



PARNHAM PARK

ANSWERING SOME OF YOUR FAQs

What are we proposing for Parnham?

As outlined in the planning application, our proposal aims to secure the long-term future of this incredibly important house and estate through a viable, sustainable use. James and Sophie are committed to preserving Parnham Estate for the enjoyment of our neighbours, the Dorset community, and future generations. The vision is to continue to develop Parnham as a high-quality hospitality venue, featuring a restaurant, private hire, weddings, art exhibitions, and an ever expanding diary of events including food festivals, contemporary craft fairs, open gardens, acoustic concerts, guest speakers and creative workshops.

What is Enabling Development?

Enabling development is a planning policy specifically designed in order to help save and restore important historic assets. In these cases, new buildings or homes may be permitted, usually on nearby land, if the profits are used to secure the future of the heritage site and the public benefits clearly outweigh any potential harm caused by the new development.

How are the funds from the Enabling Development used?

ALL money generated from the enabling development is held by the council. The client can only draw down these funds AFTER repair works to the heritage asset have been completed and verified by the council and its consultants. This process is secured through a Section 106 agreement, which legally links the new development to the required repair work. It is supported by detailed financial assessments to ensure costs and profits are reasonable, and planning conditions that set out when repairs must be carried out. The council then monitors the work to make sure the funds are genuinely used for restoring the heritage site.



PARNHAM PARK

ANSWERING SOME OF YOUR FAQs

Impact on services and traffic

Many people have raised concerns about sewage capacity, and we recognise this is a significant issue for the area. Our proposal includes two new on-site treatment plants that will fully manage the estate's wastewater needs and help to ease pressure on the existing Beaminster system. The estate already has an electricity exchange, and a new proposed exchange will provide the additional capacity needed without placing extra strain on local infrastructure. The proposals include reinstating Parnham's original 16th-century main entrance and then the grand gateway between the Dower Houses. This will enhance the estate's historic character, improve traffic flow and legibility for visitors.

Local jobs and economy

The proposed development will create over 50 on-site jobs and generate up to 60 additional roles across Dorset through wider economic benefits. It will boost local employment, spending, and tourism, supporting Beaminster's heritage, rural character, and local businesses such as cafes, shops, and accommodation providers. By promoting sustainable tourism and new job opportunities, the project will strengthen the local economy and contribute to Dorset's wider rural growth. During the construction phase, the development is anticipated to generate hundreds of jobs and provide significant opportunities for local suppliers. For more detailed information on this, please review the Financial Feasibility document that is attached to the public planning document.

Local wildlife and environment

We have worked closely with specialists in ecology, heritage, transport, and landscape design to ensure the proposals are responsible and carefully planned. More than twenty technical studies have informed the design, from housing layout and access to wildlife corridors and tree protection. The scheme will deliver a biodiversity net gain through new native planting, the retention of existing trees and hedgerows, and a reinstated riverside walk along the River Brit, enhancing habitats for species such as kingfishers and otters. Sensitive management of the river and lake is also proposed. This work will help regulate river flow and address historic flooding concerns both upstream and downstream of the estate, while supporting the long-term health of the water environment.