the development.

Policy 9. Mitigating flood risk

Measures to store and allow surface water run-off to infiltrate into the ground are encouraged in areas where groundwater levels are sufficiently low (at least 1.0m below the proposed measures). Where infiltration is proposed in areas that may be susceptible to groundwater flooding, borehole monitoring should be used to inform the design and suitability of the proposed scheme. Where infiltration is proposed within a Groundwater Source Protection Zone, applicants will be expected to provide sufficient information to demonstrate that risks of pollution to groundwater can be effectively managed over the anticipated lifetime of the development.



The River Winterborne, north of East Street

[25] NPPF Policy F8

7. Meeting local needs and identifying sites for new development

Local needs

Housing

7.1 As explained in section 2, the adopted Local Plan does not specify a housing target for our area, but included a single target for the rural areas outside of the four main towns, which has already been met. Typically the level of development in our area has averaged between 2 – 3 dwellings in a year, although this has varied depending on the availability of suitable sites. In recent years there has been very limited growth – the only increase being the new homes at Thorpe Farm on Marsh Lane, which were permitted outside of the defined settlement boundary due to the permitted development rights allowing the conversion of agricultural barns.

7.2 Data on affordable housing need suggests that some 14 households living or with a local connection to our area (such as through work or close family ties) are in need of some form of affordable housing as they cannot afford to rent or buy on the open market. This figure is a 'snapshot' in time and provides a reasonable indication, bearing in mind that it may include households already in affordable housing (thereby releasing existing stock) and will not include households have not registered their need or may fall into need in future years. This housing need could be met either through the development of larger sites of 10 or more dwellings (when the Local Plan requires 40% of all homes to be affordable) on sites within the settlement boundary or that are allocated through this Neighbourhood Plan, or through an 'exception site' on land outside of the settlement boundary (where housing would not normally be allowed), where the landowner is willing to sell the land at well below the typical market value, in order to provide a much higher proportion of affordable homes.

7.3 Responses from the household survey indicated that most residents felt that more affordable rented housing, low cost starter homes and homes for families (typically three or more bedrooms with garden) would benefit the area. In terms of house sizes, the Census and latest Local Plan evidence suggests a need broadly aligned with the current local plan split, which would provide a broad mix, but favouring a higher proportion of smaller homes for affordable housing.



Wind Whistle Way – example of modern housing development built in 2017/18

7.4 Additional details relating to housing need and supply are contained in Appendix 9.

7.5 Prior to the adoption of the new Local Plan, Dorset Council have suggested a housing target for our area of at least 4 dwellings, initially for the period up to 2038. The Council has told us that this figure should be viewed as a minimum requirement, and therefore could be exceeded, particular to address local needs and aspirations. We have therefore opted for a housing target of 30 dwellings for the 15 year plan period to 2040, which should provide a reasonable level of affordable housing, as well as additional open market housing, to support local businesses and community facilities. We have identified several sites that could be developed, and were broadly supported by the community in response to the consultation. Together these should more than meet this target, without harming the

character of the village and sense of community, and provide greater certainly on the level and location of new houses within our area going forward[27].

7.6 Land north of the recreation ground has also been identified as a suitable site for housing to help meet local needs. This site had the highest degree of community support in response to the options consultation in Summer 2025. However, the landowner does not currently intend to bring this site forward, though this may change in the future. As such, the site has been allocated as suitable for development, but is not expected to come forward in the early part of the plan period. At a density of between 15 – 20dha, this site is estimated to have capacity for between 16 – 22 homes. Three other potential housing sites have been included in this plan, but will depend upon careful consideration of flood risk as they lie within areas indicated as being susceptible to groundwater flood risk (which is likely to make dealing with drainage more difficult) and require access via areas known to flood. These are:

- Land east of Bush Park, off Marsh Lane, providing an area of public greenspace on the lower lying ground connecting through to East Street, and up to 10 homes;
- Land east adjoining Thorpe Farm Bungalow, Marsh Lane, estimated to have capacity for 1 - 2 homes (this takes into account the need to avoid building within the area shown at risk from surface water flooding towards the front of the site);
- Land at West Green Cottages, West Street, estimated to have capacity for 1 - 2 homes.

These sites were subject to a sequential test during this Plan's preparation (included in the Basic Conditions Statement) which demonstrated that there were no alternative sites appropriate for the development in areas with a lower risk of flooding, which could reasonably be expected to be available.

7.7 Many of the farm buildings at Abbots Court Dairy are not fully utilised, and whilst these were initially considered for housing, the landowner does not consider that conversion to housing would be compatible with the ongoing operation of the farm. Other sites were also considered but have not been taken forward. Whilst the development of sites to the east of the village off Marsh Lane did have a reasonable degree of community support, the limited nature of the road network in this location and the difficulty in dealing with drainage (given the groundwater levels and associated flood risk) meant that they were less suitable. Similarly the site to the east side of the Bere Road, on the southern entrance to the village, was considered to be of higher landscape value in local views, and not required to meet local needs. Revisions to national planning policy have introduced the potential for limited infilling within groups of houses in the countryside to be supported, but opportunities within Anderson, Muston and Tomson are limited and would be significantly constrained by matters such as flood risk, heritage and poor access to local facilities, and therefore these locations are not considered to be suitable, particularly given that more sustainable locations for development have been found. As such new housing outside of the village will need to be justified by exceptional circumstances as set out in Policy HO11 of the NPPF. The policy does not prevent the potential for rural exception sites for affordable housing to meet identified local needs from coming forward, housing required for an essential rural work at or near their place of work, or the residential reuse or replacement of an existing building.

7.8 As part of the work on this Plan, the settlement boundary has been updated. The boundary is used to define the built-up area of the village where infill development would in principle be acceptable (subject to site-specific issues, including flood risk), and outside of which is "countryside" in planning policy terms. We have taken this opportunity to update the boundary to reflect the development that has taken place since the last update in 2003, better reflect site boundaries as they exist on the ground, and remove the local green spaces that are on the edge of the village and where further infill development would not be appropriate.

[27] The Neighbourhood Plan will need to be reviewed following the adoption of the new Local Plan in 2029, but for the first five years of the Plan the protection afforded by NPPF Policy S6 applies. This means the adverse impacts of any speculative housing proposals that conflict with this Plan will be given substantial weight compared to the benefits of meeting wider housing needs.

Map 5. Site Allocations and revised Settlement Boundary

Site Allocations and revised Settlement Boundary

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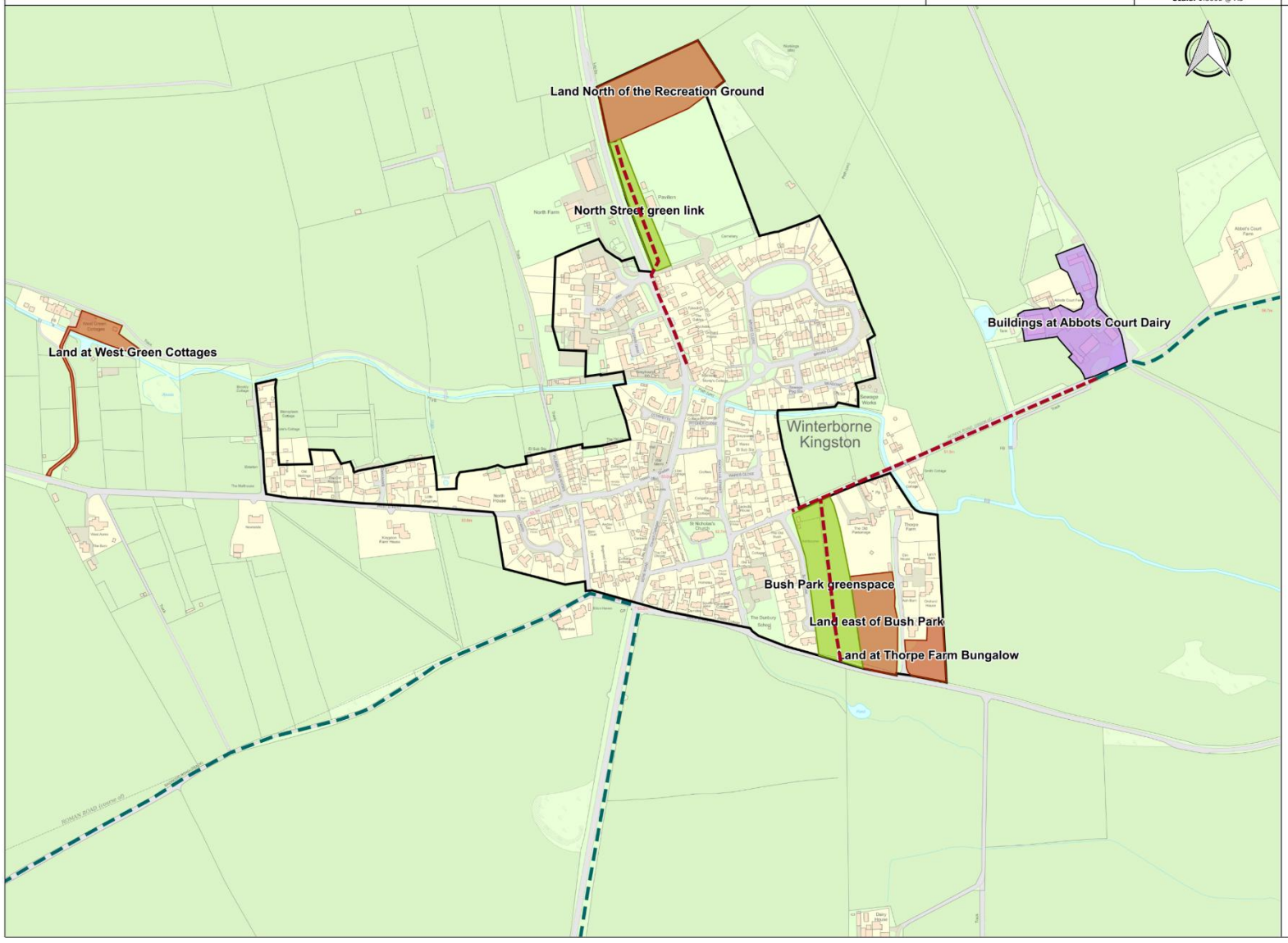
Winterborne Kingston

Date: 21/03/2026

0 20 40 60 100m

Scale: 1:5000 @ A3

PARISH ONLINE



Settlement boundary (revised)

Site Allocations - Reg14

- Employment
- Housing
- Public Accessible Greenspace

PRoW Improvements

- Cycleway
- Footpath

This map is not definitive, and has no legal status, in relation to the public rights of way shown.

7.9 All new housing development will need to be assessed in relation to potential impacts on the internationally important wildlife sites in our area. This includes indirect impacts from recreation, waste water and air pollution. The possible 'zones of influence' for these sites differ, with likely adverse impacts on Poole Harbour limited to development that could discharge waste water into its catchment (which is unlikely to be the case for most of the area). However, the potential for adverse impacts on the protected heathland at Black Hill, just outside of Bere Regis, could arise from further housing or holiday accommodation in and around the village and outlying hamlets. The cumulative number of homes is unlikely to exceed the threshold that would require the provision of a Suitable Accessible Natural Greenspace (SANG) as a means of mitigating this impact, but consideration has been given to the potential need for a smaller project in the village which would help mitigate any impact, and land identified for this purpose adjoining Bush Park.

Policy 10. Meeting Local Needs - Housing

a) Provision is made to achieve at least 30 additional homes in the Lower Winterborne area between 2025 and 2040, which will meet the projected local needs of the community.

b) The following site allocations, as indicated on Map 5, together with sensitive infill within the built-up area of Winterborne Kingston (as defined by the revised settlement boundary on Map 5) and rural conversion opportunities that may arise, should meet this projected need.

- Land north of the Recreation Ground;
- Land east of Bush Park;
- Land at Thorpe Farm Bungalow;
- Land at West Green Cottages;

The development of other greenfield sites for new-build, open market housing outside of the revised settlement boundary should therefore be resisted unless these form part of a rural exception site for affordable housing to meet identified local needs, or exceptional circumstances can be demonstrated.

c) The overall mix and provision of affordable housing will be guided by the requirements set in the Local Plan and the demonstrable need for affordable housing from those with a local connection to the area, as recorded in the Dorset Council affordable housing register at the time the application is considered. Affordable housing should be tenure-blind and a planning obligation secured to ensure that their allocation prioritises eligible households who have a local connection to the Neighbourhood Plan area (based on the local connection criteria of the Dorset Council Housing Allocation Policy), cascading out to those with a local connection to the adjoining parishes if there is no local need. Mechanisms should be used to ensure that any affordable housing remains so in perpetuity.

d) The impact of proposed development on European sites (SAC, SPA and Ramsar sites), alone or in combination with other existing and proposed development, must be screened for likely significant effects under the Conservation of Habitats and Species Regulations 2017, as amended. Where there is a probability or risk of a significant effect, the proposed development will be subject to an appropriate assessment and avoid or otherwise mitigate any adverse impact on the integrity of the network of European sites. Any net gain in dwellings will be expected to comply with Policy 4(f).

Employment

7.10 As part of the evidence gathering, we also reached out to local businesses. There are nearly 20 registered business addresses in the area (excluding holiday lets), including the four commercial units at Wind Whistle Way which were built following the closure of Scats Country Stores, as well as several units at North West Farm. Data from Companies House also indicates a range of Limited Companies operating from local addresses. There are also employment sites just beyond the Neighbourhood Plan area at the Dorset Business Park (just before the C6 joins the A354), at Lower White Church Farm on the road into Winterborne Whitechurch, and in the Townsend Business Park in Bere Regis.

7.11 The response from local businesses was very limited, which suggests that they did not have any particular needs that they felt could or should be addressed through this Plan. Responses from the household survey indicated that most residents felt that some small scale workshops would benefit the area, and there was support for a local shop (although little evidence that this would be viable). There was less enthusiasm for other types of employment premises.

7.12 Discussions with the landowner of Abbots Court Dairy highlighted that a number of the buildings in that complex were underused, and could be repurposed for local business use, should a need arise. This would have the benefit of retaining the older, historic buildings in an active use – at the moment they risk falling into dereliction. Our research also suggests that there are potential opportunities for further farm diversification and re-use or redevelopment of redundant buildings that may lend themselves to employment uses. One such site is the former petrol station site in the village. This site was not specifically promoted for development by the landowner, but could provide an opportunity for infill development, subject to the removal of underground petrol tanks and any necessary decontamination. Given its limited size and location within the village settlement boundary, it does not need to be allocated for development. Another option are the farm buildings at Tomson Farm. This site is particularly sensitive due to its more remote location and poor access via the narrow (single track) highway network, proximity to the Grade I church, and flood risk impacting part of the site. However it may be feasible to remove the majority of the redundant buildings and re-purpose / redevelop the south-eastern portion of the site, away from the church and flood risk, for low-key local employment opportunities. If done sensitively this could improve the setting of the church. In addition to the site allocation at Abbots Court Dairy, the following criteria-based policy has therefore been drafted, to support appropriate development to meet local business needs should these not be suitably accommodated on that site.

7.13 Proposals which would result in the intensification of traffic movements along constrained rural lanes should be supported by a Transport Assessment or Statement, proportionate to the scale and nature of the proposal.



Former Petrol Station site, Bere Road



Tomson Dairy redundant farm buildings

Policy 11. Meeting Local Needs - Employment

The development of sites for employment within the revised settlement boundary, and the expansion of existing employment areas and repurposing / replacement of redundant buildings and/or other previously developed land for employment outside of the settlement boundary, will be supported, providing the proposed development:

- falls within Use Class E or similar and compatible business use that would support the vitality and viability of the local community and provide local job opportunities;
- is compatible with the character and amenity of the area, taking into account proximity to homes and areas used for quiet recreation;
- if located outside of the revised settlement boundary is accessed directly off the C6, or supported by robust evidence to demonstrate that the size and volume of traffic generated by the development would be unlikely to have a significant adverse impact on the rural character and safety of the local highway network and any residual cumulative impacts on the road network will not be severe;
- will be of a modest (small) scale and, if located in the countryside, would not be unduly prominent from wider public views;
- will avoid significant adverse environmental impacts and unacceptable harm to heritage assets in line with national policy, including consideration of indirect impacts such as noise or light pollution, and securing appropriate mitigation if required.

Community facilities

7.14 The village of Winterborne Kingston has a range of community facilities and services. It has several places where people can meet and socialise - the village hall, the Hub at the recreation ground, the parish church, and the Greyhound Inn public house. There is a primary school, which is on split sites, part in the village and with the other part in the Winterborne Whitechurch village to the north-west. The recreation ground to the north side of the village includes a children's play area, and also a burial ground. The former allotment field to the west of the village provides another place for informal recreation. The community facilities are indicated on the map in Appendix 10.

7.15 Dorset Council's settlement hierarchy background paper, published in 2021[28], considers at what level villages could be considered as 'sustainable' locations where further growth could be supported. Having key facilities, such as a school; shop; meeting place; recreation ground and doctor's surgery, were all factors that were felt could make a significant contribution. Whilst the provision of a local convenience store and a doctor's surgery in the village would be welcomed by the community, there is no current evidence to suggest that there is interest to run these, or that there

Dorset's 'larger, more sustainable villages'

What makes a village a 'more sustainable' location where further growth could be supported? In 2021, Dorset Council suggested that possible criteria would be:

- *a population of at least 400 people;*
- *being either within 30 minutes travel time by public transport to a nearby town (taking into account frequency and availability), or within 15 minutes travel time by car; and*
- *having at least 3 of the following key facilities:*
  - *a school;*
  - *a shop;*
  - *a meeting place (e.g. village hall);*
  - *and employment space;*
  - *a children's play area or recreation ground;*
  - *a doctor's surgery).*

Settlement hierarchy background paper, Dorset Council, 2021

[28] Dorset Council Local Plan – Settlement Hierarchy Background Paper
https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers

is sufficient population to make them viable. This Plan does identify Abbots Court Dairy (Policy 18) as having potential for employment and/or community facilities, but its suitability for specific community facilities would need to be considered further through the planning application process.



Winterborne Kingston The Village Hall

7.16 There are no guarantees that existing services and facilities will continue to be viable to run locally, but this Plan can help ensure that every effort is made to keep a reasonable range of services and facilities locally. The Parish Council will consider the possibility of applying to register local facilities that are not in its control as Assets of Community Value **[Project 4]**, which gives more time for the community to organise a bid to buy the asset should it be put for sale. Should a planning application come forward that would use a building or land relied upon for the running of a local facility or services without providing a reasonable alternative, the proposals should clearly set out:

- what steps have been undertaken to avoid its loss or decline, or the reasons why the facility is no longer required by the community (and any marketing of the site to alternative service providers should be at a commercially realistic rate that reflects the condition of the property and existing use value, for at least 9 months over the 12 month period immediately prior to submitting the application);
- how the local community and other potential service providers have been actively engaged in considering the future of the site (this should be for at least 12 months immediately prior to making the application);
- what alternative community uses have been considered for the site and why these have been rejected.

7.17 The community would benefit from a larger, modern village hall. Both existing venues (the village hall and the Hub) are limited in size, are not energy efficient to heat, and have only modest parking areas associated with them. The hall is well placed in the village, but cannot readily expand due to the size of the site. The Hub has more space but is not in easy walking distance for as many people, and following a fire in 2025 has been closed due to extensive smoke and water damage. Developer contributions will be sought towards their improvement – potentially with a view to creating a single, combined facility that provides greater flexibility than the two operating separately. The Parish Council will work with local community groups to develop a plan for the future of the village's community halls **[Project 5]**.

7.18 It is likely that the cemetery will need to be extended within the plan period, and land is available for this to the rear of the existing cemetery, on land owned by the Parish Council.

7.19 Whilst the community already benefits from two outdoor spaces - the recreation ground and the former allotment field, the requirement to provide heathland mitigation (as required under Policy 10(d)) should result in a further green space for local resident's use, managed in a way that helps to divert people away from visiting the more sensitive heathlands with their dogs. This is proposed on land adjoining Bush Park, which should also help meet the Natural England Accessible Greenspace Standards[29] which are reflected in the following policy.

[29] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx

Policy 12. Community facilities and local services

a) Key community facilities and public service infrastructure are identified in Appendix 10. Every effort should be made to avoid the loss or significant reduction of local community facilities and services, in line with national planning policy, and to support the ongoing provision and improvement of:

- community venues for social clubs / activities and events to meet local needs, including a range of indoor sports, and availability throughout the day / evening and weekends;
- outdoor spaces for a range of sports and recreation activities to meet local needs, including 'doorstep spaces' of at least 0.5ha within 200m walking distance of people's homes; and 'local spaces' of at least 2ha within 300m walking distance of people's homes
- education, health and social care provision to meet local needs;
- local convenience store provision (Use Class F2) including post office services.

b) Developer contributions may be sought from proposals of 5 or more dwellings for improvements towards an improved community venue.

c) Where proposed development would involve the closure or significant reduction of a local facility or service without alternative provision, the applicant will be expected to show that they have pro-actively worked with the local community and relevant authorities to investigate potential solutions to retaining the local service / facility or providing other alternative community uses that would be of value to the vitality and sustainability of the village.

d) A site has been reserved for a heathland infrastructure project (Bush Park greenspace, as indicated on Map 5).

Renewable energy

7.20 Local residents have indicated that they would be supportive of a small scale wind turbine on land at North Down, which was suggested by the landowner in response to the call for sites.

7.21 As part of their research for the new Local Plan, Dorset Council has undertaken an initial assessment of areas that may provide opportunities for renewable energy[30]. This was based on a high level assessment of wind speed, grid connection feasibility and the exclusion of areas of land with physical constraints such as built areas, sites of known high heritage or high ecological value, and areas of high landscape sensitivity. This confirmed



Did you know?

A typical 60m high wind turbine with a rotor diameter of 52m could power 550 homes – more homes than our parish.

A smaller wind turbine of 30m (and 22m rotor diameter) could power the equivalent of 55 homes.

There is no definitive minimum distance that wind turbines should be placed from residential property in order to limit noise levels and shadow flicker exposure, but as a guide it is suggested that a buffer of 8 times the rotor diameter is used.

Similarly for wildlife, a 50-metre setback from woodlands, hedgerows and other linear landscape features is advised

Centre for Sustainable Energy, https://www.cse.org.uk/

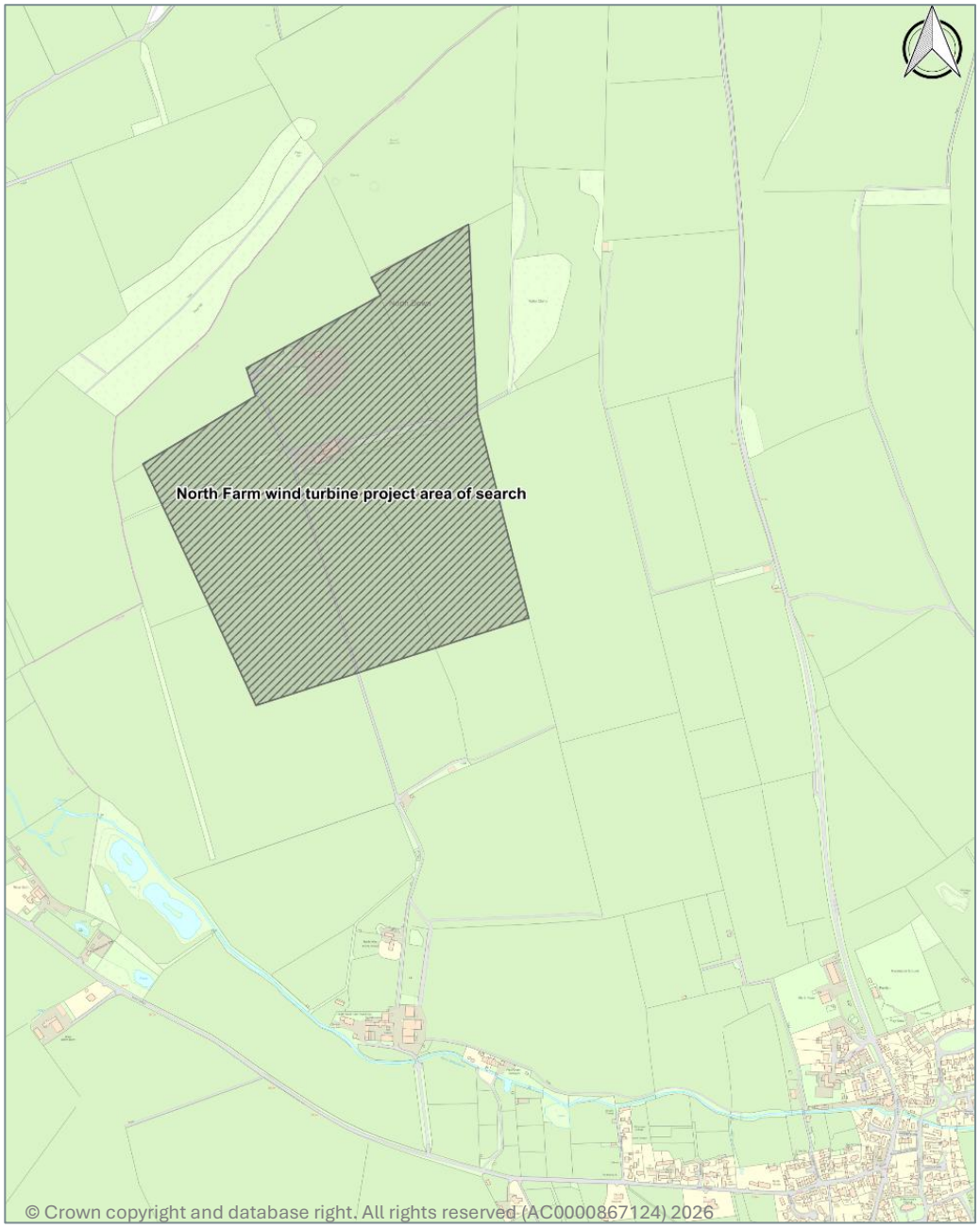
[30] Dorset Council Local Plan Options Consultation Appendix D: Opportunity areas for renewable energy, August 2025 https://www.dorsetcouncil.gov.uk/documents/d/guest/appendix-d-opportunity-areas-for-renewable-energy

that the area around North Down may be suitable for small scale wind turbines of 25 - 60m blade-tip height. It acknowledges that further site specific assessment will be needed, including monitoring of wind speeds.

7.22 If a 60m high wind turbine were to be considered in this location, this would potentially rise above the peak of Peak Hill, and be visible from the Dorset National Landscape that lies to the north side of Winterborne Whitechurch village. On this basis, any impact on the setting of the National Landscape would need to be considered, and a Landscape and Visual Impact Assessment will be required to inform this. Any turbines would also be notable in what is considered to be an important local view from Elderton Clump.

7.23 The closest designated heritage assets to the area of search are the two scheduled bowl barrows approximately 140m to the north-east. The barrows are part of a group five barrows at the northern end of North Down, and whilst the immediate setting of the barrows will remain unchanged, any turbines would clearly be a noticeable feature in their agricultural backdrop, and how they may be appreciated as part of the wider prehistoric funerary landscape. This harm, whilst less than substantial, will need to be considered as part of the planning balance, and measures taken to reduce it to an acceptable level. Other heritage assets are at a greater distance, and it is unlikely that their setting would be greatly impacted. Nonetheless, it would be appropriate for the impacts on such assets to be considered in greater detail as part of any planning application.

7.24 Measures will need to be put into place to ensure the removal of the wind turbine/s and associated infrastructure from the landscape once they come to the end of their useful life in line with national planning policy.



Map 6. Area of search for Community-led Renewable Energy Scheme

7.25 At this stage it is not clear what size wind turbine, or possibly group of turbines, may be suitable for our community, or how a community-led scheme will be progressed. All of this requires further investigation, and the Parish Council will support the set-up of a community group to do just this [Project 5] – there were 38 potential volunteers for this who responded to our first household questionnaire in 2024. The Centre for Sustainable Energy provides useful guidance and case studies that may be useful in this endeavour.

Policy 13. Community-led Renewable Energy Scheme

Proposals for a community-led small-scale wind turbine development in the area of North Down, as indicated on Map 6, will be supported provided:

a) an archaeological assessment has been undertaken and the siting avoids areas of likely high archaeological interest, and any finds are appropriately recorded;

b) the siting, colour and scale of the wind turbine / group takes account of the landform, screening and likely visibility in the wider landscape, in order to reduce adverse impacts on the setting and significance of any heritage assets, the setting of the Dorset National Landscape, local landscape character and related views (including those from Elderton Clump) to an acceptable level, informed by a Landscape Visual Impact Assessment and Heritage Impact Assessment;

c) the amenities of local residents and tranquility of the area are not significantly harmed as a result of noise or flicker; and

d) unacceptable impacts on protected species (including flight lines of birds and bats) are avoided.



View looking north-west from Elderton Clump

Potential sites for meeting local needs

Land adjoining and north of the Recreation Ground, off North Street

7.26 The site lies to the north side of the village, on the east side of North Street, just prior to the avenue of beech trees that currently mark the entrance into the village. The site 'wraps around' the Recreation Ground, and whilst the strip of land to the west is unlikely to be built on (because this would destroy the beech avenue and outlook from the Recreation Ground), the area to the north measures about 1.1ha. At a density of between 15 – 20dha, this site is estimated to have capacity for between 16 – 22 homes. The Local Plan currently requires such sites to provide 40% of homes as affordable housing, which would therefore provide 6 – 9 affordable homes, and further detail on mix is provided in Policy 10 of this plan. Whilst on its own the site is not of a size to trigger the need for a stand-alone heathland infrastructure project, the cumulative impact will need to be considered, and a potential area of greenspace adjoining Bush Park has been identified for this purpose, although other opportunities could be considered.



Approach to the village – land north of the Recreation Ground

7.27 There is no existing vehicular access directly into the site from the main road. A new access point would therefore need to be created, which will require careful consideration in order to provide the necessary vehicle splays and avoid unnecessary loss of the beech trees further to the south (the ash tree just within the field appears to be suffering from Ash Die-back). The junction design will need to be appropriate to the speed limit and will require a Road Safety Audits in this regard. Extending the 30mph limit out to the new entrance will assist in ensuring that safe and suitable access can be achieved for all users, and help further slow traffic speeds in the village. Pedestrian access from the village should be possible through the strip of land to the west, given the avenue of trees and the landform prevent a pavement being extended within the highway land. Contributions will be sought towards the provision of a footway extending down to The Greyhound Inn along North Street, which will provide a safer and more direct route for pedestrians walking into the village. It would also be prudent to enable the existing public footpath access into the Recreation Ground (from opposite Wind Whistle Way) to be widened, to provide future flexibility for access to and from the Recreation Ground, avoiding the need for motor vehicles to use Broad Close, and incorporate a link through the development to the area east of the Recreation Ground to ensure that this public land can be readily accessed in the future. In the absence of a Community Infrastructure Levy, contributions should also be sought towards the improvement / enhancement of the community venues within the village given the scale of increase in population resulting from this development.



Existing link into the Recreation Ground from North Street

7.28 The site itself is not particularly constrained. It falls within an area that could form part of a much wider banked field system of prehistoric origin that stretches across the northern end of the

village. This field system was identified through lidar imaging, and the monuments layer does not specifically note that the banks cross the site, but further archaeological investigation is advised. There is no obvious flood risk in this area, although the drainage of the site will need to mitigate flood risk from surface water run-off, in line with Policy 9. The site lies within Groundwater Source Protection Zone 3, and therefore applicants will be expected to provide sufficient information to demonstrate that risks to groundwater can be effectively managed. It will also be important for the site to have a positive relationship with the adjoining Recreation Ground, and therefore the housing immediately to the north of the Recreation Ground should be oriented to face south, overlooking the open space, and sections of the intervening hedge should be removed to enable this (whilst retaining significant mature trees). The loss of hedgerows – to provide access and integrate the site with the recreation ground – will need to be adequately mitigated or otherwise compensated for in line with the biodiversity mitigation hierarchy. Dormice have been recorded locally and may well be using these areas. The hedgerows and trees on the north and eastern site boundary should be enhanced through further planting, and trees planted within the site, in order to soften the site's prominence in the wider landscape given its relatively elevated position, and mitigate the loss of the diseased ash trees and southern hedge.

7.29 The following policy sets out key criteria for this particular site, and must be considered alongside all other relevant policies in this Neighbourhood Plan.

Policy 14. Land adjoining and north of the Recreation Ground, off North Street

Land north of the Recreation Ground, as indicated on Map 5, is allocated for residential development, and is expected to deliver up to 22 homes. The development of this site is expected to:

a) provide affordable housing as part of the mix to meet or exceed the Local Plan requirements;

b) have a positive, interactive relationship with the adjoining Recreation Ground, with easy public access into and housing fronting onto and overlooking the Recreation Ground;

c) be accompanied by an archaeological assessment to inform how any remains will be preserved in situ or appropriately recorded;

d) be accompanied by a flood risk assessment and drainage strategy that should also ensure that pollution risks to groundwater can be effectively managed;

e) be accompanied by a proportionate transport statement that assesses the traffic impacts of the site, with a particular emphasis on achieving a satisfactory vehicular access and securing active travel opportunities;

f) provide a pedestrian / cycle route running north-south through the green link to the west of the Recreation Ground, contribute towards the provision of a footway extending down to The Greyhound Inn along North Street and improved bus stop infrastructure;

g) enable the widening of the existing access into the Recreation Ground off North Street;

h) enable onward vehicular and pedestrian connection through the site to allow access to the land east of the recreation ground;



Site as viewed from North Street

i) provide landscaping on the northern and eastern site boundaries and within the site to soften the 'new' edge of the village and potential prominence of the site in wider views as part of the multi-functional greenspace strategy for the site;

j) contribute to the provision of heathland mitigation measures;

k) contribute to the improvement / enhancement of the community venues within the village.

Land east of Bush Park, off Marsh Lane

7.30 Land east of Bush Park is a relative level, low-lying area of pasture, most recently used as pony paddocks. There is a public footpath (E30/7) running north-south through the site connecting from Marsh Lane to East Street, and an existing vehicle access off both East Street and Marsh Lane. The access road to Bush Park lies to the west, with those properties facing east overlooking the green space.



Land east of Bush Park – view from existing access on Marsh Lane

7.31 The Old Parsonage lies to the north-east of the site – a Grade II Listed Building in substantial grounds[31]. The site is considered to make some contribution to the significance of this heritage asset, taking into account the building's physical isolation from the settlement (likely to have been intended to emphasise its high status) and its historical relationship with the church, linked along East Street. Whilst its degree of isolation has diminished slightly with the development at Thorpe Farm, and historic maps indicate that the rear part of the Old Parsonage garden has previously been divided from the main house[32], the scale, design and layout of development in this location will need to respect the setting and significance of this Listed Building and is likely to limit development to the southern part of the site, avoiding any built development fronting onto East Street, with consideration given to views across the site.

7.32 There is the potential remains of a medieval ridge and furrow system in this area, although no longer obvious in situ. This is noted in the Dorset Historic Environment Record[33], and the Historic England aerial archaeology map[34] shows the results of the LIDAR imaging which indicates three potential north-south

[31] https://historicengland.org.uk/listing/the-list/list-entry/1118573?section=official-list-entry
[32] Dorset Sheet XXXIII.SW 1887 https://maps.nls.uk/view/101446721 and Dorset Sheet XXXIII.SW Revised: 1900, Published: ca. 1933
[33] The ridge and furrow is shown in https://heritage.dorsetcouncil.gov.uk/Monument/MDO46543 and covers a large area (some 17ha) east of the village and is described as "The remains of medieval croft boundaries or strip fields with associated ridge and furrow and banked field boundaries"
[34] https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/

ridges across the site. Whilst unlikely to be of such significance to warrant preservation in situ, this will require further archaeological investigation and recording, with any records / finds made publicly accessible.

7.33 Most of the site is not currently as risk of flooding from the river or surface water (other than small areas around the existing access point, in the north-western corner of the site and patches close to the footpath), although with climate change a more extensive part of the western side of the site, and about the first 40m of the southern section of the site, are predicted to be at risk from flooding in the long term[35]. The highest part of the site is the area immediately south of the Rectory, which appears to be the least susceptible to flood risk and could potentially be able to accommodate up to 10 homes. The entire area is noted to be susceptible to ground water flood risk, which is likely to complicate drainage options such as the use of attenuation ponds and swales. As such the majority of the space is unlikely to be suitable for development, which would be limited to the higher ground, enabling the green space either side of the footpath to be managed for wider public benefit in the form of a heathland mitigation project (which other sites would contribute funding towards). The site also lies partly within Groundwater Protection Zone 2 (to the south-west) within the remainder of the site within Zone 3. It will be particularly important for applicants to provide sufficient information to demonstrate that risks to groundwater can be effectively managed, given groundwater levels[36].

7.34 The site lies outside of the village's 20mph zone, and like much of the village would be accessed from a narrow country road with no footways. It will be important to ensure that the visibility splays are adequate for the access and speed limit. A Road Safety Audit will be required to ensure that the design responds appropriately to the local highway environment, and to consider whether any additional measures may be appropriate to improve pedestrian safety for residents walking from the site to connect with the village and community facilities.

7.35 The following policy sets out key criteria for this particular site, and must be considered alongside all other relevant policies in this Neighbourhood Plan.

Policy 15. Land east of Bush Park

Land east of Bush Park, as indicated on Map 5, is allocated for residential development , and is expected to deliver up to 10 homes and an area of public green space. The development of this site is expected to:

a) have vehicular access provided from Marsh Lane, and maximise opportunities for safe pedestrian route/s from the site connecting with the village and its community facilities;

b) have regard to the setting of the Old Parsonage (a Grade II Listed Building) in line with national planning policy, taking into account its historical relationship with the church and wider settlement, particularly as experienced from East Street, but also in wider views;

c) be accompanied by an archaeological assessment to inform how any remains will be preserved in situ or appropriately recorded ;

d) keep the area to the west of footpath E30/7 and the entire frontage onto East Street free of any built development. The area of green space (as indicated on Map 5) is reserved for a heathland mitigation project, unless the need for this arising from the anticipated housing within the plan period is demonstrated as met elsewhere and an appropriate contribution to the provision of heathland mitigation measures is made;

[35] See gov.uk Flood Map for Planning https://flood-map-for-planning.service.gov.uk/map?seg=fz,fzcl&cz=386456.3,97591.1,17.393114 which includes predicted flood risk for the period 2080-2125.

[36] Regard should be had of the Groundwater Protection guidance https://www.gov.uk/government/collections/groundwater-protection

e) avoid locating any housing within the areas indicated as at potential flood risk from fluvial or surface water flooding, including future flood risk,

f) be accompanied by a site-specific flood risk assessment and drainage strategy that addresses the potential risk from groundwater flooding and the need for safe access and escape routes (given the potential flooding on the wider highway network) and ensures compliance with Government policy in relation to flood risk, and establishes how pollution risks to groundwater can be effectively managed;

g) orientate and design any new homes adjoining the green space and footpath E30/7 to ensure that this corridor is attractive and overlooked;

h) contribute to the improvement / enhancement of community venues within the village.

Land at Thorpe Farm Bungalow, off Marsh Lane

7.36 The two large poultry buildings at Thorpe Farm became redundant due to changes in farming practices in the early part of this century. Initially these were proposed to be used for business purposes, but subsequently the opportunity arose to convert them to four houses using permitted development rights, and given the benefits of rebuilding in this location, ultimately the barns were demolished, and the site was redeveloped to provide four new detached dwellings (a more intensive scheme for up to 15 dwellings having been refused in 2022). The replacement of the bungalow immediately to the south was approved in late 2023, and has now been completed, leaving an area of unused land to the south and east. Whilst the agents dealing with this site were approached as part of the work on the Neighbourhood Plan, no response was received. However, it remains possible that they would seek to bring this area forward for housing within the plan period.



Land at Thorpe Farm Bungalow

7.37 A small part of the site is currently at risk of flooding from the surface water, together with the access and highway to the south, and with climate change about the first 30m of the southern section of the site is predicted to be at risk from flooding in the long term[37]. The entire area is noted to be susceptible to groundwater flood risk, which may complicate drainage options (and there are no known public sewers in this area that could readily be used). The site also lies within Groundwater Source Protection Zone 3, and therefore applicants will be expected to provide sufficient information to demonstrate that risks to

[37] See gov.uk Flood Map for Planning https://flood-map-for-planning.service.gov.uk/map?seg=fz,fzcl&cz=386456.3,97591.1,17.393114 which includes predicted flood risk for the period 2080-2125.

groundwater can be effectively managed. Any housing is likely to be restricted to the northern end of the site, and this could be in the form of a pair of cottages, provided that these could be designed to avoid overlooking the neighbouring properties.

7.38 As with land east of Bush Park, there is the potential remains of a medieval ridge and furrow system in this area, and the results of the LIDAR imaging indicates a potential east-west ridge across the site. Whilst unlikely to be of such significance to warrant preservation in situ, this will require further archaeological investigation and recording, with any records / finds made publicly accessible.

7.39 Similar points apply to safe pedestrian access as for the site east of Bush Park. The site lies outside of the village's 20mph zone, and like much of the village would be accessed from a narrow country road with no footways. Whilst the site is only for 2 dwellings, consideration should nonetheless be given to whether any additional measures may be appropriate to improve pedestrian safety for residents walking from the site to connect with the village and community facilities.

7.40 As this site will form a new eastern edge to the village, care will need to be taken in the design and landscaping of the new edge, as experienced from the east. This area falls within high opportunity nature areas, as identified in the Local Nature Recovery Strategy. As such any landscaping should also consider the enhancement opportunities identified through the strategy – particularly relating to woodland habitat along the eastern boundary, and wetland habitat relating to any drainage provision required.

7.41 The following policy sets out key criteria for this particular site, and must be considered alongside all other relevant policies in this Neighbourhood Plan.

Policy 16. Land at Thorpe Farm Bungalow

Land at Thorpe Farm Bungalow, as indicated on Map 5, is allocated for residential development, and is expected to deliver up to 2 homes. The development of this site is expected to:

a) use the existing vehicular access from Marsh Lane, and maximise opportunities for safe pedestrian route/s from the site connecting with the village and its community facilities;

b) be accompanied by an archaeological assessment to inform how any remains will be preserved in situ or appropriately recorded;

c) avoid development within the areas indicated as at potential flood risk from fluvial or surface water flooding,

d) be accompanied by a site-specific flood risk assessment and drainage strategy that addresses the potential risk from groundwater flooding and the need for safe access and escape routes given the potential flooding on the wider highway network, ensures compliance with Government policy in relation to flood risk, as well as ensuring that pollution risks to groundwater can be effectively managed. Any drainage strategy should also consider the potential opportunity to create and enhance wetland habitats in line with the area's Local Nature Recovery Strategy and secure this where feasible,;

e) provide landscaping on the eastern site boundary to soften the 'new' edge of the village and contribute to local nature recovery in this high opportunity nature area;

f) contribute to the provision of heathland mitigation measures.

Land at West Green Cottages, off West Street



Under-used garden land

7.42 Garden land to the east of West Green Cottages was put forward in response to the call for sites in 2024. Whilst it is more remote from the settlement than other sites, it is still within acceptable walking distance of the village centre via West Street (which is now a 20mph zone for all but the last 200m). The potential to connect directly to the public right of way network (E30/16, E30/13) to provide an off-road alternative to access the village and its facilities should be explored. Checks will need to be made that the access accords with the relevant visibility splays.

7.43 The site falls within an area that could form part of a much wider banked field system of prehistoric origin that stretches across the northern end of the village. This field system was identified through lidar imaging, and the monuments layer does not specifically note that the banks cross the site, but further archaeological investigation is advised.

7.44 Apart from the southern edge of the site, the land is not anticipated to be at risk of flooding, within a flood risk zone, although like many parts of the village it is potentially susceptible to groundwater flood risk. The existing access to the site which serves the three cottages in this location crosses through the flood risk zones and therefore emergency access will need to be considered further as part of any flood risk assessment. The site also lies within Groundwater Protection Zone 2. It will be particularly important for applicants to provide sufficient information to demonstrate that risks to groundwater can be effectively managed, given groundwater levels[38]. The south-eastern part of the site (which coincides with the flood risk areas) also falls within high opportunity nature area for creating or enhancing wetland and river habitat, as identified in the Local Nature Recovery Strategy. As such, it would be appropriate to consider how any landscaping and drainage strategies could contribute towards such provision.

7.45 The site is relatively contained within the landscape, being approximately 200m from any public highway or right of way, and is therefore unlikely to have a significant visual impact, particular if of a scale in keeping or subservient to the existing cottages.

7.46 There are records of Great Crested Newt in the general vicinity of the site. Whilst there are no ponds on the site or likely to be directly impacted by the development, measures to improve the terrestrial habitat for this protected species should be considered.

7.47 The following policy sets out key criteria for this particular site, and must be considered alongside all other relevant policies in this Neighbourhood Plan.

[38] Regard should be had of the Groundwater Protection guidance https://www.gov.uk/government/collections/groundwater-protection

Policy 17. Land at West Green Cottages

Land at West Green Cottages, as indicated on Map 5, is allocated for residential development, and is expected to deliver up to 2 homes. The development of this site is expected to:

a) use the existing vehicular access onto West Street, and maximise opportunities for safe pedestrian route/s from the site connecting with the village and its community facilities;

b) be accompanied by an archaeological assessment to inform how any remains will be preserved in situ or appropriately recorded;

c) avoid development within the areas indicated as at potential flood risk from fluvial or surface water flooding, including future flood risk, and be accompanied by a site-specific flood risk assessment and drainage strategy that addresses the potential risk from groundwater flooding and the need for safe access and escape routes given the existing access and potential flooding on the wider highway network, ensures compliance with Government policy in relation to flood risk, as well as ensuring that pollution risks to groundwater can be effectively managed;

d) consider the potential opportunity to create and enhance wetland habitats in line with the area's Local Nature Recovery Strategy, and secure this where feasible;

e) contribute to the provision of heathland mitigation measures.

Abbots Court Dairy

7.48 Abbots Court Dairy lies of the course of the Roman Road that extends along East Street out of the village. The farm historically comprised the farm house to the east (now used as a wedding / events venue and related tourist accommodation), and the dairy farm and several workers cottages to the west, on the site of Abbot's Court. The 1st edition Ordnance Survey maps, dating back to the 1880s[39], show many established footpath connections in this location, linking back into the village and also north to join up to Hill Barn and Muston Lane, indicating the importance of this farm within the community.

7.49 The surviving red brick and slate farm buildings on the north-east part of the farm complex appear on the second edition of the OS map series[40], suggested that they were built at the turn of the 20th century. They are local landmarks in several views, and make a



Abbots Court Dairy (part of Abbots Court Farm)

[39] Dorset XXXIII.SW, published 1887 https://maps.nls.uk/view/101446721

[40] Dorset XXXIII.SW, Second Edition, published 1902 https://maps.nls.uk/view/101446718

significant contribution to the historic character of this part of the village. They are not well suited to modern farming methods, and in order to retain these buildings, their sensitive conversion would be supported.

7.50 The historic barns feature many original features such as ventilation slit openings, hoist doors, large door openings, and a possible cart shed, and would be considered to be a non-designated heritage asset. Employment or community uses are more likely to suit these buildings (rather than domestic use). Historic England's advice note Adapting Traditional Farm Buildings (Best Practice Guidelines for Adaptive Reuse)[41] should be followed.

7.51 The farm buildings to the south are of no historic merit, and are underused, although one is in active employment use (as a workshop for a welding and fabrication business). It may be possible to repurpose / replace such redundant buildings to meet local business needs, although careful consideration would need to be given to any significant traffic generation, as well as related noise etc from any industry on the amenity of nearby residents. Further infill development is unlikely to be supported given the rural character of the area and setting of the historic building. Given the site may have been part of a medieval grange, and substantial groundworks would need to be informed by an appropriate archaeological investigation

7.52 It is possible that bats may be roosting in some of the buildings, and priority should be given to retaining such roosts in situ where possible. A Preliminary Roost Appraisal (PRA) by a qualified ecologist will be required for works that could affect potential bat roosts, and also covering checks for barn owls. The presence of bats, if confirmed, will also have implications for any lighting schemes that may be proposed.



1887 OS Map, reproduced with the permission of the National Library of Scotland

7.53 The landowner has indicated that they do not consider residential development in this location would be compatible with the ongoing operations of their estate, but would be happy to consider employment / business uses. Checks will need to be made to ensure the previous uses have not resulted in contamination, and may require remediation to a suitable standard if contamination is found to be present.



East Street narrows to a single track lane

7.54 The main access to the site from Bere Road (C6) is via Church Street and along East Street. Neither of these roads are suitable for any significant increase in traffic given their narrow nature, lack of pavements and tight junctions. Whilst not part of the adopted highway, an alternative private access to the main highway network has been created linking from Abbots Court to north of the village, which should be used for larger vehicles, or high volumes of traffic (such has been informally agreed when the nearby Abbots Court Farm hosts a wedding party). Consideration should also be given to pedestrian safety improvements along the single track section of road back into the village, such as the provision of 'passing places' to reduce conflict between walkers, cyclists and motor vehicles using this route.

7.55 The easternmost buildings are indicated as being within an area that may be susceptible to groundwater flood risk, and there are small pockets of surface water flooding possible. As a result any development within this part of the site would need to conform to Government policy in relation to flood risk, and would require a site-specific flood risk

[41] https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/

assessment. There is no obvious flood risk in the rest of this area, and whilst access via East Street is subject to flood risk, alternative options for emergency access do exist. The site also lies within Groundwater Protection Zone 3. It will be particularly important for applicants to provide sufficient information to demonstrate that risks to groundwater can be effectively managed, given potential for pollution arising from various employment uses and groundwater levels[42].

7.56 The following policy sets out key criteria for this particular site, and must be considered alongside all other relevant policies in this Neighbourhood Plan.

Policy 18. Abbots Court Dairy

The sensitive conversion of the historic farm buildings at Abbots Court Dairy, and re-purposing / replacement of the modern farm buildings and related structures indicated on Map 5, for employment and / or community use is supported in line with Policy 11 / 12. The development of this site is expected to:

a) have regard to the historic interest of this site in line with national planning policy, and contribution these buildings make in wider views. This is likely to require:

- retaining and re-using vernacular materials and features which contribute positively to the historic character of the site, such as the ventilation slit openings, hoist doors, and large door openings;
- ensuring new fenestration and detailing is appropriately designed to respect the historic character of the site;
- mitigating the potential impact of parking areas and external storage.

b) if involving substantial groundworks, be accompanied by an archaeological assessment to inform how any remains will be preserved in situ or appropriately recorded;

c) consider and mitigate any adverse impacts on bats and barn owls if found to be present, including from any proposed lighting schemes;

d) contribute towards the provision of pedestrian enhancements to the single track section of East Street heading back into the village;

e) be accompanied by a transport statement proportionate to the scale and nature of the proposal that assesses the traffic impacts of the site and demonstrating that the residual cumulative impacts on the road network would not be severe, having regard to the character and function of the local highway network;

f) ensure that cumulatively the size and volume of traffic generated by the development would be unlikely to have a significant adverse impact on East Street and Church Street, taking into account their use by pedestrians, cyclists and equestrians and their historic interest, potentially through ensuring that larger vehicles, or high volumes of traffic, access the site via the private track to the north;

g) remove redundant buildings and related structures and undertake any necessary decontamination to ensure the site is suitably safe for future occupants;

h) avoid development within the areas indicated as at potential flood risk, or otherwise ensure compliance with Government policy in relation to flood risk, and ensure that pollution risks to groundwater can be effectively managed.

[42] Regard should be had of the Groundwater Protection guidance https://www.gov.uk/government/collections/groundwater-protection

Appendix 1: Supporting Documents / References

2021 Census Area Profile, https://www.ons.gov.uk/visualisations/customprofiles/build/ and https://www.nomisweb.co.uk

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Appendix 2: 2021 Census Area Profile

Source https://www.ons.gov.uk/visualisations/customprofiles/build/ - based on Winterborne Kingston Parish only

Population

2022

750

people

57,144,400 people in England

Rounded to the nearest 10 people

Source: Office for National Statistics – Mid Year Population Estimates

Small area: Output area

Number of households

2021

310

households

23,436,100 households in England

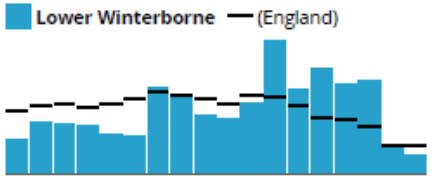
Rounded to the nearest 10 households

Source: Office for National Statistics – Census 2021

Small area: Output area

Age profile

2022



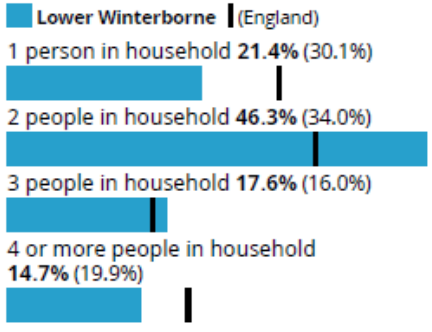
% of all people, 5 year age bands

Source: Office for National Statistics – Mid Year Population Estimates

Small area: Output area

Household size

2021



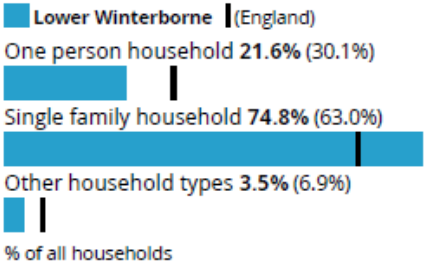
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Household composition

2021



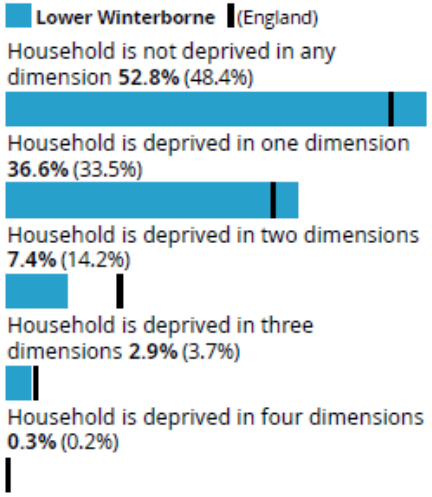
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Household deprivation

2021

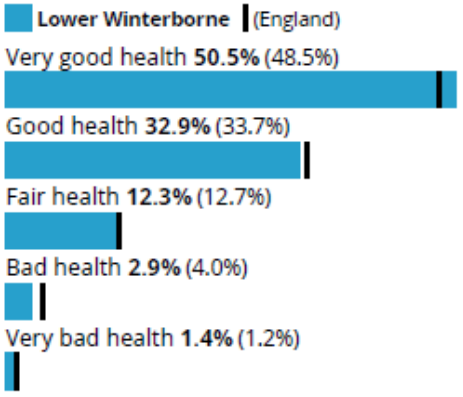


% of all households

Source: Office for National Statistics - Census 2021

General health

2021



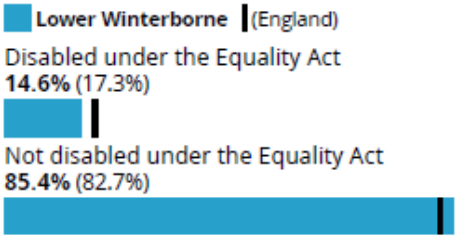
% of all people

Source: Office for National Statistics - Census 2021

Small area: Output area

Disability

2021



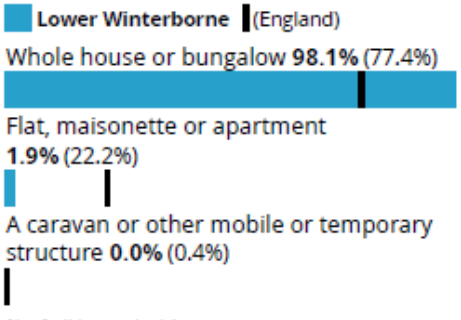
% of all people

Source: Office for National Statistics - Census 2021

Small area: Output area

Accommodation type

2021



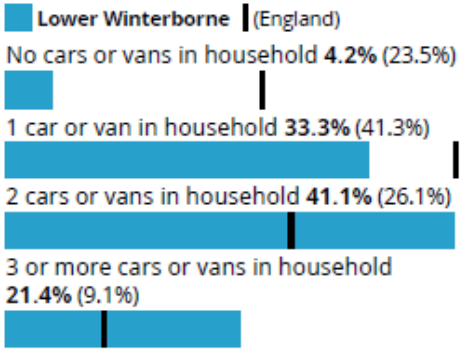
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of cars or vans

2021



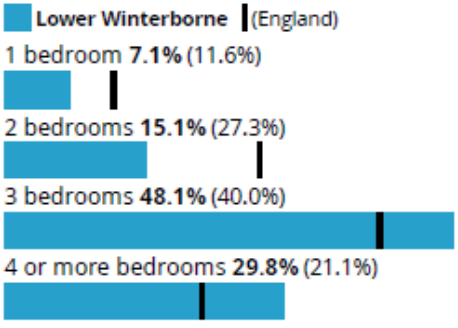
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021



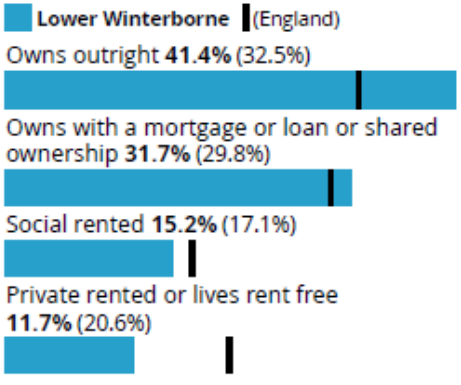
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021



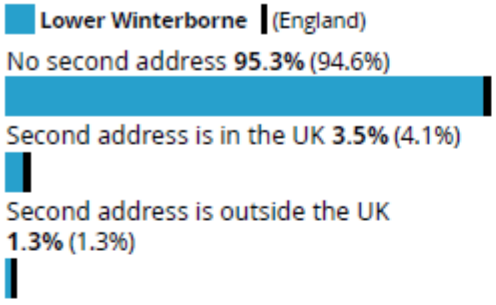
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Second address indicator

2021



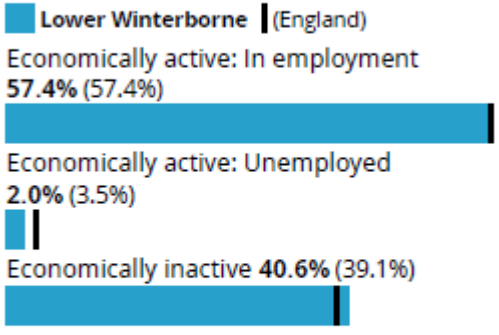
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Economic activity status

2021



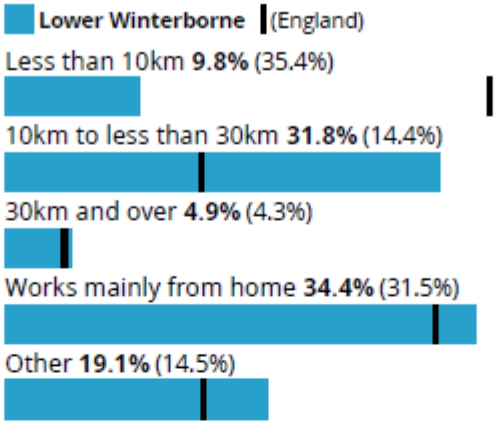
% of people aged 16 years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

Distance travelled to work

2021



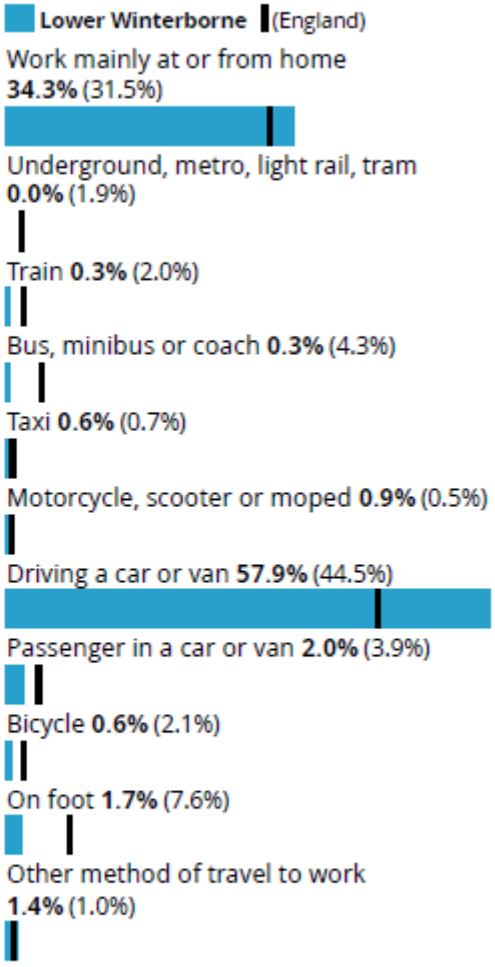
% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021

Small area: Output area

Method of travel to workplace

2021



% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021

Small area: Output area

Appendix 3: A Brief History of the Neighbourhood Plan Area

Winterborne Kingston

7.57 John Hutchins' book on the History and Antiquities of the county of Dorset provides an interesting account from the 1860s, and the Inventory of the Historical Monuments in Dorset, Volume 3, Central from 1970 includes further detail[43].

7.58 As well as giving a description of the various families and royal fealties recorded up to that time, Hutchins also references the earlier evidence of settlement. It notes the prominent tract of elevated to the south-east, on the border of the parish boundary with Bere Regis, that was believed to contain the remains of an ancient (Roman) British station. The book describes how, at that time, the fossa and agger (ditch and mound) – a common Roman defense system – could be observed, surrounded by numerous tumuli, four of which had been opened in 1850. Within its area were a series of circular depressions and other irregularities that suggested the remains of huts and other enclosures. The site was clearly linked to an ancient trackway leading towards Weatherbury Camp (an Iron Age hill fort) to the west, and another branching off in the direction of Woodbury Hill (another ancient hillfort) to the south-east. The course of the Roman Road, the believed to be part of the cross-country Via Iceniana, could be traced passing close to the station, heading through Winterborne Kingston broadly aligned to what is now Bagwood Road and East Street. Part of this road within the parish is now a scheduled monument[44]. The remains of a Romano-British residence were also found close to the Roman road (the Roman well being the main surviving feature). A lead coffin was found in a field west of Dairy House on the Bere Road[45], which possibly had the remains of a Roman soldier interred.

7.59 More recently, students and staff from Bournemouth University have been excavating the site every summer for over fifteen years - to date, an Early Bronze Age cemetery, a Later Bronze Age settlement, two areas of Early Iron Age settlement, a Middle Iron Age banjo enclosure, a Late Iron Age burial ground, a Late Iron Age settlement, a Roman villa and associated farm, a sub Roman cemetery and three areas of sub Roman settlement have been excavated, and they have found hundreds of artefacts, from ancient coins and pottery, to bones and elaborate bone tools[46].



"The Big Dig". photo courtesy of Bournemouth University

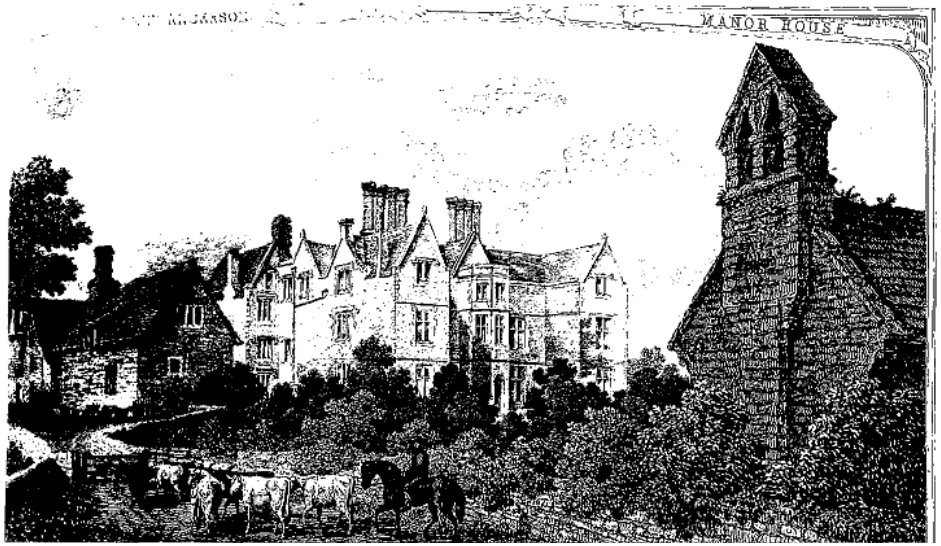
> *"On first opening the coffin the skeleton appeared nearly entire ; but, after a few minutes' contact with the atmosphere, the greater part became dust. Time enough, however, was afforded to notice what appeared to be shoes, one on each side of the feet. The soles remained nearly perfect, were thickly studded with large nails, and may probably be recognised as the "caliga," a kind of strong heavy sandal worn by the Roman military. The jaw was rather massive, and from other evidence the body would appear to have belonged to a young but precocious male individual."*
>
> Extract from page 148, History of Dorset
> by John Hutchins, 1861

[43] https://www.british-history.ac.uk/rchme/dorset/vol3
[44] https://historicengland.org.uk/listing/the-list/list-entry/1015351?section=official-list-entry
[45] This is indicated on the OS Map Dorset XXXIII.14 https://maps.nls.uk/view/106010199
[46] The Durotriges Project https://www.bournemouth.ac.uk/research/projects/durotriges-project and https://www.bournemouth.ac.uk/study/courses/durotriges-project-big-dig-field-school

7.60 Combs Ditch – another scheduled monument[47] - forms the northern border of the two parishes – believed to be an Iron Age boundary ditch running from Whatcombe Down to Sturminster Marshall, later enlarged into a formidable defensive earthwork by the end of the Roman period. There are various tumuli and other historic earthworks to either side along its length, and a prehistoric or Romano-British settlement is considered to be located here on Muston Down, once marked by banks, ditches and scarps, but now mostly levelled by ploughing.

Anderson

7.61 Anderson has previously gone under a variety of names including Winterborne Fiveash (most likely reflecting the five ash trees at that time) and other variations. It has been linked to various Dorset families, including the de Stokes, Turberville, Morton and Tregonwell families. Hutchins writes that the Manor House (which is now Grade I Listed[48]) was thought to have been built for John Tregonwell in 1622, possibly designed by the famous architect by Inigo Jones, and certainly in his style. More recent research[49] suggests that the house was begun in the 1590s by Sir John Moreton and purchased in 1613 by John Tregonwell, who finished the job. It is the birthplace of Lewis Tregonwell – the man credited with kick-starting the development of what is now Bournemouth as a holiday resort[50]. The grounds of Anderson Manor are also notable in their own right, with elements being separately Listed and the whole (including the tree-lined avenue reaching down to the A31) registered as a Grade II historic garden[51]. During World War II the manor and grounds were requisitioned and used initially as the headquarters of the 'Small Scale Raiding Force' and later as a training centre for Special Operations. Other Listed Buildings in this hamlet include the Stable Cottage, the redundant (now private) Church of St Michael, and the former Rectory, which is on Marsh Lane. There are about 40 houses in the hamlet.



Sketch of the Manor at Anderson, 1861, courtesy John Hutchins

Winterborne Muston

7.62 Winterborne Muston's more diminutive manor – described as a "large cottage built to look like a miniature manor house"[52], is a Grade II* Listed building[53], built in the late 18th century, having a two-storey porch imitate that found at the nearby Anderson Manor. The hamlet is now little more than a farm and a few

[47] https://historicengland.org.uk/listing/the-list/list-entry/1002400?section=official-list-entry
[48] https://historicengland.org.uk/listing/the-list/list-entry/1118633?section=official-list-entry
[49] In the footsteps of Treves: the Winterbornes by Steve White and Clive Hannay, Dorset Life Magazine May 2012
https://web.archive.org/web/20121111085856/http://www.dorsetlife.co.uk/2012/05/in-the-footsteps-of-treves-the-winterbornes/
[50] https://dorset-ancestors.com/category/anderson/
[51] https://historicengland.org.uk/listing/the-list/list-entry/1000708?section=official-list-entry
[52] Roland Gant, in his book Dorset Villages, 1980
[53] https://historicengland.org.uk/listing/the-list/list-entry/1304719?section=official-list-entry

cottages, but earthworks to the east and west indicate the remains of a more substantial medieval settlement in this area. This area is also linked to Abbots Court (being in the same tithing), and Hutchins records the founding of the abbey in 1230, the lands previously being held by the Muston / Musters family.

Winterborne Tomson

7.63 The earliest known mention of Winterborne Tomson is in Anglo Saxon Charters which note that 942 AD King Edmund made a grant of 8 hides of land (961 acres) to Wynflaed, a nun[54]. Wynflaed was the first British woman to leave a written will, now held in the British library, a fascinating testament to life in 10th century England. Her daughter, Saint Elgiva of Shaftesbury, married King Edmund I[55].

7.64 In his descriptions of Dorset at the turn of the 20th century, Frederick Treves refers to Winterborne Tomson as where "The village of this place has long ago departed, leaving behind only the manor house, some farm buildings, and a lowly church. It is among the outhouses that the church is to be found, for it is merely an appendage of the farmyard."[56] The deserted medieval settlement lies to the south, with earthworks clearly discernable in places – by the 15th century the parish was exempt from taxes, indicating a population of fewer than 10 people[57].

7.65 . The modest Norman flint church is Grade I Listed[58], and is one of only four single-cell Norman churches in England, and the only one in Dorset. It was greatly loved by the author Thomas Hardy, who put the proceeds from the sale of some of his manuscripts towards its repair in the late 1920s / early 1930s. The works were overseen by the architect A R Powys from the Society for the Protection of Ancient Buildings, who notes the works as a fitting memorial to Hardy[59]. Powys was buried in the churchyard, and the church is now cared for by the Churches Conservation Trust[60].

7.66 Tomson Farm House, an early 17th-century house, is also Listed (Grade II*)[61] as well as a barn in its curtilage[62].



"The building and its setting (for on the north side it rises direct from the barton of a farm) is exactly such as simulated in the mind of Thomas Hardy in his descriptions of Dorset scenery. The deserted hamlet of Winterborne Tomson lies on the norther of that heath country to which he gave the name of Egdon. It rests quietly amid the watermeadows of the brook which in the winter months swells almost to the size of a river."

Extract from 1929 report to
The Society for the Protection of Ancient Buildings

[54] https://esawyer.lib.cam.ac.uk/charter/485.html
[55] https://freepages.rootsweb.com/~otstott/family/ind350.html
[56] Highways and Byways in Dorset by Sir Frederick Treves, 1906
[57] https://www.british-history.ac.uk/rchme/dorset/vol3/pp4-8
[58] https://historicengland.org.uk/listing/the-list/list-entry/1118600?section=official-list-entry
[59] https://www.dorsetbuildingstone.org/winterborne-tomson.html
[60] https://www.visitchurches.org.uk/visit/our-churches/st-andrews-church-winterborne-tomson-dorset
[61] https://historicengland.org.uk/listing/the-list/list-entry/1324258?section=official-list-entry
[62] https://historicengland.org.uk/listing/the-list/list-entry/1118601?section=official-list-entry

Appendix 4: Potential Non-Designated Heritage Assets

Label	Name	Status	Grid reference (X,Y)	
LL01	Brookly Cottage	Local List 2015	385668	97793
LL02	Old Nottings	Dorset Council Conservation Officer identified 2026	385722	97667
LL03	1 & 2 Kingston Barnyard	Dorset Council Conservation Officer identified 2026	385828	97663
LL04	Kingston Farmhouse	Dorset Council Conservation Officer identified 2026	385840	97607
LL05	Little Kingshaw	Dorset Council Conservation Officer identified 2026	385863	97645
LL06	Arnold's Cottage	Local List 2015	386103	97663
LL07	Cobblers Cottage and Fernside Cottage	Dorset Council Conservation Officer identified 2026	386118	97696
LL08	The Old Chapel/ Congregational Chapel	Dorset Council Conservation Officer identified 2026	386150	97709
LL09	The Laurels	Dorset Council Conservation Officer identified 2026	386158	97659
LL10	Lilac Cottage	Dorset Council Conservation Officer identified 2026	386188	97672
LL11	The Smithy and Cosy Nook	Local List 2015	386193	97641
LL12	South View	Local List 2015	386230	97503
LL13	Lantern Cottage	Local List 2015	386251	97500
LL14	Old School House	Dorset Council Conservation Officer identified 2026	386268	97581
LL15	The Olde Bush	Dorset Council Conservation Officer identified 2026	386305	97609
LL16	Cob Cottage	Dorset Council Conservation Officer identified 2026	386427	97661
LL17	167 - 168 East Street	Dorset Council Conservation Officer identified 2026	386457	97670
LL18	Barns at Abbots Court Dairy	Dorset Council Conservation Officer identified 2026	386713	97938
LL19	1 - 3 Tomson Cottages	Dorset Council Conservation Officer identified 2026	388389	97364
LL20	Dairy Cottage	Dorset Council Conservation Officer identified 2026	388465	97389


Winterborne Kingston
LL01
LL02
LL03
LL04
LL05
LL06
LL07
LL08
LL09
LL10
LL11
LL12
LL13
LL14
LL15
LL16
LL17
LL18
0 20 40 60 80m
Locally Important Historic Building
Local List 2015
CO identified 2026
Winterborne Tomson insert
LL19
LL20
© Crown copyright and database right. All rights reserved (AC0000867124) 2026

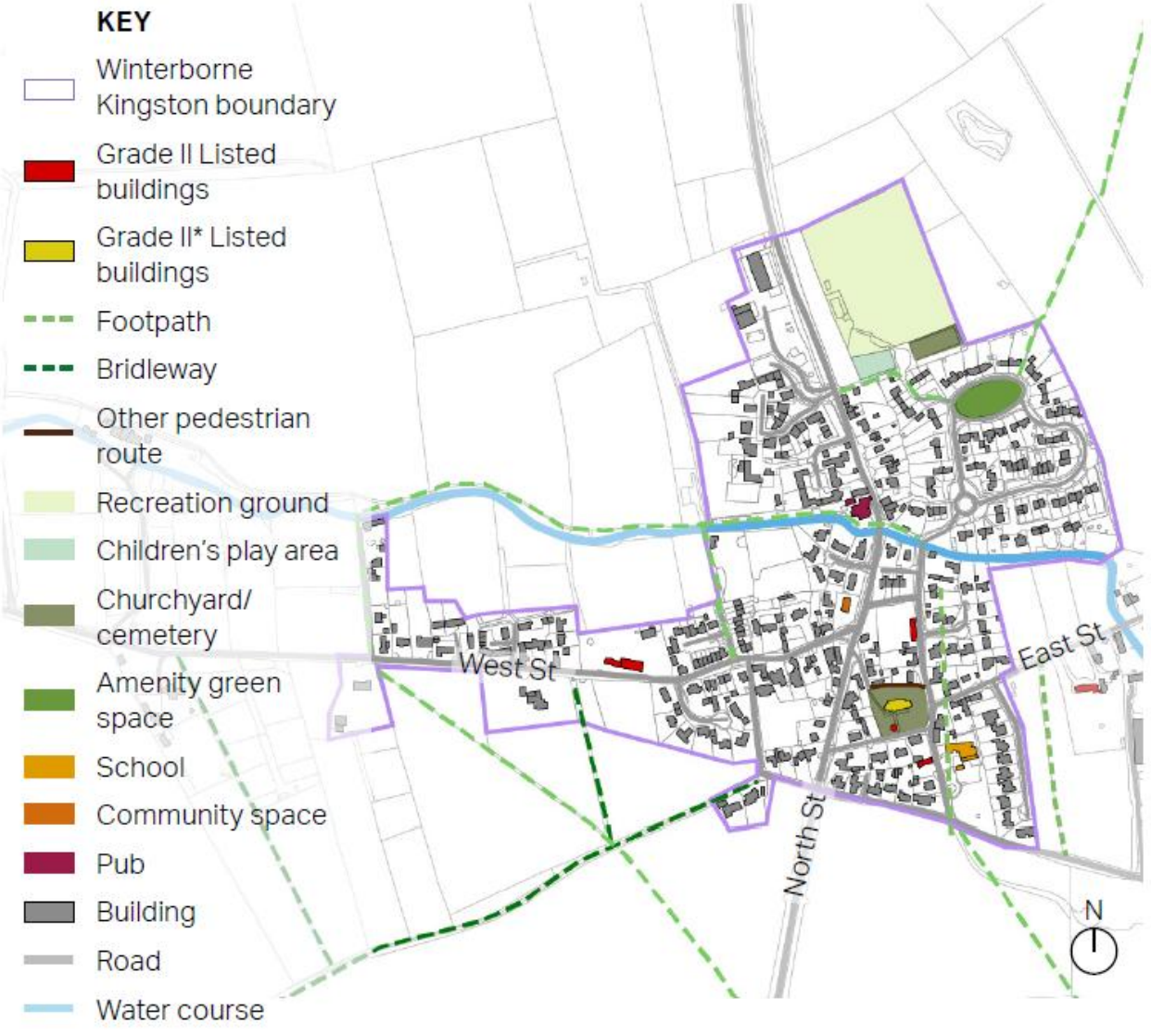
Appendix 5: Character Analysis

Winterborne Kingston

This area covers the main village in the NA, Winterborne Kingston.

Winterborne Kingston	Calculations
Indicative Dwellings per Hectare (DpH):	20 DpH
Typical plot size range:	Smaller plots: 5m (W) x 16.5m (L) Larger plots: 20m (W) x 37m (L)

Density calculations are based on a sample of tested areas, and refer to gross densities.



This map is not definitive, and has no legal status, in relation to the public rights of way shown.

Topic	Analysis	Suggested approach to design
Building height and density	Low building heights of one to two storeys and low building density of 15 to 20dph.	The roofline of any new development must be broadly in keeping with existing rooflines. New buildings should not generally be taller than two storeys (although there may be occasions when a 2½ storey building would be acceptable). The existing density level of the village should be retained to preserve the rural and tranquil character. New development should incorporate building gaps, open green spaces, and gardens to ensure density remains low.
Materials and design details	There is a mix of materials and design details. Older parts of the village use traditional materials and more generous detailing. The majority of vernacular buildings in the area feature casement windows with glazing bars. Examples of sympathetic new development include thatch roofs and use of flint, without overly detailed frontages and fascias. In general successful built form uses a variety of materials and good quality detailing.	New development must consider the traditional material palette and use good quality detailing appropriate for the rural context. Monotonous design must be avoided. Green and alternative technology materials (especially when using locally based materials) are encouraged. Proposals should be justified and supported by appropriate data, descriptions, and details.
Plot definition, building setback and orientation	Setback varies in the village, but generally creates a strong presence of buildings on the street, especially along key historic routes. There are some layouts of buildings that mimic more agricultural forms, with buildings arranged around central yards and these can be successful for new developments.	New development should be consistent with existing building lines whilst maintaining the informal pattern of development with subtle setback differences across the streetscape. In general buildings should have a strong presence over the street unless this would detract from a nearby sensitive historic building. Low walls and hedges should be used as boundary treatment.
Green spaces	Existing green spaces of good quality include the churchyard, the cemetery, a small amenity green space on Broad Close, the path along the river, and the recreation ground with a children's play.	Ensure that open green spaces are incorporated in new developments and that such spaces are overlooked by active frontages of buildings to ensure natural surveillance. SuDs should be implemented at key places to mitigate flooding issues.
Road layout and active travel	The area benefits from a well-established footpath network, with routes extending into the surrounding countryside and along the river. The primary east–west connecting lanes, as well as sections of key historic routes such as Bere Road and North Street, lack continuous, safe pedestrian infrastructure. Additionally, several recent cul-de-sac developments have been delivered without allowance for future permeability, limiting the potential to form new movement links and undermining the integration of subsequent developments.	Development beyond the scale of the single plot must provide or promote pedestrian-friendly environments that prioritise safe and accessible walking routes. New walking and cycling routes should connect to the current footpath network to form a cohesive route network. Signage to walking routes should be clear and use appropriate materials for the rural character of the area, for example wooden fingerposts. Permeable and non-migratory materials should be used for walking routes to reduce surface water flooding.

Positive examples and approaches to design

Example of recent housing that uses detailing and a variety of material drawing from the traditional material palette.

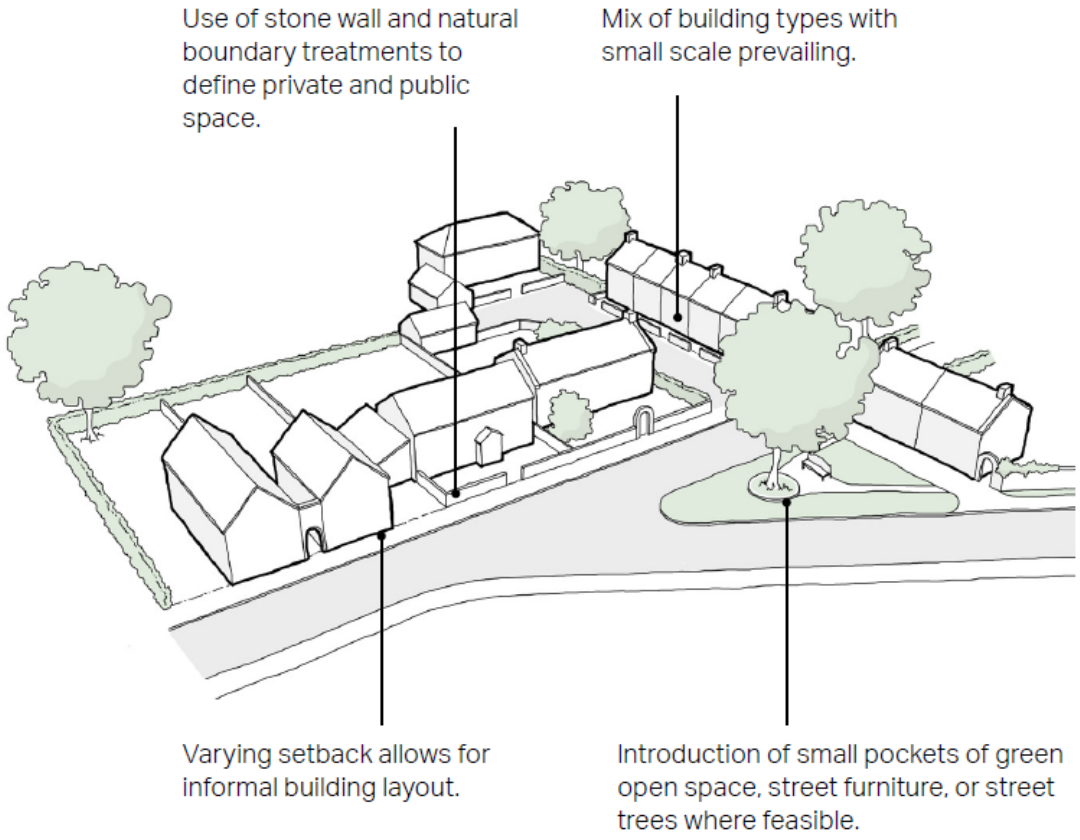


Open green spaces overlooked by buildings.



Use of slate and thatch in roofs, with changes and chimneys creating interest in the roof form / profile.

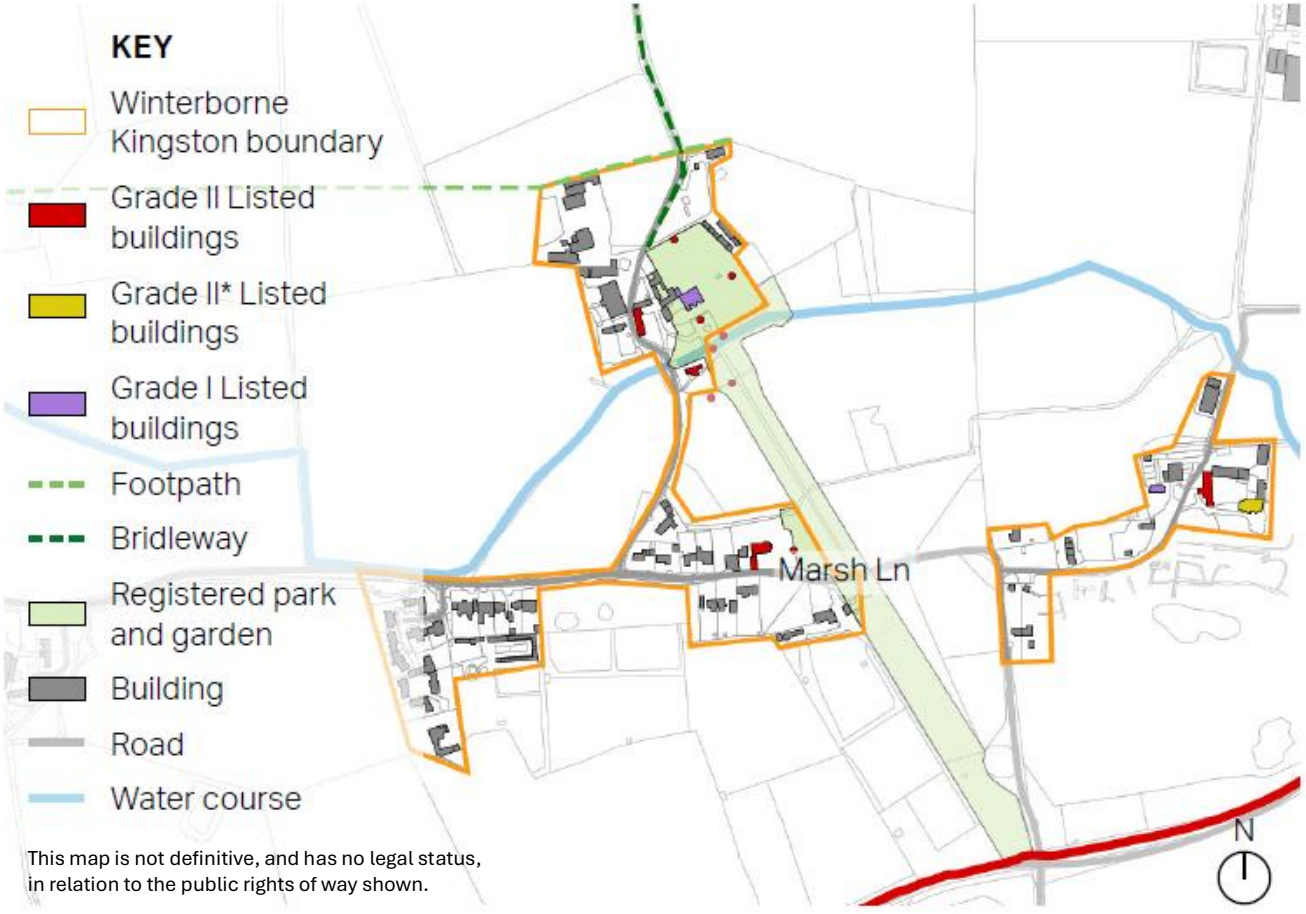




Outlying hamlets - Anderson and Tomson

Historic Block	Calculations
Indicative Dwellings per Hectare (DpH):	10 DpH
Typical plot size range:	Smaller plots: 12m (W) x 36m (L) Larger plots: 22m (W) x 55m (L)

Please note: Density calculations are based on a sample of tested areas, and refer to gross densities.



Topic	Analysis	Suggested approach to design
Building height and density	Low building heights of one to two storeys and very low building density of 6-12 dph.	The roofline of any new development must be consistent with the existing rooflines and new buildings should not normally be taller than two storeys (and 2½ at most when justified). The existing density level should be retained to preserve the rural and tranquil character through maintenance of large development gaps, open green spaces, and gardens to ensure density remains low.

Topic	Analysis	Suggested approach to design
Materials and design details	Traditional building materials are used including stone, flint, thatch, red brick, and render. There is also use of weatherboarding in this area reflecting the agricultural and rural character of the hamlets. Weatherboarding is natural, dark coloured, or painted timber.	New development must consider the traditional material palette. Traditional agricultural styles can be well-fitting in this area. Large areas of uninterrupted glazing on the building facade is not in keeping with the local character and should generally be avoided.
Plot definition, building setback and orientation	Where there is linear development along main lanes, buildings are well set back from the lane with high, primarily natural boundaries usually in the form of high hedgerows. Development is also set on small lanes which branch off from the main road. Setback of buildings along these smaller lanes is smaller with higher enclosure; however the lanes are well concealed from the main road with natural screening.	Linear development along main lanes should use setback distances which match or exceed existing setback distances, greater than 9m. Development of more than one building could use short, winding lanes/closes with high natural boundary treatment screening these buildings from the road. Any new development should incorporate sufficient landscaping to maintain the area's rural character.
Green spaces	The green, rural feel in the area is key to its character. Plots tend to be large and have generous gardens which contribute to the rural feel.	Any new development should incorporate adequate garden spaces. This includes any conversions or extensions which should retain garden space.
Heritage assets	There are particularly important heritage assets in this area, including the Grade I listed Anderson Manor, its associated Grade II listed park and garden, and the Grade I listed Church of Saint Andrew.	The setting of heritage assets must be preserved. This should be through maintenance of the surrounding green spaces, protection of views towards the assets, and sensitive placement, scale and design of any new development in close proximity to these assets.

Positive examples and approaches to design



Use of traditional materials: thatch, red brick, render and stone.



Open countryside and uninterrupted, long distance views.



Traditional agricultural structures using local and traditional material palette.



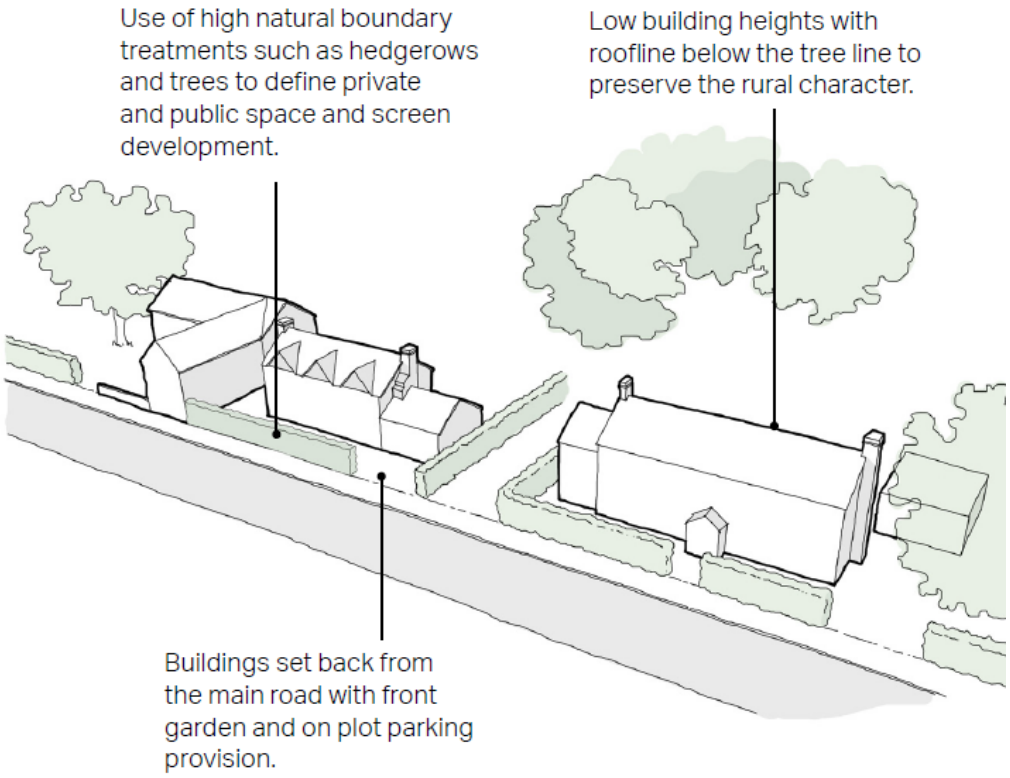
Heritage asset and its open green space setting.



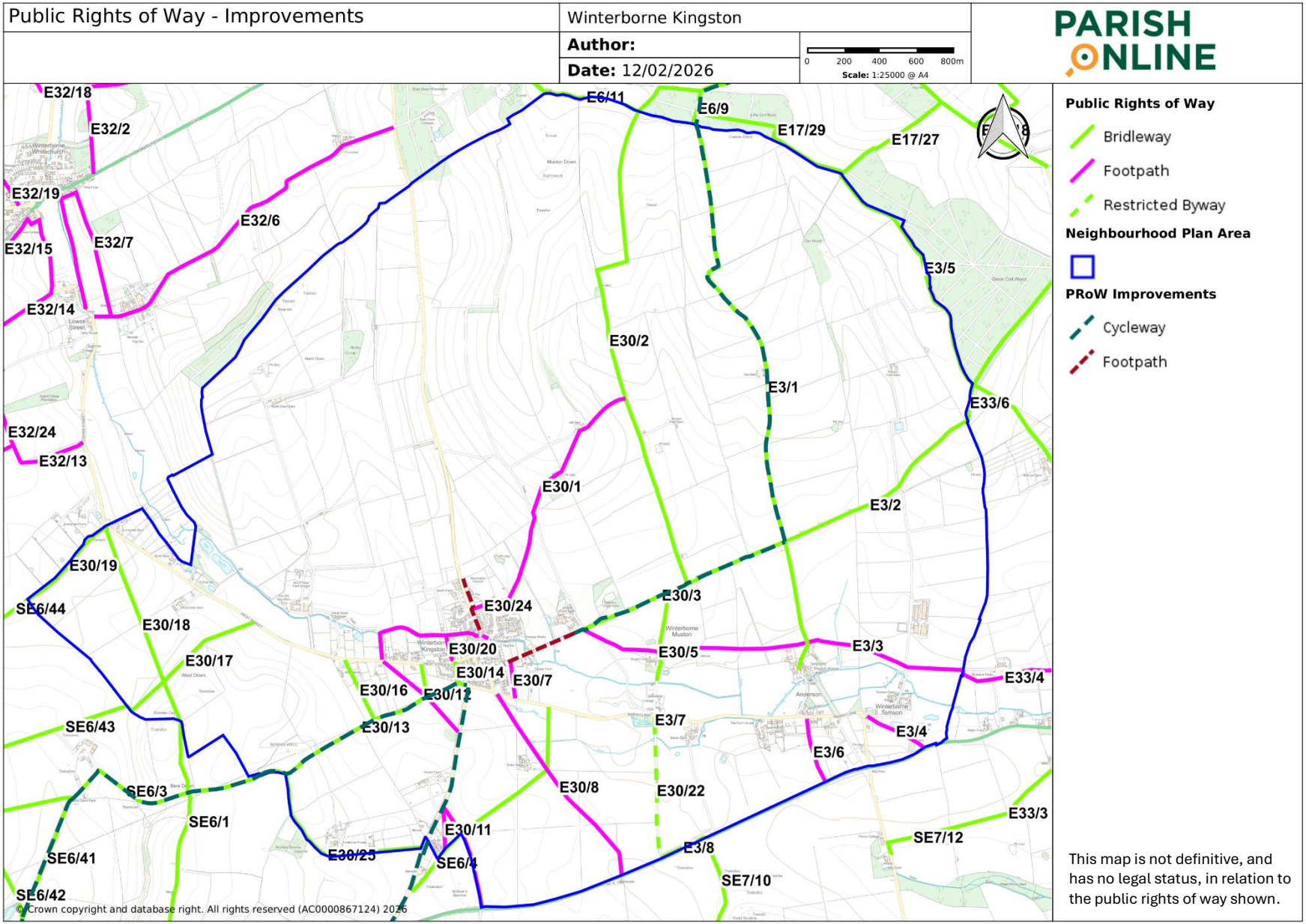
Use of traditional materials - brick and flint, slate tiles and windows with glazing bars – although the unbalanced window shapes / placements are less appropriate.



Well set back development with permeable driveway material.

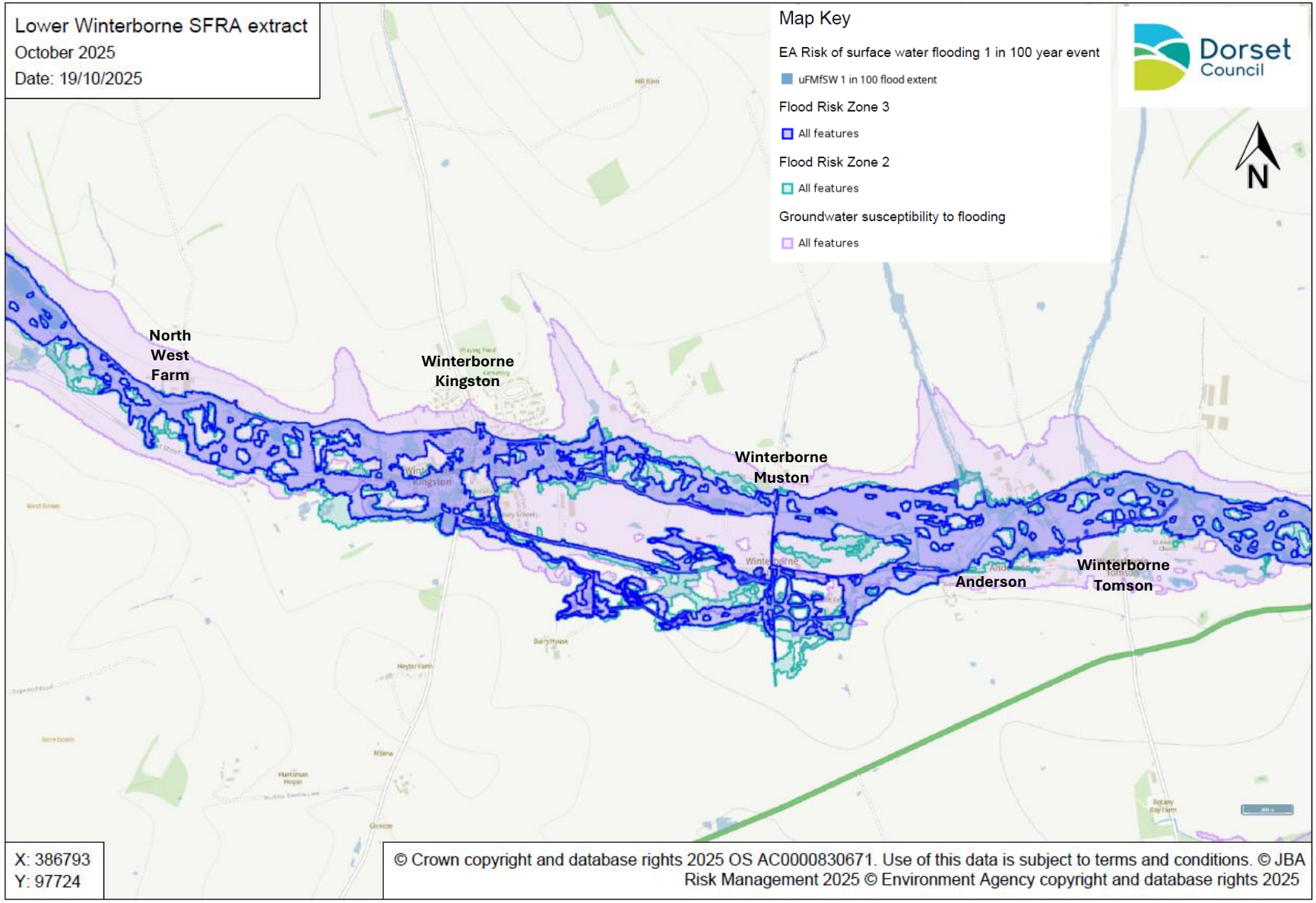


Appendix 6: Potential Cycleway Routes

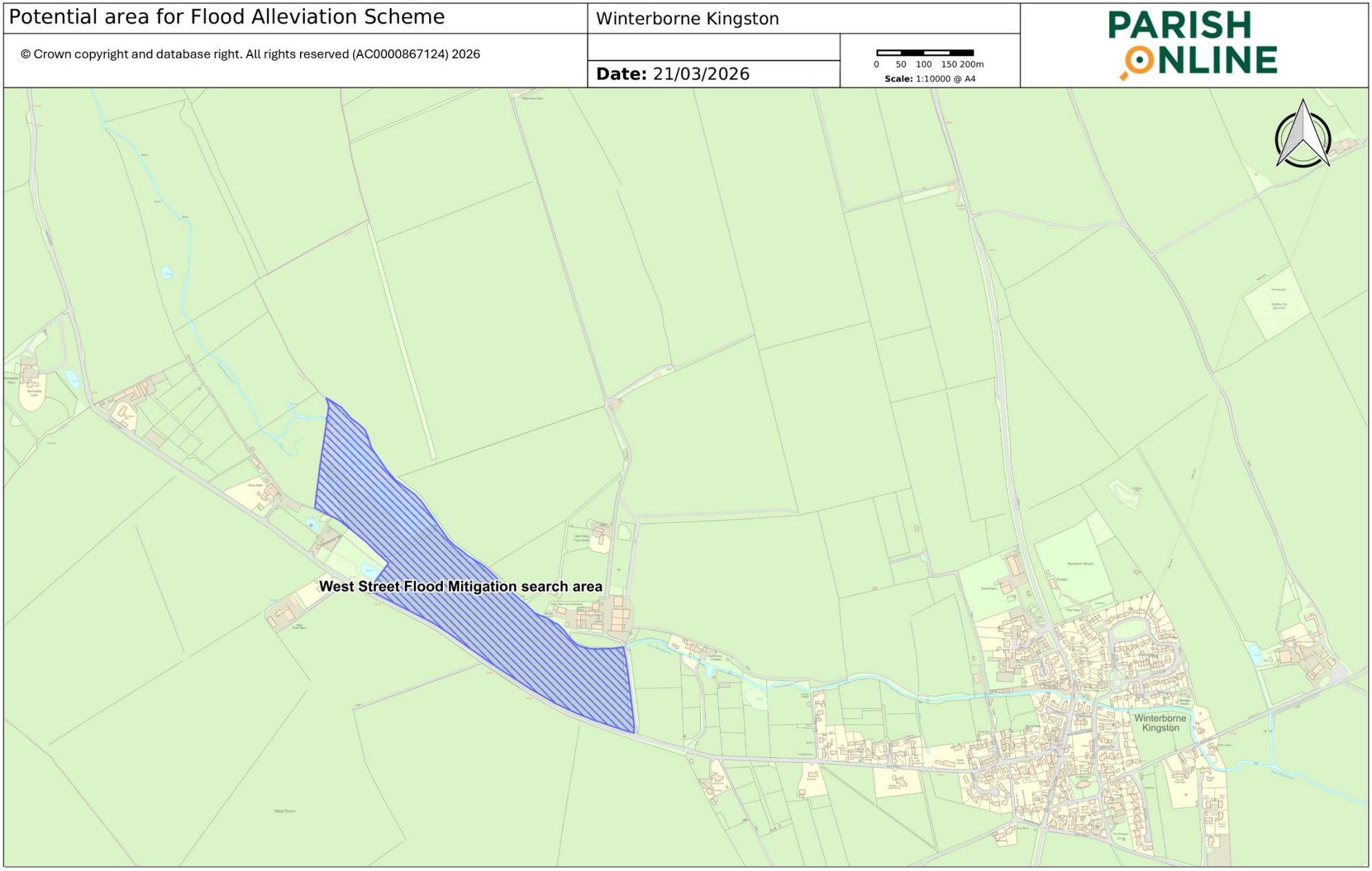


Appendix 7: Map showing Flood Risk Areas

For further information on flood risk please refer to the maps accompanying the SFRA https://gi.dorsetcouncil.gov.uk/dorsetexplorer/sfra#map



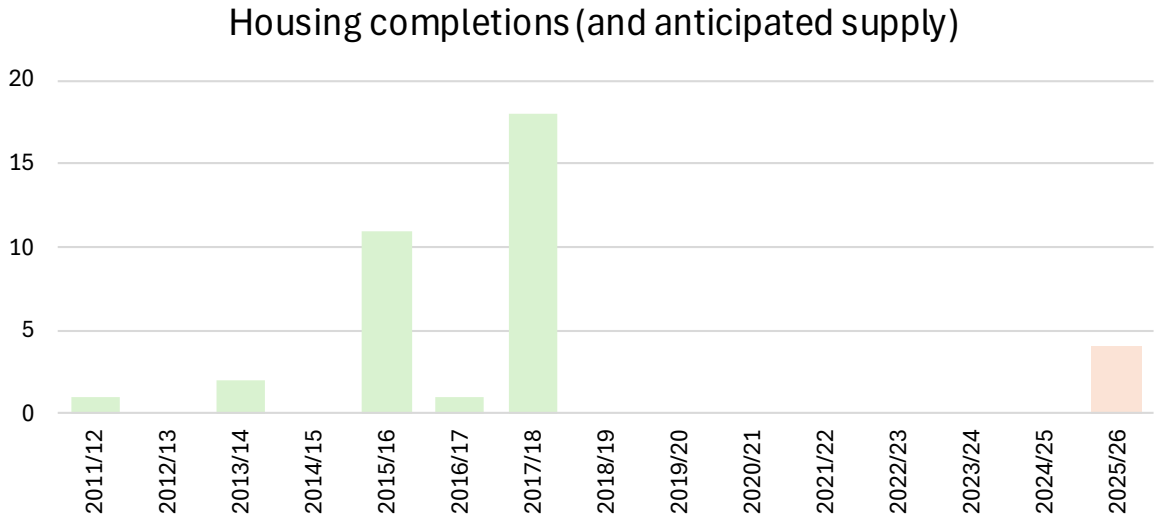
Appendix 8: Potential area for Flood Mitigation Scheme



Appendix 9: Housing Needs and Supply data

Past build rates (2011-2024)

Total of 33 dwellings have been built in the period between 2011 to 2025, giving a typical average of between 2 – 3 dwellings each year, and a maximum recorded annual delivery of 18 dwellings, which was possible through the redevelopment of the former Scats Country Stores site on North Street (now Wind Whistle Way).



Housing Land Supply (as of April 2025)

Planning permission for 4 dwellings was granted in August 2023 (P/OUT/2023/00473) for land at Thorpe Farm on Marsh Lane, following on from an earlier prior approval application (under permitted development rights) for the conversion of the agricultural buildings on that site to create four dwellings. The reserved matters application was granted in June 2024, and the homes are expected to be completed in 2025/26. The erection of a replacement dwelling (demolition of existing dwelling) associated with Thorpe Farm Bungalow (P/FUL/2023/02681) has not provided any net change and therefore is not included in the supply figures.

Affordable housing needs

The following data was provided by Dorset Council's Housing Enabling Team from the Council's affordable housing register. For definition of housing need bands (and who is eligible) please refer to https://www.dorsetcouncil.gov.uk/w/housing-register-bands.

Local Connection housing need, November 2024						
Bedrooms	**1**	**2**	**3**	**4**	**5+**	**Total**
Submitted - to be assessed						**-**
Band A - Urgent Housing Need						**-**
Band B - High Housing Need		3				**3**
Band C - Medium Housing Need	1		2			**3**
Band D - Low Housing Need	4	2	2			**8**
Total	**5**	**5**	**4**	**-**	**-**	**14**

Preferred Area housing need, November 2024						
1	**2**	**3**	**4**	**5+**	**Total**	**All**
	2	1			**3**	**3**
		1			**1**	**1**
	2	1			**3**	**6**
4	5	2			**11**	**14**
10	7	2			**19**	**27**
14	**16**	**7**	**-**	**-**	**37**	**51**

Those expressing a preference for affordable housing in the area do not have a local connection and may express a preference to be housed in other parishes. These additional 37 households are therefore not an expression of local need, but may be considered in terms of the strategic need for affordable housing.

2021 Census data – housing mix

The following data is taken from the 2021 Census available online[63]. The Neighbourhood Plan area spans across three lower output areas, one of which is share with the adjoining parish of Winterborne Zelston. Therefore data from the shared output area is 'split' across the two areas and is used to generate a reasonable proxy estimate on this basis.

TS050 Number of bedrooms	NP area		Dorset	
Total: All households	358		169,261	
1 bedroom	24	7%	14,932	9%
2 bedrooms	53	15%	45,806	27%
3 bedrooms	168	47%	67,982	40%
4 or more bedrooms	114	32%	40,541	24%

TS054 - Tenure	NP area		Dorset	
Total: All households	355		169,261	
Owned	257	72%	119,154	70%
Shared ownership	2	1%	1,620	1%
Social rented	48	14%	20,836	12%
Private rented	49	14%	27,612	16%
Lives rent free	0	0%	39	0%

Dorset Local Housing Needs Assessment

The Dorset and BCP Local Housing Needs Assessment[64], prepared by Iceni Projects Limited in November 2021 and published early 2022, considers the housing need mix across the county, including a breakdown to sub-areas. The NP area lies within the Eastern Dorset sub-area and includes Blandford Forum. The modelled size requirements for this subarea are shown in the following table, and compared to the adopted Local Plan policy split. This is broadly similar to the existing Local Plan policy provision in the 2016 North Dorset Local Plan (also shown).

2021 LHNA split	Bedrooms			
	1	2	3	4+
Market housing	5%	34%	44%	17%
Affordable home ownership	20%	39%	30%	11%
Social / affordable rented	39%	34%	24%	3%

North Dorset Local Plan Policy 7 split	Bedrooms			
	1	2	3	4+
Market housing	40%		60%	
Affordable home ownership	60%		40%	
Social / affordable rented				

[63] https://www.nomisweb.co.uk/

[64] published as part of the Local Plan evidence base https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan

Appendix 10: Map of Community Facilities (2026)

