

## **STURMINSTER NEWTON NEIGHBOURHOOD PLAN 2016 - 2031**

North Dorset District Council is satisfied that the Sturminster Newton Neighbourhood Plan 2016 – 2031, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

**A referendum will therefore be held on Thursday 21 February 2019.**

### Background

The Sturminster Newton Neighbourhood Area was designated in February 2014 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Sturminster Newton Town Council and the designated neighbourhood area is Sturminster Newton civil parish.

In September 2017, Sturminster Newton Town Council submitted its draft neighbourhood plan and supporting material to North Dorset District Council. The District Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Town Council was notified of the District Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 6 April to 25 May 2018, and an independent examiner, Mr Terrence Kemmann-Lane JP DipTP FRTPI MCMI, was appointed to examine the Plan. The examiner's report was received on 26 November 2018.

In summary, the examiner's report concluded that the Sturminster Newton Neighbourhood Plan 2016 – 2031 would meet the basic conditions and other legal requirements, subject to modifications.

North Dorset District Council considered each of the recommendations and modifications contained in the examiner's report at its Cabinet meeting on 14 January 2019. In considering the conclusions of the independent examiner, the District Council agreed that the legal requirements and basic conditions had been met. The modifications agreed by the District Council's Cabinet, including the Examiner's recommended modifications, are set out in Appendix A and Appendix B of this document.

The Council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

## The area covered by the Sturminster Newton Neighbourhood Plan 2016 – 2031

The neighbourhood plan area covers the area of Sturminster Newton civil parish only. The parish lies within the District of North Dorset in the county of Dorset.

### Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

The referendum will therefore be held over the neighbourhood area, which is the same area as Sturminster Newton civil parish. In accordance with The Neighbourhood Planning (Referendums) Regulations 2012, as amended, the referendum for the Sturminster Newton Neighbourhood Plan will be held on 21 February 2019 and information about it will be published on the District Council's website and made available for inspection no fewer than 28 days before the referendum.

### Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at [www.dorsetforyou.gov.uk/sturminster-newton-neighbourhood-plan](http://www.dorsetforyou.gov.uk/sturminster-newton-neighbourhood-plan) and at:

- **North Dorset District Council offices**, South Walks House, South Walks Road, Dorchester DT1 1UZ which is open Monday to Thursday 8.30am to 5pm, and Friday 8.30am to 4.30pm.
- **Town Council Offices**, Old Market Hill, Sturminster Newton, DT10 1FH which are open Monday to Friday 9.30am - 12.30pm.
- **Sturminster Newton Library**, Bath Road, Sturminster Newton, DT10 1EH which is open on Monday 9.30am to 12.30pm and 12.30pm to 2.30pm, Tuesday 2pm to 5pm, Thursday 9.30am to 12.30pm and 2pm to 6.30pm, Friday 2pm to 5pm, and Saturday 9am to 12.30pm. The library is closed Wednesday and Sunday.

## APPENDIX A

# STURMINSTER NEWTON NEIGHBOURHOOD PLAN 2016 TO 2031: MODIFICATIONS

Text shown underlined is proposed to be inserted within the plan as submitted and text shown as ~~struckthrough~~ is proposed for deletion from the plan as submitted.

### Abbreviations

IOWA – Important Open or Wooded Area      LPP1 – Local Plan Part One      NDDC – North Dorset District Council      NPPF – National Planning Policy Framework      NP – neighbourhood plan  
 PPG – Planning Policy Guidance      Reg 16 – Regulation 16 of the Neighbourhood Planning Regulations      SHMA – Strategic Housing Market Assessment      SN - Sturminster Newton  
 SNNP – Sturminster Newton Neighbourhood Plan      SNTC - Sturminster Newton Town Council

### IMPORTANT NOTES:

- In addition to the amendments identified below, the referendum version of the neighbourhood plan will include additional changes required as a knock-on effect from the Examiner's formal recommendations. For example, the change in status of the reserve housing allocations necessitates amendments to the relevant 'area' maps and 'concept and issues diagrams'. Furthermore, the deletion of Policy 39 (Land adjoining the Bull Tavern) will require changes to some of the policy numbers and paragraph numbers.
- Opportunity will also be taken to correct any errors identified, as the local authority is permitted to do under paragraph 12(6)(e) of Schedule 4B to the Town and Country Planning Act 1990; for example the boundary of the Piddles Wood SSSIs is shown incorrectly on Map 4 of the neighbourhood plan submission version. Additional such errors will be identified to Sturminster Newton Town Council.

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
5.3	Para 1.1.2	In the third line of paragraph 1.1.2, amend the reference to the Local Plan to "the North Dorset Local Plan Part 1 [2016]"	The Examiner considers that, and as NDDC highlighted in its Reg 16 comments, as the drafting of SNNP has overlapped with the emerging Local Plan Review, greater clarity would be achieved by setting out the full title of the currently adopted Local plan.  Decision: ACCEPTED	Para. 1.1.2	Amend 2 <sup>nd</sup> sentence as follows:  <i>'It forms part of the development plan for the area (which includes the <del>Local Plan for North Dorset</del> <u>Local Plan Part 1 [2016]</u>).</i>
5.14	Policy 5, 'Other Important Open and Wooded Areas'	Amend title of the policy to: "Other Green Spaces"	The Examiner supports the view raised by NDDC at Reg 16 stage that the SNNP term 'Other Important Open and Wooded Area' is too similar to the long-standing North Dorset District-Wide Local Plan designation 'Important Open and Wooded Areas'. Use of the alternative term 'Other Green Spaces' will avoid potential confusion.  Decision: ACCEPTED	P.v, Policy List	Replace:  <i>'Other Important Open and Wooded Areas'</i>  with:  <i>'Other Green Spaces'</i>
				Para. 3.3.4, 4 <sup>th</sup> bullet point	
				P.21, section title	
				P.24, Policy 5 title	
				P.113, 2 <sup>nd</sup> column, 3 <sup>rd</sup> row of Evidence Base table	
				Para. 4.2.16	Amend 1 <sup>st</sup> sentence as follows:  <i>'Criteria for evaluating <del>important open and wooded areas</del> <u>other green spaces</u> were agreed through the consultation process.'</i>
5.18	Housing - Aims (text box, page 10)	Revise text in the text box at the bottom of Page 10, so that the first line under the heading Housing – Aims reads: To deliver the amount of housing identified in Policy 7, with opportunities provided by:"	In its Reg 16 comments NDDC raised concerns regarding the level of housing provision being proposed in the SNNP and, related to this, the identification of two reserve sites. The Examiner considers that the SNNP should aim to meet a target of at	P.10, 'Housing Aims' text box	Amend 1 <sup>st</sup> sentence as follows:  <i>'To deliver the amount of housing, identified <del>as needed in the adopted Local Plan,</del> <u>in Policy 7 with opportunities provided by:</u></i>

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5.18	Policy 7 Housing numbers and locations	Amend the first line of Policy 7 to read "This Plan makes provision for at least 457 new dwellings as a minimum in the parish of Sturminster Newton between 2011 and 2031".	<p>least 457 dwellings as opposed to the Local Plan requirement of at least 395 dwellings to be provided at SN. The figure of 457 was identified in the SN Housing Needs background paper and is a pro rata figure based on the 2015 SHMA. The Examiner advises that in reaching his conclusion he has taken account of both the national guidance in the PPG that NPs should be mindful of evidence prepared for emerging Local Plans and also that there is a national housing shortage.</p> <p>(It should be noted, and as the Examiner was advised, NDDC is currently progressing its Local Plan Review on the basis of a higher district-wide housing need figure than that identified in the 2015 SHMA; the figure of at least 457 dwellings at SN will therefore necessarily be reviewed as part of the Local Plan Review process.)</p> <p>Decision: ACCEPTED</p>	P.30, Policy 7	<p>Amend the first sentence as follows:</p> <p><i>'This Plan makes provision for <del>in excess of 395 new homes at least 457 new dwellings</del> as a minimum in the parish of Sturminster Newton between 2011 and 2031, sufficient to meet the Local Plan requirement and needs of the community.'</i></p>
5.18	Section 4.3 New Housing Provision	The two sites, north of Manston Road, east of Northfields and Bull Ground Lane at Elm Close Farm, lose their status as reserve sites and should be made available for development within the plan period. This will require revision of text within section 4.3, Table 4, Map 5, and in any other parts of the NP where relevant.	<p>In order for the SNNP to meet the revised figure of at least 457 dwellings the Examiner concludes that the two reserve sites should lose their status and be made available for development during the plan period. In doing so he notes that there has been considerable local support for housing development on the sites.</p> <p>Decision: ACCEPTED</p>	P.v, Policy List	<p>Amend Policy 30 title as follows:</p> <p><i>'Land North of Manston Road:- Reserve Site'</i></p>
				Para. 3.4.4	<p>Amend 3<sup>rd</sup> sentence as follows:</p> <p><i>'In preparing the plan, possible development sites (in addition to those identified in the Local Plan) have been considered <del>and two 'reserve sites' have been identified that could help meet our future needs.</del></i></p>
				P.10, 'Housing Aims' text box	<p>Delete last sentence referring to 'reserve sites'.</p>
				Para. 4.3.1	<p>Amend as follows:</p> <p><i>'19 new homes were built in the five years from 2011 to 2016. This Neighbourhood Plan allocates sites to accommodate a further <del>366446</del> dwellings which, together with a 'windfall' allowance of 29 on smaller sites (many with extant permissions), brings the total to 414494 dwellings, <del>exceeding the minimum requirement of 395 set in the 2016 North Dorset Local Plan.</del> These allocations include a number of sites identified in the Local Plan, as well as two further sites within the <del>settlement boundary</del> built-up area of the town (the former Council office, north of Stour View Close and William Barnes Primary School</i></p>

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			(continued from above)		<i>site) and <del>three</del>four small sites on the edge of the built-up area land outside the settlement boundary (land at Yewstock Fields off Bath Road, land north of Manston Road, land east of Elm Close Farm off Bull Ground Lane and land adjoining Barton Farmhouse in Newton, and land adjoining The Bull Tavern near the Town Bridge)</i>
				Para. 4.3.2	Delete paragraph
				P.28, Table 4 – Housing Allocations	Replace with revised Table 4 as set out under 'MODIFICATIONS TO TABLES' (see below)
				Map 5	Amend Map 5 to: <ul style="list-style-type: none"> <li>• identify 'Reserve sites' as 'Allocated sites'</li> <li>• delete 'Reserve site' from the Key</li> <li>• re-number the sites in line with revised Table 4</li> </ul>
				Para. 4.3.4	Delete paragraph
				P.30, Policy 7	Amend second paragraph as follows:  <i>'Green field sites outside the settlement boundary should not be released, other than allocated sites and the reserve sites (as shown on Map 6). The release of the reserve sites should be phased appropriately through the Local Plan Review, and only brought forward ahead of the end of the plan period if monitoring shows their early delivery is essential.'</i>
				P.76, section title above para. 7.4.15	Delete ': Reserve Site'
				Para. 7.4.15	Delete
				P.76, Policy 30	<ul style="list-style-type: none"> <li>• Delete ': Reserve Site' from title.</li> <li>• Amend first sentence as follows:  <i>'The development of land North of Manston Road (as shown on Map 14 area 13) will be supported provided only be allowed if it is required as a reserve site in accordance with Policy 7 and only if all the following criteria are met.'</i></li> </ul>
				Para. 8.1.2	Amend last 3 sentences as follows:  <i>'To the south, the green field south of Elm Close has been identified in the Local Plan for housing, and is quite well contained in respect of wider views. The preparation of the Neighbourhood Plan has identified that <del>the</del>. The housing area could be extended to also include <del>more</del> land (east of Elm Close), and this extension is proposed as a reserve site. Development of this additional</i>

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			(continued from above)		<del>area</del> <i>here is however constrained by the sewage treatment works, with its associated unpleasant smells, and its potential visual impact on the wider countryside.'</i>
				Para. 8.4.1	Amend 3 <sup>rd</sup> and 4 <sup>th</sup> sentences as follows:  <i>'It makes sense for both sites to be considered together, in order that any potential issues and opportunities can be better dealt with. This provides the option for To this end the 'additional' area of land is also to be allocated as a reserve site.'</i>
				P.83, Policy 32	Amend the final paragraph of the policy as set out below, including it as a bullet point:  <i>'&gt; The development of land east of Elm Close (shown as a reserve site on Map 15 area 14) will only be allowed if it is required as a reserve site in accordance with Policy 7. Within this site, no No residential or other odour-sensitive development should be located within areas that may be significantly affected by odours from the sewage treatment works, based on modelling to be agreed with Wessex Water. Odour abatement measures that further reduce potential complaints should be considered and secured if reasonable.'</i>
				Para 11.1.12	Amend first bullet point as follows:  <i>'&gt; the limited potential for long-term growth may justify amending the status of the town as a main location for meeting strategic growth, and the appropriate phasing or triggers for the release of the 'reserve sites' in this context'</i>
				P.115, 2 <sup>nd</sup> column, 2 <sup>nd</sup> row of Evidence Base table	Delete 'Reserve Site' below 'Policy 30'
5.27	Map 5 and Policy 8. Settlement boundary revision	Amend the Settlement Boundary to include the allocated sites.	The Examiner advises that it is standard practice to include allocations located on the edge of a settlement within that settlement's boundary. He also considers that not enclosing them within the settlement boundary suggests a reluctance to regard them as commitments, whereas including the allocations provides certainty for developers and the public, as is required by national planning policy.  Decision: ACCEPTED	P.30, Map 5	Amend Map 5 to:  <ul style="list-style-type: none"> <li>include allocated sites within the settlement boundary</li> </ul> Note: This is an additional amendment to those listed for Map 5 under Examiner's Report paragraph 5.18 (see above).
				Para. 4.3.5	Amend as follows:  <i>'Minor changesChanges have been made to the existing settlement boundary, with the new boundary as shown on Map 5 and</i>

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			(continued from above)		<p><i>explained in more detail in the area chapters that follow. The evidence base includes a report on the changes<sup>1</sup> to the Settlement Boundary with their rationale. As appropriate, the settlement boundaries will be extended to cover the built-out elements of the allocations at the next review of this Plan or through the Local Plan Review.</i></p> <p>The footnote is to read:</p> <p><i><u><sup>1</sup>Note: The examination of the submission version of the neighbourhood plan resulted in the approach set out in the Settlement Boundary Report to the allocations not being adopted.</u></i></p>
				P.31, Policy 8	<p>Amend as follows:</p> <p><i>'The settlement boundary, as carried forward into the 2016 Local Plan, is amended to define more accurately the existing built-up area, as shown on Map 5'</i></p>
				Para. 6.5.1	<p>Amend last two sentences as follows:</p> <p><i><del>No</del> The changes are: <del>proposed other than to</del></i></p> <ul style="list-style-type: none"> <li><i>&gt; Remove the regionally important geological site to the rear of Clarkes Yard (sometimes known as Snook's Yard). This change to the settlement boundary is dealt with under Policy 8.</i></li> <li><i>&gt; <u>Include the Land at Yewstock Fields allocation.</u></i></li> </ul>
				Para. 7.5.1	<p>Amend last sentence as follows:</p> <p><i>The key changes under Policy 8 (Map 5) are <del>amendments to exclude areas designated as Local Green Space where these adjoin the settlement boundary, as listed here:</del></i></p> <ul style="list-style-type: none"> <li><i>&gt; Exclude the Northfields Open Space and Green Lane which are designated as Local Green Spaces</i></li> <li><i>&gt; Exclude the school playing fields and football grounds as they are largely open in character, and the policies in this Plan and the Local Plan would support community buildings outside of the settlement boundaries</i></li> <li><i>≥ <u>Include the North Honeymead Fields allocation</u></i></li> <li><i>≥ <u>Include the Land North of Manston Road allocation</u></i></li> </ul>

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			(continued from above)	Para. 8.5.1	Amend last sentence as follows:  <del>'A minor change under Policy 8 (Maps 5 and 15) has been made at the Sturminster Storage site east of Manston Road to</del> <u>The changes are:</u>  ≥ <u>Include the existing buildings at the Sturminster Storage site east of Manston Road within the settlement boundary.</u> ≥ <u>Include the Land south and east of Elm Close allocation'</u>
				Para. 10.6.2	Add the following bullet point:  ≥ <u>'Include the Land adjoining Barton Farmhouse allocation'</u>
5.29	Policy 9. Housing types (including tenure and size)	Amend the figure given at the end of the first full paragraph from 10 to 11 (or more homes).	The use of '10' is a drafting error, the nationally set threshold in the 2012 NPPF, against which the SNNP was examined <sup>1</sup> , for a requirement for affordable housing, without evidence to support a lower figure, is developments of 11 dwellings or more.  Decision: ACCEPTED	P.32, Policy 9	Amend 1 <sup>st</sup> sentence as follows:  <i>'The type (including tenure, size and quality) of new housing should reflect the need and demand for the following dwellings, and where feasible and compatible with the character of the area, achieve a mix of these house types on larger sites of <del>40</del>11 or more homes.'</i>
5.30	Policy 10. Important Community Buildings and associated land	Amend Policy 10, second line, to read, after the word 'adapt', "to enable the community facilities they provide ..."	For the sentence to read correctly.  Decision: ACCEPTED	P.34, Policy 10	Amend 2 <sup>nd</sup> sentence as follows:  <i>'These should be retained and allowed to modernise and adapt to <del>continue</del>enable the community facilities they provide to meet the community's needs (either in their current location or through suitable alternative provision in the Neighbourhood Plan area).'</i>
5.32	Paragraph 4.4.6	Amended paragraph 4.4.6 to read as follows: <i>"In support of the neighbourhood plan, work has been carried out to assess open space and recreation provision at Sturminster Newton. The following table seeks to indicate, on the basis of the work carried out, whether the provision of public open spaces and recreation provision in Sturminster Newton meets, or falls short of, the standard required in the 2016 North Dorset Local Plan Part 1 (2016) (the standards required in the Local Plan being the Fields in Trust (FiT) standards) and the</i>	NDDC raised concerns in its Reg 16 comments that Table 6 sets out, in respect of equipped play areas, that the main priority is to provide for older children, advising that the toddler play areas in the newer housing areas do not appear to be well-used and therefore suggesting that the generic FiT (Fields in Trust) standard may not be appropriate in SN.  To this end the Examiner requested NDDC and SNTC to discuss the matter and provide a joint response. The modifications reflect	Para. 4.4.6	Replace paragraph with:  <i>'In support of the neighbourhood plan, work has been carried out to assess open space and recreation provision at Sturminster Newton. The following table seeks to indicate, on the basis of the work carried out, whether the provision of public open spaces and recreation provision in Sturminster Newton meets, or falls short of, the standard required in the 2016 North Dorset Local Plan Part 1 (2016) (the standards required in the Local Plan</i>

<sup>1</sup> The 2018 NPPF threshold figure is 10, other than in designated rural areas (see para. 63 of 2018 NPPF)



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		<i>main priorities for the future provision in and around the town. These priorities are the basis of decisions to be taken under policy 11 that follows."</i>	what was agreed through the discussion.  Decision: ACCEPTED		<i>being the Fields in Trust (FiT) standards) and the main priorities for the future provision in and around the town. These priorities are the basis of decisions to be taken under Policy 11 that follows.'</i>
5.33	Table 6 'Open Space and Recreation Provision Priorities'	Replace Table 6 'Open Space and Recreation Provision Priorities' by the table set out in this report at paragraph 5.33.		P.36/37, Table 6	Replace with revised Table 6 as set out under 'MODIFICATIONS TO TABLES' (see below)
5.34	Policy 11 Open space and recreation provision and standards in new housing development	Amend the first sentence in Policy 11 Open space and recreation provision and standards in new housing development to read as follows: " <i>Housing development proposals will be expected to make provision for outdoor sport and recreation in line with the standards of provision (those standards being the Fields in Trust (FIT)) standards and Neighbourhood Plan priorities set out in Table 6.</i> "		P.37, Policy 11	Amend 1 <sup>st</sup> sentence as follows: ' <i>Housing <del>developments of 15 or more dwellings</del> development proposals will be expected to make provision for outdoor sport and recreation in line with the standards of provision (<u>those standards being the Fields in Trust (FiT) standards</u>) and Neighbourhood Plan priorities set out in Table 6.</i>
5.36	Policy 15. Improving the Town Centre	In Policy 15, remove the brackets from the text beginning "as assessed against..."	For the sentence to read correctly.  Decision: ACCEPTED	P.45, Policy 15	Amend 1 <sup>st</sup> sentence of policy as follows: ' <i>Development proposals within the town centre area (as defined on Map 11) that demonstrate that they contribute to, and do not undermine, the improvement of the town centre (as assessed against the following aspirations) will be supported:</i>
5.38	Paragraph 5.1.3 Shopping Frontages Protection Zone	Insert the following sentence at the end of paragraph 5.1.3: "The primary shopping area has not been defined in this neighbourhood plan, but it is intended that this will be defined as part of the Local Plan Review."	NDDC advised in its Reg 16 comments that subsequent to the SNNP being submitted the Joint Retail and Commercial Leisure Study had been published. This includes an assessment of need for retail and commercial leisure development at SN, together with recommendations in respect of the town centre which NDDC suggested could be given consideration. The modifications reflect the joint response from NDDC and SNTC to the invitation from the Examiner as to how the Study's recommendations might be achieved.  Decision: ACCEPTED	Para. 5.1.3	Insert the following after the last sentence as follows:  <i>'...premises would otherwise stand empty. <u>The primary shopping area has not been defined in this neighbourhood plan, but it is intended that this will be defined as part of the Local Plan Review.</u></i>

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5.40	Policy 20. Station Road	Add the following sentence to the end of Policy 20: <i>"Development of the Station Road area would benefit from the preparation of a Planning and Development Brief."</i>	NDDC advised in its Reg 16 comments that subsequent to the SNNP being submitted the Joint Retail and Commercial Leisure Study had been published. This includes an assessment of need for retail and commercial leisure development at SN, together with recommendations in respect of the town centre which NDDC suggested could be given consideration. The modifications reflect the joint response from NDDC and SNTC to the invitation from the Examiner as to how the Study's recommendations might be achieved.  Decision: ACCEPTED	P.57, Policy 20	Add the following standalone sentence to end of policy as follows:  <i>'....., and its role in the town's historic development.'</i>  <u><i>Development of the Station Road area would benefit from the preparation of a Planning and Development Brief.'</i></u>
5.41	Policy 22. Clarkes Yard and other land at the Bath Road/Old Market Hill junction	Add the following standalone sentence to the end of Policy 22: "Development of Area 6 on Map 10 would benefit from the preparation of a Planning and Development Brief".	Decision: ACCEPTED	P.59, Policy 22	Add the following standalone sentence (not bulleted) to end of policy as follows:  <i>'&gt;.....alternative site, in line with Policy 10'</i>  <u><i>Development of Area 6 on Map 10 would benefit from the preparation of a Planning and Development Brief.'</i></u>
5.50	Policy 38. Land at North Dorset Business Park	Amend the first bullet point of Policy 38 to read as follows: <i>"the primary use falls within B1/B8 type use or is for education/training facilities, ancillary retail of bulky goods and other uses whose main focus is business support"</i> .	NDDC drew attention in its Reg 16 comments to a tension between draft Policy 38, which allows for 'hotel/catering primarily aimed at business users', and Policy 11 (Economy) in LPP1 which does not. At the Examiner's request this matter was discussed jointly by NDDC and SNTC and the amendment proposed.  Decision: ACCEPTED	P.100, Policy 38	Amend 1 <sup>st</sup> bullet point as follows:  <i>'&gt; the primary use falls within B1/B2/B8 type use or is for education/training facilities, ancillary retail of bulky goods, <del>hotel/catering primarily aimed at business users</del> and other uses whose main focus is business support'</i> Note: In his report the Examiner only refers to 'B1/B8' uses. This is considered to be a typing error, the amendment proposed jointly by NDDC and SNTC to the Examiner referring to B1/B2/B8, as in the submitted Policy 38.
5.78	Policy 39. Land Adjoining the Bull Tavern	Delete Policy 39 together with the supporting text from paragraphs 10.5.7 to 10.5.12 inclusive and Figure 10, and make other necessary amendments to the text throughout the plan to achieve consistency.	The Examiner gives detailed consideration in his report to the proposed allocation, advising that he looked carefully at the Bull Tavern and its surroundings during his visit to the area, and fully understands the issues behind the policy.  NDDC has consistently objected to the allocation throughout the neighbourhood plan process, primarily on heritage grounds. In his report the Examiner advises that he finds the representations put forward by the District Council, with similar points made by Historic England, to be persuasive and is satisfied that Policy 39 fails to meet the basic conditions relating to the production of a neighbourhood plan including: (i) the need for a plan to have regard to national policy and advice issued by the Secretary of State; and (ii) the need for the plan to be in general	P.vi, Policy List	Delete entry for Policy 39
				Para. 3.5.4	Delete 3 <sup>rd</sup> bullet point referring to Policy 39.
				P.28, Table 4 – Housing Allocations	Replace with revised Table 4 as set out under 'MODIFICATIONS TO TABLES' (see below)
				P.101, section title below Figure 9	Delete
				Paras. 10.5.7 to 10.5.12 (inclusive)	Delete
				P.102, Figure 10	Delete
				P.102/103, Policy 39	Delete
P.102, footnote 34	Delete				

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			<p>conformity with the strategic policies in the development plan for the local area.</p> <p>In doing so, he makes reference to NDDC both appreciating that the Bull Tavern is a valued community asset and that concerns exist about securing its future. He also makes reference to NDDC considering that there is potentially scope for <u>ancillary</u> development to the public house, as outlined in HE's representation, so designed that it would not cause undue harm to the conservation area or the setting of the Bull itself, such a level of harm being offset by the public benefits.</p> <p>Decision: ACCEPTED</p>	<p>Para. 10.6.2</p>	<p>Amend 1<sup>st</sup> bullet point as follows:</p> <p>'&gt; <i>Exclude the areas around Sturminster Mill, the remains of Sturminster Castle and Castle Farm, Sturminster Newton Town Cemetery and the <u>sitefield</u> adjoining, <u>to its east</u>, the Bull Tavern (which is <u>designated in the Local Plan as an IOWA covered by a site-specific allocation</u>)'</i></p> <p>Note: This is an additional amendment to that listed under Examiner's Report paragraph 5.27 (see above).</p>
				<p>P.115, 2<sup>nd</sup> column, 2<sup>nd</sup> row of Evidence Base table</p>	<p>Delete:</p> <p>'Policy 39 Land adjoining the Bull Tavern'</p>
5.80	Policy 40. Land adjoining Barton Farmhouse	Amend the 2nd bullet point of Policy 40 to read as follows: <i>"the frontage onto the A357 retains the existing mature trees and includes additional native planting to retain the semi-rural character of this section of road."</i>	<p>The Examiner acknowledges the desirability that additional planting should be of native species, as put forward by NDDC in its Reg 16 comments.</p> <p>Decision: ACCEPTED</p>	P.103, Policy 40	<p>Amend 2<sup>nd</sup> bullet point as follows:</p> <p>'&gt; <i>the frontage onto the A357 retains the existing mature trees and includes additional <u>native</u> planting to retain the semi-rural character of this section of the road'</i></p>
5.82	Paragraph 11.1.9, Section - How the Plan will be Implemented	Amend paragraph 11.1.9 to read: <i>"As with all planning applications in the Parish, local residents, businesses and developers can submit comments on applications to the local planning authority. If these are copied to the Town Council they will be considered by the Town Council in deciding its response to the local planning authority"</i> .	<p>The Examiner agrees with NDDC's view, put forward in its Reg 16 comments, that it is the District Council that has the statutory duty to make decisions on planning applications.</p> <p>Decision: ACCEPTED</p>	Para.11.1.9	<p>Amend as follows:</p> <p><i>'<del>With</del>As with all planning applications in the Parish, local residents, businesses and developers can <del>make</del>submit comments on <del>submitted</del>planning applications to the local planning authorityTown Council, which will be considered in its response, or can make these direct to the Local Planning Authority. If these are copied to the Town Council they will be considered by the Town Council in deciding its response to the local planning authority.'</i></p>
5.83	Paragraph 11.1.12	Amend paragraph 11.1.12, which does not appear to read correctly, since it appears unfinished.	<p>The Examiner notes that the first sentence of the paragraph appears unfinished.</p> <p>Decision: ACCEPTED</p>	Para. 11.1.12	<p>Amend as follows:</p> <p><i>'<del>And</del>Drafting the policies in the Neighbourhood Plan <u>raised</u> a number of points that could usefully be considered through the future review of the Local Plan. These are summarised here for ease of reference.'</i></p>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
5.85 and 5.86	Infrastructure funding: Paragraphs 12.1.1 and 12.1.2	Delete existing paragraphs 12.1.1 and 12.1.2 in the plan and replace with the following paragraph: <i>"Although a Community Infrastructure Levy (CIL) Charging Schedule for North Dorset has been subject to examination, and the examiner concluded that it is an appropriate basis on which the District Council could introduce CIL, the District Council has not approved and implemented the Charging Schedule. Consequently, the District Council continues to make use of planning obligations, in line with the tests set out in the CIL regulations in terms of securing contributions in respect of proposals for new development. To this end any monies collected from developments in the Parish will be spent on infrastructure and other qualifying projects in Sturminster Newton Parish. It is anticipated that CIL will be reviewed at an appropriate time by the new Dorset Unitary Authority."</i>	In its Reg 16 comments, NDDC advised that it does not currently intend to adopt a Community Infrastructure Levy (CIL) Charging Schedule and therefore, at least for the time being, Section 106 agreements will continue to be used in order to make acceptable, development, which would otherwise be unacceptable, in planning terms. At the Examiner's request NDDC and SNTC agreed revised wording to reflect the current position regarding CIL/planning obligations. The Examiner supports the new wording, subject to minor amendments to simplify it without altering its sense.  Decision: ACCEPTED	Paras. 12.1.1 and 12.1.2	Replace with the following single paragraph:  <i>'Although a Community Infrastructure Levy (CIL) Charging Schedule for North Dorset has been subject to examination, and the examiner concluded that it is an appropriate basis on which the District Council could introduce CIL, the District Council has not approved and implemented the Charging Schedule. Consequently, the District Council continues to make use of planning obligations, in line with the tests set out in the CIL regulations in terms of securing contributions in respect of proposals for new development. To this end any monies collected from developments in the Parish will be spent on infrastructure and other qualifying projects in Sturminster Newton Parish. It is anticipated that CIL will be reviewed at an appropriate time by the new Dorset Unitary Authority.'</i>

# MODIFICATIONS TO TABLES

Table 4:

*Table 4. Housing Allocations*

Allocated Sites	Indicative Capacity	Map 5 Ref	Policy Ref
<b>COMPLETIONS (from April 2011 to March 2016)</b>	19		
<b>LOCAL PLAN IDENTIFIED LARGE SITES</b>	255		
Market Fields: East of Bath Road, North of the Livestock Market	80	1	24
Station Road - Former Creamery and Car Park	40	2	20
North Honeymead Fields: Land North of North Fields	100	3	29
Land South Of Elm Close and Friars Moor	35	4 (part)	32
<b>'INFILL' SITES WITHIN THE SETTLEMENT BOUNDARY</b>	85		
Market Hill Site - land at junction with Station Road	25	5	21
Clarks Yard site and other land at the Bath Road / Old Market Hill junction	25	6	22
Hammonds Builders Yard	5	7	35
Former Council offices, north of Stour View Close	10	8	25
William Barnes Primary School	20	9	34
<b>'WINDFALL'</b>	29		
<b>SUB-TOTAL</b>	388		
<del>ADDITIONAL SITES OUTSIDE THE SETTLEMENT BOUNDARY</del>	<del>106</del>		
	26		
Land at Yewstock, Bath Road	8	10	26
<u>Land North of Manston Road</u>	<u>30</u>	<u>11</u>	<u>30</u>
<u>Land East of Elm Close Farm off Bull Ground Lane</u>	<u>60</u>	<u>4 (part)</u>	<u>32</u>
<del>Land adjoining Bull Tavern, Town Bridge</del>	<del>10</del>	<del>11</del>	<del>39</del>
Land adjoining Barton Farmhouse, Newton	8	12	40
<b>SUB-TOTAL</b>	414		
<del>RESERVE SITES OUTSIDE THE SETTLEMENT BOUNDARY</del>	<del>90</del>		
<del>Land North of Manston Road</del>	<del>30</del>	<del>13</del>	<del>30</del>
<del>Land East of Elm Close Farm off Bull Ground Lane</del>	<del>60</del>	<del>14</del>	<del>32</del>
<b>TOTAL</b>	<u>494</u> 414 + 90 in reserve		

Table 6:

Table 6. Open Space and Recreation Provision Priorities

Type	Assessment	Main priorities and recommended standards of provision
<b>Playing pitches/ formal sports</b>	Less formal areas such as the War Memorial and Rixon Recreation Grounds provide opportunities alongside the football grounds off Honeymead Lane, but overall provision is <del>at least 2ha below recommended space standards (of 1.6ha per 1,000 people within 1.2km of people's homes).</del>	The main priority is to focus on improvements to the training and all-weather football pitches used by the High School and Sturminster Newton United Football Club, for which contributions will be sought. See Policy 28 for more details of the proposals for this area.
<b>Parks, gardens and amenity green space</b>	The town lacks these areas when assessed against the FiT standards ( <del>1.4ha per 1,000 people within 700 metres of people's homes</del> ), particularly in the older areas. Even 'double counting' the two recreation grounds there is a <del>1.3ha</del> shortfall. They do make a significant contribution to the new housing areas in the town (such as the North Fields open space).	Amenity green spaces should be provided, <del>and it would be appropriate to seek this on-site in housing developments of 15 or more dwellings</del> , at a level in line with the FiT standard. <del>This</del> should be part of a landscaping strategy and designed for informal play.
<b>Equipped play areas</b>	There are toddler play areas in the newer housing areas, <u>but the evidence, supporting the plan, suggests existing provision of Local Areas of Play (LAPs), when considered against the FiT standard, is insufficient.</u> <del>these do not appear to be well used, which suggests the generic standards (small play areas for very young children within 100m of people's homes) may not be appropriate here.</del> The equipped play areas in the War Memorial Recreation Ground in the south of the town and Rixon in the north, <u>aimed at children who can go out to play independently</u> , are well placed to serve most residents <del>(the standards suggest these should be within 400m of people's homes).</del> There are currently no facilities <u>aimed at for older children and young people</u> therefore the relevant FiT standards for this group are <u>not being met.</u> <del>There are no e.g. multi-use games areas (MUGAs) standards for these are for provision within 700m).</del> , however <u>work</u> has commenced on building a Skate Bowl on Rixon Recreation Ground.	<u>In addition to maintaining and improving the play offer for all ages at appropriate locations, for which contributions will be sought at the equivalent FiT standards, a particular</u> <del>The main</del> priority is to provide for older children (potentially in the education/ leisure hub or within one of the main recreation areas), <u>and maintain and improve the play offer for all ages at the War Memorial and Rixon Recreation Grounds, for which contributions will be sought at the equivalent FiT standards of 0.25ha per 1,000 people.</u>

Type	Assessment	Main priorities and recommended standards of provision
<b>Publicly accessible natural green space</b>	The town appears reasonably well served with Butts Pond, the open space around the Mill and Town Bridge, but is still just over 2ha below the recommended standards (1.8ha per 1,000 people within 700 metres of people's homes).	The main priority is to maintain the existing sites and improve recreational trails around the edge of the town and linking to the countryside (see Policy 14). A further area of natural green space can also be provided within the Elm Close sites (see Policy 32), and Butts Pond LNR may be extended as part of the mitigation measures for the Market Fields site (see Policy 24). Where on-site or related off-site provision is not possible, contributions towards identified and costed projects will be sought.
<b>Allotments</b>	There is a shortfall and need for more allotments, against the current local standards (16 allotments (approx. 0.4ha) per 1,000 people) – the standards suggest at least 1.1ha of additional allotment land is needed for the existing population.	The larger development sites, and in particular land at Elm Close (see Policy 32), should provide the opportunity to deliver much needed allotments to achieve the required standards. Where not provided on-site, contributions will be sought.

## APPENDIX B – Tabled at Cabinet Meeting 14 January 2019

### STURMINSTER NEWTON NEIGHBOURHOOD PLAN 2016 - 2031: ADDITIONAL MODIFICATIONS

The following schedule lists further changes to the submission version of the neighbourhood plan. These have been identified during the process of updating the submission version of the plan in preparation for the referendum.

Part One lists revisions (highlighted in grey) to changes already identified in Appendix B and additional changes to those identified in Appendix B which are needed as a consequence of the Examiner's recommendations.

Part Two lists errors within the submission version of the plan that need correcting.

In addition to the text, plans and maps have been updated as a consequence of the Examiner's recommendations and also to correct errors, including inconsistencies between maps within the submission version of the plan.

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
<b>PART ONE</b>					
5.18	Section 4.3 New Housing Provision	The two sites, north of Manston Road, east of Northfields and Bull Ground Lane at Elm Close Farm, lose their status as reserve sites and should be made available for development within the plan period. This will require revision of text within section 4.3, Table 4, Map 5, and in any other parts of the NP where relevant.	In order for the SNNP to meet the revised figure of at least 457 dwellings the Examiner concludes that the two reserve sites should lose their status and be made available for development during the plan period. In doing so he notes that there has been considerable local support for housing development on the sites.  Decision: ACCEPTED	P.76, section title above para. 7.4.15	In addition to deleting 'Reserve Site' as set out in Appendix B, the 'area' reference changes from '13' to '11'.
				P.76, Policy 30	<ul style="list-style-type: none"> <li>Delete 'Reserve Site' from title.</li> <li>Amend first sentence as follows:  'The development of land North of Manston Road (as shown on Map 14 area <del>1143</del>) will <u>be supported provided only be allowed if it is required as a reserve site in accordance with Policy 7 and only if all the following criteria are met:</u>'</li> </ul>



Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
			(continued from above)	P.81, section title above para. 8.4.1	Amend the text in the brackets as follows:  <i>'Map 15 areas 4 and 14'</i>
5.27	Map 5 and Policy 8. Settlement boundary revision	Amend the Settlement Boundary to include the allocated sites.	<p>The Examiner advises that it is standard practice to include allocations located on the edge of a settlement within that settlement's boundary. He also considers that not enclosing them within the settlement boundary suggests a reluctance to regard them as commitments, whereas including the allocations provides certainty for developers and the public, as is required by national planning policy.</p> <p>Decision: ACCEPTED</p>	Para. 6.5.1	<p>Amend last two sentences as follows:</p> <p><del>'No The changes are: proposed other than to</del></p> <ul style="list-style-type: none"> <li>&gt; <i>Remove the regionally important geological site to the rear of Clarkes Yard (sometimes known as Snook's Yard). This change to the settlement boundary is dealt with under Policy 8.</i></li> <li>&gt; <i><u>Include the green at Stourcastle, which is designated local green space</u></i></li> <li>&gt; <i><u>Include the Land at Yewstock Fields allocation.</u></i></li> </ul>
				Para. 7.5.1	<p>Amend last sentence as follows:</p> <p><i>The key changes under Policy 8 (Map 5) are <del>amendments to exclude areas designated as Local Green Space where these adjoin the settlement boundary, as listed here:</del></i></p> <ul style="list-style-type: none"> <li>&gt; <i><del>Exclude the Northfields open space and green lane which are designated as local green spaces</del></i></li> <li>&gt; <i>Exclude the school playing fields and football grounds as they are largely open in</i></li> </ul>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
			(continued from above)		<p><i>character, and the policies in this Plan and the Local Plan would support community buildings outside of the settlement boundaries</i></p> <ul style="list-style-type: none"> <li>≥ <u><i>Include the North Honeymead Fields allocation</i></u></li> <li>≥ <u><i>Include the Land North of Manston Road allocation</i></u></li> </ul>
				Para. 8.5.1	<p>Amend last sentence as follows:</p> <p><del><i>'A minor change under Policy 8 (Maps 5 and 15) has been made at the Sturminster Storage site east of Manston Road to</i></del> <u><i>The changes are:</i></u></p> <ul style="list-style-type: none"> <li>≥ <u><i>A minor amendment to include all <del>include</del> the existing buildings at the Sturminster Storage site east of Manston Road within the settlement boundary.</i></u></li> <li>≥ <u><i>Include the Land south and east of Elm Close allocation'</i></u></li> </ul>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
5.33	Table 6 'Open Space and Recreation Provision Priorities'	Replace Table 6 'Open Space and Recreation Provision Priorities' by the table set out in this report at paragraph 5.33.	<p>NDDC raised concerns in its Reg 16 comments that Table 6 sets out, in respect of equipped play areas, that the main priority is to provide for older children, advising that the toddler play areas in the newer housing areas do not appear to be well-used and therefore suggesting that the generic FiT (Fields in Trust) standard may not be appropriate in SN.</p> <p>To this end the Examiner requested NDDC and SNTC to discuss the matter and provide a joint response. The modifications reflect what was agreed through the discussion.</p> <p>Decision: ACCEPTED</p>	P.36/37, Table 6	Replace with revised Table 6 as set out below the Schedule –revised amendments under 'Assessment' for 'Equipped play areas' and 'Allotments'.
5.78	Policy 39. Land Adjoining the Bull Tavern	Delete Policy 39 together with the supporting text from paragraphs 10.5.7 to 10.5.12 inclusive and Figure 10, and make other necessary amendments to the text throughout the plan to achieve consistency.	The Examiner gives detailed consideration in his report to the proposed allocation, advising that he looked carefully at the Bull Tavern and its surroundings during his visit to the area, and fully understands the issues behind the policy.	P.vi, Policy List	<p>Amend as follows:</p> <p><i>'Policy <del>39</del>40. Land adjoining Barton Farmhouse'</i></p> <p>and</p> <p><i>'Policy <del>40</del>41. Re-use of redundant agricultural buildings'</i></p>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
			<p>NDDC has consistently objected to the allocation throughout the neighbourhood plan process, primarily on heritage grounds. In his report the Examiner advises that he finds the representations put forward by the District Council, with similar points made by Historic England, to be persuasive and is satisfied that Policy 39 fails to meet the basic conditions relating to the production of a neighbourhood plan including: (i) the need for a plan to have regard to national policy and advice issued by the Secretary of State; and (ii) the need for the plan to be in general conformity with the strategic policies in the development plan for the local area.</p> <p>In doing so, he makes reference to NDDC both appreciating that the Bull Tavern is a valued community asset and that concerns exist about securing its future. He also makes reference to NDDC considering that there is potentially scope for ancillary development to the</p>	<p>Para. 3.4.8</p> <p>Para. 3.7.5</p> <p>P.28, Table 4 – Housing Allocations</p> <p>P.30, Policy 7</p> <p>Para. 10.4.1</p> <p>P.103, Policy 40</p>	<p>Amend list of policies in 1<sup>st</sup> bullet point as follows: <i>'...32, 34, 35, 39 and 4039-which...'</i></p> <p>Replace <i>'Policy 41'</i> with <i>'Policy 40'</i> in 2<sup>nd</sup> bullet point</p> <p>Amend 3<sup>rd</sup> bullet point as follows: <i>'Policy 4041. on the re-use of redundant agricultural buildings'</i></p> <p>Amend the policy reference for 'Land adjoining Barton Farmhouse, Newton' from '40' to '39'</p> <p>Amend end of 2<sup>nd</sup> sentence as follows: <i>'.....or delivered through the conversion of existing buildings (under Policy 4041).'</i></p> <p>Amend end of last sentence as follows: <i>'.....south of the Town Bridge-(see also Policy 39).'</i></p> <p>Amend title to 'Policy 39'</p>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
			<p>public house, as outlined in HE's representation, so designed that it would not cause undue harm to the conservation area or the setting of the Bull itself, such a level of harm being offset by the public benefits.</p> <p>Decision: ACCEPTED</p>	P.104, Policy 41	Amend title to 'Policy 40'
				Para. 10.6.2	<p>Amend 1<sup>st</sup> bullet point as follows:</p> <p>'&gt; <i>Exclude the areas around Sturminster Mill, the remains of Sturminster Castle and Castle Farm, Sturminster Newton Town Cemetery and the <u>sitfield</u> adjoining, <u>to its east</u>, the Bull Tavern (which is <u>designated in the Local Plan as an Important Open or Wooded Area</u> <del>IOWA covered by a site-specific allocation</del>)'</i></p>
				P.115, 2nd column, 2nd row of Evidence Base table	<p>Amend as follows:</p> <p>'Policy <del>39</del>40. Land adjoining Barton Farmhouse'</p>
				P.117, 2nd column, 3rd row of Evidence Base table	<p>Amend as follows:</p> <p>'Policy <del>40</del>41. Re-use of redundant agricultural buildings.....'</p>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
<b>PART TWO</b>					
N/A			Drafting error. Decision: ACCEPTED	Para 3.4.4	Replace reference to 'Map 5' in second sentence with 'Map 6'.
			Drafting error. Decision: ACCEPTED	P.30, Policy 7	Replace reference to 'Map 6' in second sentence with 'Map 5'.
N/A			Sturminster Newton Town Council has advised that SturQuest has ceased to operate. As a consequence of this, whilst references to its past involvement in the preparation of the plan have been retained, those to its potential input in implementing the neighbourhood plan have been deleted.  Decision: ACCEPTED	Para 1.1.3	Amend 3 <sup>rd</sup> sentence as follows:  <i>'Details of each consultation have been recorded in reports that are available to download from Sturminster Newton Town Council's website (www.sturminsternewton-tc.gov.uk) or from the Town Council Office and the SturQuest Community Office.'</i>
				Para 11.1.2	Amend 1 <sup>st</sup> sentence as follows:  <i>'The Town Council will work with its partners <del>such as SturQuest</del> to ensure local residents, businesses and other relevant groups and organisations can continue to be involved in shaping the proposals for our Parish.'</i>
				Para 11.1.8	Amend as follows:  <i>'If a developer wishes to consult the community to receive feedback on proposals prior to submission of an application, our community partner</i>

Examiner's Report para	SNNP ref	Examiner's formal recommendations	NDDC's consideration of recommendation and decision	Modification to the Sturminster Newton Neighbourhood Plan 2016 to 2031	
			(continued from above)		<i>SturQuest has considerable experience in facilitating discussions and can mobilise relevant advisory and interest groups. If a developer wishes to present their ideas to members of the Town Council informally there are opportunities every month to do this and we would be happy to explain the arrangements we can put in place.'</i>
				P. 109, 2 <sup>nd</sup> column, 3 <sup>rd</sup> row of Table 13	Delete:  'SturQuest – funding applications'

Table 6:

Table 6. Open Space and Recreation Provision Priorities

Type	Assessment	Main priorities and recommended standards of provision
<b>Playing pitches/formal sports</b>	Less formal areas such as the War Memorial and Rixon Recreation Grounds provide opportunities alongside the football grounds off Honeymead Lane, but overall provision is <del>at least 2ha below recommended space standards (of 1.6ha per 1,000 people within 1.2km of people's homes).</del>	The main priority is to focus on improvements to the training and all-weather football pitches used by the High School and Sturminster Newton United Football Club, for which contributions will be sought. See Policy 28 for more details of the proposals for this area.
<b>Parks, gardens and amenity green space</b>	The town lacks these areas when assessed against the FiT standards ( <del>1.4ha per 1,000 people within 700 metres of people's homes,</del> particularly in the older areas. Even 'double counting' the two recreation grounds there is a <del>1.3ha</del> shortfall. They do make a significant contribution to the new housing areas in the town (such as the North Fields open space).	Amenity green spaces should be provided, <del>and it would be appropriate to seek this on-site in housing developments of 15 or more dwellings,</del> at a level in line with the FiT standard, <del>and this should be part of a landscaping strategy and designed for informal play.</del>
<b>Equipped play areas</b>	There are toddler play areas in the newer housing areas, <u>but the evidence, supporting the plan, suggests existing provision of Local Areas of Play (LAPs), when considered against the FiT standard, is insufficient.</u> <del>these do not appear to be well used, which suggests the generic standards (small play areas for very young children within 100m of people's homes) may not be appropriate here.</del> The equipped play areas in the War Memorial Recreation Ground in the south of the town and Rixon in the north, <u>aimed at children who can go out to play independently,</u> are well placed to serve most residents <del>(the standards suggest these should be within 400m of people's homes).</del> There are currently no facilities <u>aimed at for older children and young people</u> therefore the <u>relevant FiT standards for this group are not being met.</u> There are no e.g. multi-use games areas (MUGAs) <u>standards for these are for provision within 700m),</u> however <u>work has commenced on building a Skate Bowl on Rixon Recreation Ground has been completed.</u>	<u>In addition to maintaining and improving the play offer for all ages at appropriate locations, for which contributions will be sought at the equivalent FiT standards, a particular</u> <del>The main priority is to provide for older children (potentially in the education/ leisure hub or within one of the main recreation areas), and maintain and improve the play offer for all ages at the War Memorial and Rixon Recreation Grounds, for which contributions will be sought at the equivalent FiT standards of 0.25ha per 1,000 people.</del>



Type	Assessment	Main priorities and recommended standards of provision
<b>Publicly accessible natural green space</b>	The town appears reasonably well served with Butts Pond, the open space around the Mill and Town Bridge, but is still just over 2ha below the recommended standards ( <del>1.8ha per 1,000 people within 700 metres of people's homes</del> ).	The main priority is to maintain the existing sites and improve recreational trails around the edge of the town and linking to the countryside (see Policy 14). A further area of natural green space can also be provided within the Elm Close sites (see Policy 32), and Butts Pond LNR may be extended as part of the mitigation measures for the Market Fields site (see Policy 24). Where on-site or related off-site provision is not possible, contributions towards identified and costed projects will be sought.
<b>Allotments</b>	There is a shortfall and need for more allotments, against the current local standards ( <del>16 allotments (approx. 0.4ha) per 1,000 people</del> ) – the standards suggest at least <del>1.1ha</del> of additional allotment land is needed for the existing population.	The larger development sites, and in particular land at Elm Close (see Policy 32), should provide the opportunity to deliver much needed allotments to achieve the required standards. Where not provided on-site, contributions will be sought.