



Hall & Woodhouse Ltd c/o Southern Planning Practice (Lynne Evans)

ID No 748

ISSUE 10: Q.10.5 Sturminster Newton: Reference to Settlement Boundary

Sturminster Newton, as set out at LP1 8.131 comprises the main town on the northern side of the River Stour as well as the smaller village of 'Newton' to the south, and both parts fall within the settlement boundary, which is proposed to be retained for development management purposes for LP1. This is supported.

Hall & Woodhouse Ltd own a number of pubs in Sturminster Newton including the locally popular Bull Tavern in Newton. The pub is highly constrained in its immediate site and suffers from serious flooding issues, as well as lack of proper and modern facilities including landlord's accommodation. Early discussions have been held with the Town Council and the Neighbourhood Planning Group to explore opportunities to improve the position and secure the long term future of the pub, which may include some form of enabling development on the open land adjoining the pub which lies within the settlement boundary. The proposals would be advanced with the local community.

References elsewhere in LP1, including at 3.46 and 3.55 and in Policy 2 refer to the retention of settlement boundaries for development management purposes. Paragraph 3.45 is clear that a neighbourhood plan for one of the main settlements could not promote less development than is identified in LP1 but could allow greater levels of growth by allocating additional sites for development.

However, against this positive background, Policy 19 (and the other policies for the main towns) sets a further restriction on development by introducing criterion (a) which refers to development and redevelopment within the existing built up area. This is considered unduly restrictive and would remove the flexibility for LP2 or Neighbourhood Plans to develop their own strategies to meet their own requirements. There is no sound basis for seeking to restrict the development area more tightly than to the settlement boundary. This does not automatically mean that development would necessarily extend to all settlement boundaries but would provide local communities with the flexibility to plan for their own future.

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The changes sought in the representations to Policy 19 at the Pre-Submission stage are still sought, namely:

Under Sustainable Development Strategy replace:

a) Development and redevelopment within the existing built up area

with

a) Development and redevelopment within the **existing settlement boundary**

Under Meeting Housing Needs, replace:

e) infilling and redevelopment within the settlement boundary, including....

with

e) infilling, **development** and redevelopment within the settlement boundary, including....

(wording in bold typeface shows proposed changes)

Consideration should also be given to rewording to make clear that development within the settlement boundaries should take priority over greenfield development beyond the settlement limits.

These changes would ensure that the Policy is consistent with the overall development strategy as well as consistent with national guidance.

LJE/SPP/18 February 2015

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