

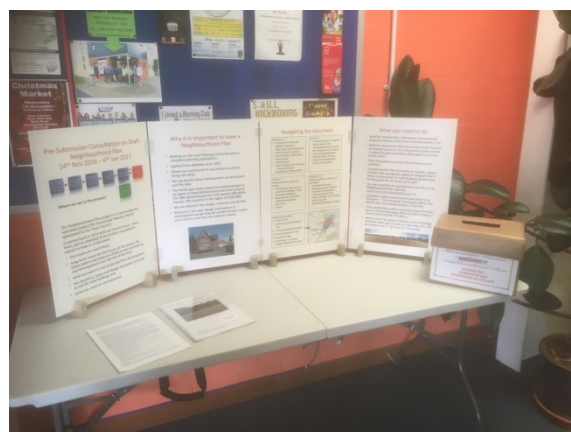
# CONSULTATION STATEMENT

## A Summary of the Consultation Process for the Sturminster Newton Neighbourhood Plan

*The Neighbourhood Planning Regulations require that, when a Neighbourhood Plan is submitted for examination, a statement should also be submitted setting out the details of those consulted, how they were consulted, the main issues and concerns that people raised, and how these concerns and issues have been considered and where relevant addressed in the proposed plan.*

*This report therefore explains the consultation process and how the information gathered was applied to arrive at the Submission version of the Neighbourhood Plan*

*It covers the period from March 10<sup>th</sup> 2014 to 10<sup>th</sup> February 2018*



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## Why we have produced this summary

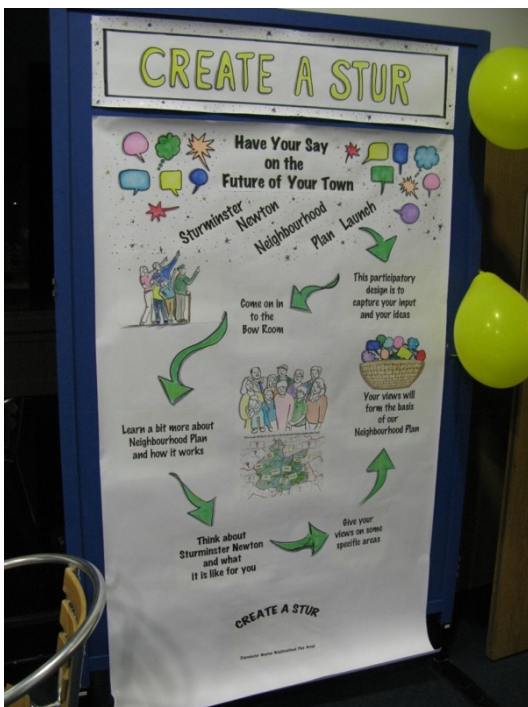
This is a record of the consultations that took place from the initial launch event for the project on 10<sup>th</sup> March 2014 to the decision to submit the Neighbourhood Plan for its examination that was made at the 7<sup>th</sup> September Town Council meeting. The summary references further documents that contain the write-ups / outcomes of the consultations, if additional detail is required. These are listed in the Evidence Log included in the submission. Chapter and Policy numbers in this document refer to those in the Pre-Submission Consultation version of the Neighbourhood Plan. A table is included at the end of this document that maps Policy numbers onto the Submission Version Policy numbers for ease of reference.

## 10<sup>th</sup> March 2014 - Launch event

This event was the first opportunity to present to the public the concept of the Neighbourhood Plan, its benefits and the steps the community would need to take to completion. We also used it as an opportunity to gather some initial information about the town under the following headings:

1. What do you love about Sturminster Newton?
2. What are the essential characteristics it must never lose?
3. What does the area need in order to thrive?
4. What would you change if you could?
5. What would spoil your enjoyment of your Town?
6. What attracted you to come to or to live in Sturminster?

We also asked people what it is like in Sturminster to: Live, Stay Fit, Learn, Work, Be Healthy, Grow Older, Educate Children, Travel, Belong, Engage in Culture, Own a Business, Shop, Browse, Volunteer, Thrive, Remember, Stay Well, Play, Go To Town, Worship, Start a Business, Play Sport and Socialise. This helped us to get particular segments of the community to express a more nuanced view.



We captured the responses on post-its which were captured in a spreadsheet and analysed over the following weeks to identify key themes and issues. The information was presented at a workshop on 26<sup>th</sup> April 2014 of the Neighbourhood Plan volunteers during which common themes and issues were consolidated. North Dorset District Council Planning also contributed their view of key issues we needed to address. These were combined and refined over the following weeks. The main outcomes were published on the neighbourhood plan website at <http://www.sturminsternewtonplan.com/themes.html>. It was noted that there were gaps in the age profile that responded with few in the 20-40 age range.

### **12<sup>th</sup> August 2014 - Workshop on Issues, Themes, Vision, Aims and Next Steps**

Twelve volunteers and members of the Neighbourhood Plan team carried out a workshop on the project and teamwork, and the emerging issues and themes. The group then considered the Vision, Objectives and Aims that should be set for the Town. Attendees were told to consider the town and wider area, and not to be limited by what can be achieved solely through a Neighbourhood Plan. The results were written up.

### **29<sup>th</sup> September 2014 – Sports and Leisure Consultation Workshop**

A number of sports and leisure organisations were contacted and invited to a workshop to look at provision in the town and identify issues and opportunities for improvement. They were presented with the possible increased housing allocation to Sturminster and asked to consider the implications and likely future needs of the town. Increased capacity needs for the Leisure Centre and additional facilities for the Football Club were identified.

### **18<sup>th</sup> October 2014 - Focus Group Sessions to test issues and themes**

On 18<sup>th</sup> October 2014, we ran two parallel focus groups to try to get a wider cross-section of the community from areas of the town poorly represented in previous work and from younger age groups (20-30) to give their views on issue and themes. We advertised for people to apply and tried to select a group that had the same age profiles as the community and some from areas of the town poorly represented at the Launch event. They were posed questions based on the key themes and asked to discuss them in the two groups. A consolidation session was run with both groups at the end of the day to discuss differences and identify issues.

The results were captured and written up for use in developing the themes and issues further for the November 2014 consultation.

### **23<sup>rd</sup> October 2014 - Town Council/Sturquest Workshop – SWOT analysis and Visioning**

A workshop was run on 23<sup>rd</sup> October 2014 to gain the views of the Town Council and Sturquest members on the vision for the future of the town building on its strengths, addressing challenges facing it, and protecting its assets. The workshop presented the information that had emerged from consultations to date and considered the Councillors' views of the Strengths, Weaknesses, Opportunities and Threats for the NP Area. The results were documented and used to finalise the Vision Statement and Aims to be included in the November 2014 consultation.



## 14<sup>th</sup> and 15<sup>th</sup> November 2014 Issues, Themes, Vision and Aims - Public Consultation Event

A major consultation event was run in the Exchange to test that the issues, themes and proposed vision and aims with the Public. We had a paper questionnaire that people filled in and post-it notes on some of the displays and maps where people could write comments and see those of others. We had 208 attendees. We also ran the consultation at the High School and collected their views. Matrix analysed the data from the consultation and wrote a report that drew out key findings and conclusions. The key findings are shown below.

### Top 10 Key Findings

The list below shows the ten most important findings emerging from the consultation to date. These issues have been selected based on the frequency and consistency by which these issues have been raised.

**1. BOTH THE FUTURE ROLE AND THE IDENTITY OF STURMINSTER NEWTON ARE CONSIDERED VERY IMPORTANT TO THE FUTURE OF THE TOWN. (NEEDS TO REMAIN THE HEART OF THE RURAL COMMUNITY)**

**6. VIEWS AND OPEN GREEN SPACE IN THE TOWN ARE HIGHLY VALUED BY ITS RESIDENTS AND SHOULD BE PROTECTED.**

**2. THE POOR ROAD NETWORK, BOTH LOCALLY AND STRATEGICALLY, ALONG WITH INADEQUATE ELECTRONIC COMMUNICATION SYSTEMS ARE HINDERING BUSINESS GROWTH IN THE TOWN AND SURROUNDING AREA.**

**7. THE HIGH QUALITY LANDSCAPES SURROUNDING STURMINSTER NEWTON SHOULD BE PROTECTED AND THE TRANSITION BETWEEN TOWN AND COUNTRY MUST BE SENSITIVELY HANDLED.**

**3. THE TOWN CENTRE SUFFERS FROM LIMITED RETAIL OFFER, TRAFFIC AND ACCESS ISSUES. IT IS ALSO POORLY CONNECTED TO THE EXCHANGE, THAT IS NOW PERCEIVED TO BE PART OF THE TOWN CENTRE. (NEED FOR A COMPREHENSIVE DESIGN PROPOSAL)**

**8. NEW RESIDENTIAL DEVELOPMENTS SHOULD CONSIST OF A MIX OF HOUSE TYPES, BUILT TO A HIGH QUALITY AND BE OF DISTINCTIVE YET SENSITIVE DESIGN.**

**4. TRAFFIC AND CAR PARKING ISSUES IN THE TOWN CENTRE ARE A SERIOUS THREAT TO THE ON-GOING SUCCESS OF THE TOWN.**

**9. NEW DEVELOPMENTS MAY BE CONSIDERED IN VILLAGES AND HAMLETS WITHIN THE PARISH, BUT IN THE TOWN THEY SHOULD NOT EXCEED THE 380 DWELLINGS PRESCRIBED IN THE LOCAL PLAN.**

**5. THE EXCHANGE SITE SHOULD BE USED AS A FOCUS FOR COMMUNITY SERVICES.**

**10. NEW DEVELOPMENTS SHOULD BE BUILT TO HIGH LEVELS OF ENVIRONMENTAL SUSTAINABILITY. RENEWABLE ENERGY SCHEMES IN AND AROUND THE TOWN SHOULD NOT ADVERSELY AFFECT HIGH QUALITY LANDSCAPE.**

The full report was published online on the neighbourhood plan website (<http://www.sturminsternewtonplan.com>) and can be viewed [here](#). This consultation gave us a clear view on the priorities to be addressed in the town, and opinions on a wide range of issues.

From this, the draft vision, together with the aims and a project plan were devised, and affirmed by the Town Council on 2nd July 2015. This was published online at <http://www.sturminsternewtonplan.com/vision-and-aims.html>

## 24<sup>th</sup> August 2015 Consultation with the residents of Elm Close and Friars Moor

Residents of these residential roads were concerned about the extension of the numbers of houses to be built to the south of Elm Close (increased from 35 to 45 in the Local Plan estimates). Ed Gerry from NDDC and local councillors were present to answer questions and recommended that residents set up a residents' association to assess proposals that may come forward from the then-developer with an option – Taylor Wimpey. At that meeting residents expressed concerns about privacy, junction with Rixon Rd and the traffic and parking in the roads through their houses.

## 22<sup>nd</sup> October 2015 Consultation with the NFU and farmers

The community includes many farming families, some of whom have farmed in the area for generations. The landscape around the town is shaped by livestock - dairy and sheep farming and relies on the farmers to maintain its appearance and access across their land. Some dairy farms are relatively small in scale and struggling to survive.

A workshop was organised in conjunction with the local NFU for farmers to attend a workshop.

Three local farmers attended and discussed the NP and the new permitted development rights. The priorities identified were:

- Relaxation of some permitted development rights restricting re-use of buildings
- Encouragement of live-work units
- Agreement that inappropriate renewables in the landscape can detract from the tourism economy

Proposals were included in the public consultation in November 2015, but only four farmers responded and a significant number of respondents were unsure. Comments about abuse of the planning process were also made. Possible actions arising included:

- Developing policies for the Plan around use of former farm buildings
- Review wording for clarity and pay particular attention to make planning abuse clear whilst still allowing flexibility of development where there is real 'positive impact'.

### **27<sup>th</sup> November 2015 Public Consultation on Main Issues for the Plan (apart from the Town Centre)**

A major public consultation was run at the Exchange building over 3 days (27<sup>th</sup> – 29<sup>th</sup> November) covering the following:

- Protecting aspects important to the local character and enjoyment of our parish from inappropriate development – in particular important views, the green open spaces that we use and value, the important buildings that enhance the character of the area or have an historic significance, and important trees. Criteria were also tested with the public for protection of views, trees, open spaces, buildings.
- Draft Design Principles to be used in new developments - style, layout and quality.
- Potential housing sites suitable for development and the number and types of housing these could accommodate
- Facilities used by the community – which ones are most important and those that we should support
- Improving pedestrian and cycle routes across the area as a whole
- Supporting farming

There was a lot of publicity involved. We published an article in the October edition of Unity.com, setting out when and where the consultation would take place, and providing some information about what our community could expect to be consulted upon at this stage in our

process. At the end of October we placed banners at key points in the town, giving the important information about the event, and we also put posters in shop windows and on notice boards in Newton and Broad Oak. A ‘save the date’ general email was emailed to a database of 300 local businesses and residents who had, in the past, expressed a desire to be kept informed of our consultation process, during October, and again in early November. And on Monday 16<sup>th</sup> November (our Market day) volunteers, armed with leaflets about the consultation went out and about in town, early in the morning. They stood at key locations, including outside the Primary school and in the main Market Cross. The exercise was repeated on Saturday morning, in the Town Centre, at the Exchange, outside the Supermarket and also at the Leisure Centre in the Town. In total, about 300 leaflets were given to individuals by hand.

At every stage and via all our publicity, members of the community were also directed to our website.

On the morning of the first day of the consultation, our large banner was placed outside the Exchange building welcoming everyone to our event.

In the Unity edition published in early December, we gave the community a short summary of the event and let people know that they could still take part on the website until 14<sup>th</sup> December.

287 people attended the exhibition over the three days and of these 205 filled in questionnaires. This included officers from the District Council’s planning teams. For the first time, the team used SurveyMonkey and made this available online. This allowed collection of data from people who were unable to attend the exhibition in person (the questionnaire was accompanied by images of the exhibition boards).

The questionnaires were analysed for their scores and written comments and a report produced summarising the outcomes. This can be found [here](#).

The main findings included:

- The criteria for selection of significant landscape character elements (buildings, views, open spaces and trees) are appropriate to take forward for use in the plan.
- Need to improve the appearance of the area around the Exchange and Station Road to be fed into consideration of the town centre. The situation concerning the listed building housing Streeters needs to be taken into consideration.
- Draft design principles will need to be refined and tested for practical interpretation and commercial realisation



STURMINSTER NEWTON NEIGHBOURHOOD PLAN

### AUTUMN PUBLIC CONSULTATION:

#### GETTING TO THE DETAIL

Friday 27<sup>th</sup> (until 8pm), Saturday 28<sup>th</sup>, and Monday 30<sup>th</sup> November

The Bow Room, [The Exchange](#)

Buildings and spaces that are important to our community



STURMINSTER NEWTON NEIGHBOURHOOD PLAN

### AUTUMN PUBLIC CONSULTATION:

#### GETTING TO THE DETAIL

Friday 27<sup>th</sup> (until 8pm), Saturday 28<sup>th</sup>, and Monday 30<sup>th</sup> November

The Bow Room, [The Exchange](#)

- Potential Housing Sites
- Local Character and future design
- Protecting heritage and landscape
- Buildings and spaces that are important to our community
- Transport around the Town and Town Centre

**Your views count**

- Housing sites presented as being suitable or not for inclusion in the plan are agreed apart from land next to the Bull and Elm Close Farm where further consultation needs to take place.
- Evidence that there is strong support for an extension of the Trailway over the Stour to the west of the town. The route needs to be defined for inclusion in the plan (or potential options safeguarded). Key pedestrian routes should be included in the plan and a further route between the Recreation Ground and the Police Station was identified.
- Develop policies for the plan around use of former farm buildings which cautiously encourage reuse in particular make clear what constitutes planning abuse whilst still allowing flexibility of development where there is real 'positive impact'.

The consultation results have been used directly as a basis for constructing the policies in the Neighbourhood Plan.

### **11<sup>th</sup> February 2016 Repeat of November public consultation at the High School**

Approximately 20 students from different years came to the consultation event with the Deputy Head and were representatives of their fellow students on the Student Council. The exhibition was held in the Youth Centre and covered:

- Housing Demand and Housing Sites
- Design Principles at a high level
- Community Assets as they relate to young people
- Pedestrian routes through the town

Students were largely in favour of the proposals and particularly emphasised:

- The size of rooms in housing
- The importance of outdoor space for families
- A preference for traditional architecture over modern
- Delays in the Skate Park
- Lack of use of the Library in the town
- Need for drop in facility in the town for young people
- Concerns about loss of recreation ground and traffic if Primary School located there

### **26<sup>th</sup> January 2016 -- review of Design Principles by NDDC Planning**

A copy of the Design Principles included in the November 2015 consultation was sent to NDDC planning in November. The Planning officer responded in January 2016 with suggestions on improvements and clarifications that were used in taking the principles forward into the general policy in the Pre-Submission draft plan.

### **25<sup>th</sup> February 2016 – Workshop with the freeholders and tenants of the retail units at Station Road Regeneration Area**

The team had reviewed the Station Road Development Brief and resolved to revisit the options to see if a more viable option could be achieved in conjunction with the current owners. A workshop was arranged with the owners of Streeters, Hansons and the tenant of the Factory Shop at which options were presented for reconfiguring the site and roads to improve the area and



pedestrianise the area at the end of Station Road while retaining existing businesses in situ. The attendees rejected this intermediate proposal but supported the aims of moving the market and improving the linkage with the rest of the town from this area. They had no immediate plans to leave the site and were keen to stay.

This outcome led the team to consider a more radical reconfiguration of the area that would mean moving the road further to the west and rebuilding the entire area to achieve better use of the space.

### **26<sup>th</sup> February 2016 – Broadoak, Bagber and Newton Residents Consultation**

This event was held immediately before the Newton Residents Association AGM, to maximise likely attendance from the rural area. Specific issues relating to the Settlement Boundary and whether it should be extended to allow development within the smaller settlements was tested at this consultation. Also, the potential development sites in Newton were presented and residents asked for their views. Options to relax planning for farmers were also tested. An opportunity was given to Hall and Woodhouse to include a small exhibit unrelated to the NP consultation for them to set out their initial ideas for the site next to the Bull and the changes to make the Bull sustainable as a pub.

The Broadoak Residents Association produced a report and sent comments to Hall and Woodhouse. Newton Residents' views were collected from their post-its on the displays in the room.

The main outcome was that there was overwhelming support to keep the Settlement Boundaries in place as currently set and the preference to keep Broadoak in the Countryside.

### **6<sup>th</sup>-31<sup>st</sup> July 2016 – Public Consultation on Proposals for the Town Centre**

The consultation in November 2015 could not include the Town Centre since the proposals had not been sufficiently developed. Significant work was performed during the first half of 2016 to review parking options and requirements, pedestrian and traffic routes, options to use Clarke's Yard as parking with its owner, and the potential to redevelop the Station Road area with freeholders, including NDDC – the owner of the car park. Matrix was asked to visualise and illustrate a possible design to allow for the concept to be tested with the public, freeholders and local businesses.

The consultation ran for the majority of July and consisted of the following steps:

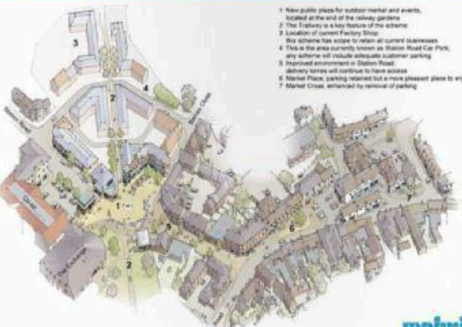
- Publication in Unity.com on the weekend of 25th June setting out the proposals and including a questionnaire. This monthly magazine has been a key vehicle for publicity. It has a distribution of 3200 copies, is delivered to most households within the Sturminster Newton Plan Area and is also left at key distribution points in the neighbouring villages outside the parish.
- On-line questionnaire available from 27th June for residents to complete
- Briefing of Town Council on July 30th on the proposals
- Meeting with businesses and retailers on 6th July to present and discuss the proposals
- Event on 9th July in the Exchange for residents to discuss the proposals with members of the Neighbourhood Plan team. Questionnaires were available for visitors.
- Meeting on 13th July with a small workgroup of retailers to gather detailed concerns regarding the proposals.

- Consultation concluded at the end of July.

170 residents completed questionnaires on line and on paper. The numbers of visitors to the display in the atrium of the Exchange was not counted because, but attendance was significant with three volunteers fully employed talking to residents.

The response was overwhelmingly positive with the majority supporting the proposal for change. Concerns were raised about the impact on the businesses in the historic centre, the ability to access existing businesses for deliveries and the removal of free parking in the Market Square. These concerns have been addressed through further discussions with businesses and by modifying the proposals and incorporating policy statements that incorporate the principles of the regeneration, while allowing flexibility for design.

The results were published in the August Unity article



**consultation summary 8th August 2016**

- 1 New public plaza for outdoor market and events, located at the end of the railway gardens.
- 2 The Footway as a key feature of the scheme.
- 3 Location of street frontage shops.
- 4 We welcome the scope to retain all current businesses.
- 5 There is an area currently known as Station Road Car Park, any scheme will include adequate customer parking.
- 6 Improved environment in Market Place.
- 7 Market Place parking retained but a more pleasant place to enjoy.
- 8 Market Cross retained for removal of parking.

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**consultation summary 8th August 2016**

**Results**

No	Question	Yes	No
3	Do you agree with where we have defined the town centre area (the area where main town centre uses should be located in the future)?	80.2% 134	15.8% 33
4	Do you agree with where we have defined the main shopping frontages (the core area where it is most important to retain retail and similar uses, even if it may mean some vacant premises at times)?	83.6% 145	14.4% 30
5	Do you agree with the key principles that we propose for a scheme for the Station Road regeneration area?	79.1% 129	20.9% 34
6	Do you support the idea of the Station Road car parking run by the District Council being provided on the former Clarke's Yard site rather than at its present location?	72.3% 120	27.7% 46
7	Do you feel that any of the existing buildings in the Station Road regeneration area are sufficiently special that they should be retained in any future scheme?	82.9% 151	17.1% 34
8	Do you agree with the general principles we propose for a scheme to improve the environment of the public areas in the town centre?	65.8% 135	34.2% 73
9	Do you support the re-arrangement of parking in the Market Place area, to create a larger and more attractive area for sitting out?	75.6% 121	24.4% 39
10	Do you support the improvements proposed for the Market Cross area, including the removal of car parking near the Cross?	77.8% 126	22.2% 36

**Points to address**

The results indicate broad agreement with the proposals; however, significant issues were raised in the comments that need to be addressed either by the Neighbourhood Plan or other initiatives in the town. These include:

- Several comments stressed the importance of linking the proposals to creation of a distinct economic purpose for the town that would make it more competitive.
- Some people commented that the existing historic town centre to the Town Centre and that a new development should not move this; although our 2014 consultation indicated the majority considered the town centre to include the area around the Exchange. Concern was expressed about the potential for a new development to attract customers away from the market and the older shops and undermine their viability.
- Deliveries - concern was expressed about the ability for delivery routes to navigate the road layouts given the changes to Station Road and the movement of parking in Market Place near to Marsh's.
- A few responses felt some consideration should be given to the potential over the life of the Neighbourhood Plan for the Shillington railway to extend to Sturminster Newton. This was supported by a letter from the North Dorset Railway Trust (NDRT).
- Parking was mentioned many times - the location, signage, price (many wanted free parking) and type. The provision for new residents and the importance of having sufficient parking close to businesses was raised by both retailers and the public, particularly in regard to the redevelopment of the Station Road car park.
- Comments were also made regarding access to parking at Clarke's Yard - disabled/infirm access and distance, safety of access to Bath Road and safety when crossing the road.
- The changes to the layout of Market Place and removal of parking near the Museum were supported by 70% of respondents, but comments were made about the likelihood of people wanting to sit in the improved spaces given the traffic.
- People were concerned about the treatment of Hanson's, Streeters and the Original Factory Shop since it wasn't clear on the diagrams what would happen to them, even though the text clearly stated that existing businesses would be incorporated.
- A comment was made regarding lack of clarity over where buses would stop, turn and pick up.
- While there was a majority consensus that there are no buildings of special merit in the Station Road Development Area that should be preserved (70%), there were several comments suggesting retention of Streeters and improving it rather than replacement.
- Comments were made about the need to provide somewhere for younger people, but to avoid creating spaces that attract antisocial behaviour.
- In the general comments section, there were many supportive comments indicating support for improving the Station Road regeneration area and the historic centre. They included comments about the importance of any design complementing the character of the old town and the sensitive use of good quality materials. The view of Hambleton Hill was also mentioned. The importance of signage was mentioned several times and that it should direct people to the historic centre, the Hill and the Museum from the Trailway.
- Other comments indicate the importance of trees in improving the appearance of the centre and the need to improve the general appearance of the shops in the historic centre along Bridge Street (scruffy exteriors were mentioned several times), scruffy sign boards on the pavement were also mentioned.
- Many comments suggested bringing a better supermarket offer to the town.

**Why we have produced this summary**

Last month in Unity Magazine we asked you to complete a questionnaire about what the Neighbourhood Plan should say about the Town Centre and this month we would like to share the results. There was a really good response, so thank you to everyone who took part. The results indicate broad agreement with our proposals and provide a significant body of comments that we need to address either through the Neighbourhood Plan or, where this is not the right means, a suitable alternative.

**The consultation stage**

This was the fourth main consultation event on the Neighbourhood Plan, following on from the consultation in November 2015. This consultation centred on a number of topics:

- An idea for major regeneration which would provide guidance and an indicative design for any future redevelopment of the Station Road car park area that also links the historic and new areas of the town centre.
- Creation of a Plaza - improved market, outdoor performance space and destination on Trailway. This builds on the role of the Exchange as the principal arts venue in North Dorset.

**How we consulted**

The consultation ran for the majority of July and consisted of the following steps:

- Publication in Unity on the weekend of 23th June setting out the proposals and including a questionnaire. It has a distribution of 3200 copies, is delivered to most households within the Sturminster Newton Plan Area and is also left at key distribution points in the neighbouring villages outside the parish.
- On-line questionnaire available from 27th June for residents to complete.
- Meeting with businesses and retailers on 6th July to present and discuss the proposals.
- Event on 8th July in the Exchange for residents to discuss the proposals with members of the Neighbourhood Plan team. Questionnaires were available for visitors.
- Meeting on 13th July with a small workgroup of retailers to gather detailed feedback regarding the proposals.
- Consultation concluded at the end of July.
- 170 residents completed questionnaires on line and on paper. We did not count the attendees at the display in the atrium of the Exchange, but attendance was significant.

At every stage, members of the community were also directed to our website for further information.

**Who responded**

Of the 170 questionnaire responses received, most were from local residents, but they also included some businesses and other organisations. Of those completing the questionnaire 74% lived in the town, 17% in Bagber and Broadack and the remainder from other areas of the parish or outside.

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## 14<sup>th</sup> November 2016 to 6<sup>th</sup> January 2017 – Pre-Submission Consultation

The town council reviewed the draft Neighbourhood Plan and agreed that it was ready for release to the public at its meeting of 20<sup>th</sup> October 2016.

The statutory consultation period is for six weeks. The Steering Group and Town Council approved an extended consultation from 14th November to 6th January 2017, giving 8 weeks of time for people to respond.

Extensive publicity was given to the event with articles in the community magazine, an article in the Blackmore Vale Magazine and an editorial part-way through the consultation to encourage

people to review the draft. Posters were placed around the town and two large banners installed on the railings to the Railway Gardens in town. In particular:

- Sturquest and the Town Council included information on their web sites and information on their facebook pages.
- We also placed images of the information boards and questionnaires online on the Group's website ([www.sturminsternewtonplan.com](http://www.sturminsternewtonplan.com)).
- A display of four boards explaining the Neighbourhood Plan and how to review it was placed in four locations around the town. A copy of the plan and a summary of the SEA were also placed with the boards and a stack of questionnaires and a box for responses:
  - The Town Council office
  - The Library
  - The Sturfit Leisure Centre in the north of the town
  - The Sturquest Office
  - The café in the Exchange.
- Statutory Consultees were sent emails and follow-up emails with a letter setting out the purpose of the consultation, access to the documents and an explanation of how to respond. (See Appendix 2 Table 1 for details)
- a letter was hand-delivered to addresses that were explicitly mentioned as Locally Important Buildings in the Plan
- landowners of the proposed Local Green Spaces were notified by email
- landowners of the allocated development sites were notified by email
- see Appendix 2 table for details)

We ran drop-in sessions between 10am and 12 in the Exchange Café (Sturquest office on the last date) on five Saturdays for people to come and discuss issues with the document and ask questions - Saturdays 19th, 26th November and 3rd, 10th and 17th December. A separate consultation event was run at Sturminster Newton High School with the School Council. The Deputy Head prepared extracts from the Plan document on housing, transport routes and key projects for the town. The students were asked to indicate importance and ranking on a mini questionnaire and to discuss reasons for their suggestions.

We received 40 completed questionnaires and letters from some respondents and have analysed these to draw out conclusions that we can have used when reviewing the draft plan for changes. We received 9 responses from the student consultation.

Following the consultation, the team met with North Dorset District Council to understand their issues and then later to review the changes the team proposed to address them. The team also set out changes to address the issues raised by other consultees and the public. Changes were identified to improve layout, legibility and structure of the document. Key issues arising from the consultation were:

- NDDC objection to our policy limiting development of the reserve sites unless local need could be demonstrated.
- NDDC's conservation officer's objection to the inclusion of the site next to the Bull to the south of the town.
- The inclusion of a large area of open space – the water meadows near the town's bridge, and whether this met the conditions for protection as an open space.
- Wessex Water commented on the quality of the odour study for the sites near the Sewage Treatment Works given that significant work is being done to extend its capacity.
- Issues raised by members of the public, including the removal or alteration of some Important Building entries.

## **November 2017-February 2018 – Extended Consultation with adjoining Parish Councils**

As part of the review of submitted evidence, the list of Parish Councils consulted was reviewed. This review highlighted that some parishes that were not adjoining the Neighbourhood Plan area had been consulted, and not all those parishes that bordered the Neighbourhood Plan Area.

Those who had been consulted as the pre-submission stage were:

- Hinton St Mary Parish Council (adjoining parish to north)
- Okeford Fitzpaine Parish Council (adjoining parish to south-east)
- Shillingstone Parish Council (not immediately adjoining)
- Child Okeford Parish Council (not immediately adjoining)
- Hazelbury Bryan Parish Council (not immediately adjoining)

Although the omitted parishes were not considered to be likely to be affected by the plan, their exclusion was an unintentional oversight and the Local Planning Authority advised that the additional parishes should be asked whether they had any comments on the submitted version of the plan (and provided with the Pre-Consultation version should they wish to reference it). The following additional parish councils/meetings were therefore contacted and asked to review the plan:

- Marnhull Parish Council (adjoining parish to north)
- Manston and Hammoon Group Parish Council (Manston parish adjoins to north-east)
- Lydlinch Parish Meeting (adjoining parish to south-west)
- Stalbridge Town Council (adjoining parish to north-west)
- Fifehead Neville and Fifehead St Quintin Parish Meeting (which adjoins a very small part of the parish to the south).

The Parish Councils were given as much time as they needed to review and comment. No comments were received to amend the Plan or to express any material concerns arising from it. The responses received are shown in Appendix 3.

## **Table Showing Consultation Issues and Changes Made**

The following table sets out each issue raised by both statutory consultees and the public in detail, and is structured by policy areas in the Pre-Submission Consultation version (note that this document includes a table at the end that maps these policy areas to their equivalents in the Submission version). It shows the changes made as a result and approved by the Steering Group and then the Town Council on 27<sup>th</sup> April 2017. Further non-material changes were made as a result of a health check to improve clarity of wording and maps, and linkage to evidence prior to final approval by the Town Council for submission on 7<sup>th</sup> September 2017:

Section	Issue	Consultee	Response	Change
General comments	Satisfied that the plan's proposed policies are unlikely to impact on Highways England network and have no comments to make	Highways England	Noted	n/a
	Whilst the plan makes allocations, the distances involved and the association of the sites with the existing pattern of development is such that they will not have significant implications for the Dorset AONB.	Dorset AONB Team	Noted	n/a
	A most impressive document in its depth and scope of coverage that draws extensively on an understanding of the historic character of the area and seeks to use this constructively positively inform change and reinforce its distinctive local identity. This is the best Plan of its kind that we have seen in the south west.	Historic England	Noted	n/a
	We consider that the plan accords with the principles set out National Planning Policy and Local Plan policies	Environment Agency	Noted	n/a
	Paragraph numbering would be helpful	North Dorset District Council	Noted	Amend to include para numbering
	Eradicate unnecessary repetition of current national and local planning policy	North Dorset District Council	Agreed –plan reviewed to check that, where similar issues are covered, the plan is providing further detail or amending policy. Most policies were found to be adding further detail	Changes made to include further explanation in text where policies may appear to overlap – most notably policy on redundant agricultural buildings and policy on uses in the shopping frontages protection zone.



Section	Issue	Consultee	Response	Change
			specific to the local issue / area.	
	Ensure capable of being delivered – evidence submitted should include assessment of deliverability, landowner confirmation of availability, and capacity of all allocations	North Dorset District Council	All landowners of allocated sites have been actively engaged in the plan’s preparation. Background document to be submitted on housing supply assessment	No major changes considered necessary. Minor amendments made to capacity estimates – making clear these are approximate estimates.
	Improve quality of maps if possible – label allocations to be clearer	North Dorset District Council	Noted	Maps updated
	Consider reducing plan length by taking out those sections that could be adopted by NDDC as supplementary planning guidance, and reducing repetition (eg lists of green spaces).	North Dorset District Council	Retention in the neighbourhood plan provides the relevant policies with ‘development plan’ status which would not apply if removed to supplementary documents, and may therefore be overlooked. The depth and scope of the plan has been commended by Historic England.	Where practical text has been removed where it does not add value to the plan – and how to use guide added to direct reader to most relevant section/s.
1 to 3 - Introduction, Vision and Aims	The plan reads well as a comprehensive, aspirational plan for the town and its surrounding area, and although lack of finance may temper delivery this is not a reason not to aspire	Dorset County Council	Noted	n/a
	Reconsider the box (pg2) explaining potential changes in local government –	North Dorset District Council	Noted, but given the changes it make sense to continue to refer to	The wording in the plan has been updated to accommodate the likely changes, and can be reviewed

Section	Issue	Consultee	Response	Change
	it is not possible to consider all matters that may change over the plan period		authorities in their generic terms	further prior to adoption id appropriate
	The text on planning applications (pg2-3) may be confusing (in terms of where comments should be sent)	North Dorset District Council	Noted, the plan is intending to make clear how both pre-application consultations should be run and how comments can be made to the Town Council to influence their response (representing the local community) as well as to the Local Planning Authority who makes the final decision.	Revised section on implementation now at end of document – rewording used to clarify how to go about engaging with the local community in line with the Local Plan Policy requirements.
	It is likely that the plan will (as opposed to could) become outdated before 2031 (pg3).	North Dorset District Council	Noted – the wording reads ‘quite possible’	No change considered necessary
	Evidence source of ‘800 people’ growth, deprivation statistics and wage levels (pg5) Evidence source for higher income families and individuals and their businesses being ‘under represented’ (pg12)	North Dorset District Council	Background document to be submitted – plan text generally considered sufficient subject to minor changes	Minor amendments made to clarify housing data used where appropriate
4 Potential projects.	Look forward to working with you in promoting tourism within the area	Okeford Fitzpaine PC	Noted	n/a
	The Conservation Area is now on the national Heritage At Risk Register, and project/s to tackle the range of issues affecting the Conservation Area, with CIL funding, may be worth considering.	Historic England	Noted – the first step will be to undertake a conservation area appraisal and management plan	Add new project regarding preparation of conservation area appraisal and management plan

Section	Issue	Consultee	Response	Change
	Is there any certainty that NDDC and DCC will work with the Town Council to implement the proposed town centre improvements?	North Dorset District Council	The relevant highway, property and conservation sections of both councils have been engaged in drafting the proposals, and the plan recognizes that projects will be finance-dependent	Minor wording changes to clarify that the projects listed are intentions rather than agreed plans.
5 Neighbourhood Plan Aims and Policies	Notes the similarities in approach to housing and reasons for this, and findings about the local economy	Okeford Fitzpaine PC	Noted	n/a
	<b>Policy 1:</b> may be useful to include the distinction between the status of the sites (Table 11) in the accompanying map and in the relevant sections/policies and include capacity estimates Evidence that the latest SHMA and other housing data has been taken into account. Clarify that the 395 dwellings in the LP is a <u>minimum</u> target (and not 380)	Historic England North Dorset District Council	Agree. 380 had been used given 15+ completions, with allocations estimated capacity is c414 plus 90 reserve. Background document to be submitted to provide supporting evidence	Simplify description of housing sites being proposed, simplify map and insert table with estimated capacity and relevant policy number
	<b>Policy 1:</b> delete the statement that the NP area has limited potential for growth = this is not evidenced, and is in conflict with LPP1 Policy 2.	North Dorset District Council	Policy wording and supporting text discussed with NDDC, changes made to overcome potential conformity concerns	Reword final para of Policy to remove reference to limited potential, and clarify the use / release of reserve sites, and amend supporting text including addition of constraints diagram and that limitations on growth need to be considered through the Local plan Review

Section	Issue	Consultee	Response	Change
	<b>Policy 2:</b> allocated sites should be located within the settlement boundary	North Dorset District Council	Discussed with NDDC, agreed that allocations could be outside of the settlement boundary – but the boundary might later be amended through the Local Plan Review	Amend text to include reference to potential boundary amendment through the Local Plan Review.
	<b>Policy 2:</b> Objection raised by H&W to exclusion of Bull site from settlement boundary	Hall and Woodhouse	The exclusion of the site is consistent with the approach to allocations extending the built development onto greenfield sites, and was discussed with NDDC	No change
	<b>Policy 3:</b> some of the terms used (relatively high number / desirable / some) are ambiguous	North Dorset District Council	Agreed policy wording should be made clearer. In addition it is noted that the definition of affordable housing is being amended through national policy, and this could usefully be reflected in the policy wording	Amend policy wording to remove more ambiguous terms, include reference to national policy regarding affordable housing. Include further guidance in supporting text, reflecting the latest needs data and the need for flexibility within the requirements. Further changes made after April 27 <sup>th</sup> to clarify type, tenure, size
	<b>Policy 4:</b> as worded confuses the building and the service it is providing	North Dorset District Council	Noted – amend to clarify these are buildings that host the important facilities / services.	Amend text to refer to “Important community buildings” and remove duplication of public open spaces as these are to be protected under a separate (LGS) policy. Further clarified after April 27 <sup>th</sup> following health check to protect school

Section	Issue	Consultee	Response	Change
				playing fields and key outdoor spaces adjoining community buildings.
	<b>Policy 5:</b> Table 13 could usefully include evidence of current level of provision compared to the standards	North Dorset District Council	Background document to be submitted to provide supporting evidence – key elements to be transferred into table	Update table to clarify current shortfalls and linked projects for improvements
	<b>Policy 6:</b> Generally supportive of improving walking and cycling trails. Some of the routes use private ways (ie not highway or Rights of Way) which may raise public liability issues if such routes are promoted. May be useful to clarify that site specific mitigation would be through s106 obligations to differentiate these needs from provision secured through the Community Infrastructure Levy	Dorset County Council	Noted	Amend supporting text to note the use of S106 (or similar) legal agreements to be used.
	<b>Policy 6:</b> Although aspects such as standard width of 3m is desirable there may be aesthetic / heritage considerations – the design should be informed by an understanding of the historic character of the area and streets in question	Dorset County Council Historic England	Noted – this potential conflict can usefully be discussed in the text and the overarching policy made more flexible driver of the standards clarified	Amend policy and supporting text to explain that strict adherence to the standards may not always be possible, and as such key priority in policy is ‘safe and convenient’ with reference to conforming to current best practice
	<b>Policy 7:</b> Support completing the trailway through the town centre along the line of the former railway. See comment above re standard width of 3m	Dorset County Council	Agreed (see above) - a degree of flexibility may be required	Amend policy to cross-refer to general policy on standards



Section	Issue	Consultee	Response	Change
	as desirable subject to aesthetic / heritage considerations.			
	<b>Policy 8:</b> may want to mention that new houses should have sufficient space to accommodate bicycles as well as bins	Dorset County Council	Agreed	Amend text and policy to include reference to bicycle storage
	<b>Policy 8:</b> unclear where there may be a risk that individual gardens may not be maintained. Some terms eg worthy of admiration / future protection are ambiguous. Some aspects may not be possible to control due to PD rights.	North Dorset District Council	The policy will only control what requires planning consent, although where necessary and appropriate permitted development rights can be removed in granting consent. Agree rewording to reduce ambiguity.	Amend policy to refer to ease of maintenance to ensure the street scene remains attractive in the long term. Clarify in the supporting text how the standards should be referenced in the design and access statement for more applications.
	<b>Policy 8 and 10:</b> the Neighbourhood Plan cannot amend the “local list” but provision for locally valued heritage assets as intended by the Plan is acceptable provided they are referred to by another term (also applies to site specific chapters)	Historic England	Noted – alternative term proposed: ‘locally important building’	Amend wording to refer to ‘locally important building’ and include project to forward the identified buildings to the LPA for consideration in their Local Heritage List
10.2 (now 9.2) Character of the Area (Southern Fringe) – Locally Listed Buildings – Table 19 (formerly 10)– Three Gables, Bridge Street	<b>Policy 10:</b> Mr Hart complained about the inclusion of the following in Table 19 for the Locally Listed Buildings on the basis that its listing may prevent the sale to fund his mother’s care. “Location of the town's first county library, and used for various trades dating back to the early 1900s including Henry Lemon's tailors shop and	Philip Hart on behalf of his elderly mother Mrs M E Hart	On review the building is not considered to be of sufficient merit having been significantly altered from its original character.	Removed from Policy

Section	Issue	Consultee	Response	Change
	Jespersion and Harris agricultural engineers” Potential for the house to be incorporated in a future redevelopment of the Wm Barnes School site.			
10.2 (now 9.2) Character of the Area (Southern Fringe) – Locally Listed Buildings – Table 19 (now 10) – The Hive, Goughs Close	<b>Policy 10:</b> Owners objected to its inclusion. Only covered outbuildings – some of which are recent. Missed the main house – former home of Robert Young – local Poet.	Mr and Mrs Palmer	On review it would be appropriate to amend to include the house – historic relationship - and remove the outbuildings	Change description and refer to link with Robert Young
Section 11.3 table 20 (now 10.3 – Table 11) – Higher Farm and Firefly Barn, Bagber	<b>Policy 10:</b> “Traditional stone farmhouse” Owner wants them removed from Important Buildings listing.	Nick Varney	On review it meets criteria for inclusion – age and architecture	No change
	<b>Policy 11:</b> The plan should include mention of Dorset Biodiversity Protocol as a key way of protecting and enhancing biodiversity for any development under EIA scale, and include NPPF reference to development securing biodiversity enhancements as well as prevent losses	Dorset County Council	Agreed – this is well established in Dorset but is not specifically mentioned in the adopted Local Plan.	Amend policy to refer to taking into account any findings of the site’s biodiversity appraisal and mitigation plan, and highlight in the supporting text where such an appraisal is likely to be required
	<b>Policy 11:</b> If the public open space between the river Stour and A357 (as shown on Map 4, only partly allocated as LGS) may be developed with permanent structures, the Mineral Planning Authority would wish to comment	Dorset County Council	Noted – however this space is protected from development due to its contribution to the setting of the town and river	The area has been re-classified as ‘Other Important Open and Wooded Areas’ given that it may be too extensive to qualify as a LGS

Section	Issue	Consultee	Response	Change
	<b>Policy 11:</b> Consider wording that allows for development which improves or is ancillary to the main use – eg changing rooms, pavilions or other structures	Dorset County Council	Agreed – the policy wording refers to open nature as well as importance, which could limit otherwise beneficial development	Amend policy wording to refer to avoiding a reduction in the importance and enjoyment of the LGS, and add clarification in supporting text.
	<b>Policy 11:</b> evidence of LGS assessments required against NPPF criteria. LGS 2 and 20 are large, and LGS 25 is not well related to the community. LGS24 includes a house. Taking an LGS approach outside of the settlement boundary is unlikely to be justified for a countryside location. Gladman questioned the justification for Open Spaces under protection – Field Close Hinton Estates it be removed as a designated Open Space since the Estate had in good faith leased it to the Dorset Lavender Farm Charity as a private arrangement	North Dorset District Council Gladman Developments Ltd Hinton Estates	Background document to be submitted to provide supporting evidence Agreed the green spaces between the town and Mill may be considered too extensive, and may be more appropriately covered by a different policy approach. Agreed the Lavender Farm although valued is not well related to a settlement and could readily be replicated on another site, and buildings to be excluded from designated areas.	Add new policy regarding setting of the river and conservation area to replace removed LGS 2 and 20. Delete LGS 25 (although retain reference to its wider community benefit in the rural areas chapter). Amend LGS 24 to omit Mill building and house, and LGS 18 to omit church building.
	<b>Policy 12:</b> Future development at the STW, required to accommodate growth and ensure treatment standards are continued to be met, may require trees to be removed that are protected under this policy. Wessex Water will seek to retain screening wherever possible, but their retention may hinder our ability to provide improvements to the STW in the	Wessex Water	Agree that replacement planting may be acceptable where retention is not feasible.	Amend wording of policy to include a requirement to replace trees where their retention is not possible.

Section	Issue	Consultee	Response	Change
	future which will be needed to support the growth of the town.			
Table 16 section 5.6 (now Table 3 section 4.2.17) – Tree Coverage areas where trees make a positive contribution	<p><b>Policy 12:</b> “Along the River Stour and its tributaries, particularly to the west from the recreation ground north to beyond the old railway bridge – important when viewing Sturminster from the west and from the Recreation Ground”.</p> <p>Two members of the public living behind these trees have asked that this is limited to the original tree group. Recent plantation should be removed – poorly maintained.</p> <p>Our team member with responsibility and expertise in tree management has reviewed the site. It is poorly managed, too densely planted with resulting poor quality trees, but has merit in the wider landscape from the west.</p>	Houseowners – Stourbend and North House	Keep since offers tree cover in the landscape – has improved the landscape. Recognise it is not historic	Note landscape (not historic) importance
	<p><b>Omission:</b> concerned that flood risk and drainage are only dealt with through site specific policies and suggest general criteria policy. The Plan could include information regarding known flooding concerns and use this to substantiate a general policy which might require developers to provide offsite betterment i.e. drainage improvements, flood defence measures etc. Potential wording suggested:</p>	Dorset County Council	There is no need to duplicate national or local policies that deal with flood risk, and there are no specific local issues which would suggest a need for a more bespoke policy in the neighbourhood plan. Section 4.1 makes clear that the plan should be read in conjunction with	No change considered necessary, other than to reinforce the points in section 4.1 that where matters are adequately covered in these other documents (for example, general policies on avoiding flood risk) these policies are not duplicated here

Section	Issue	Consultee	Response	Change
	<i>All development proposals, whether greenfield or brownfield redevelopment, must give adequate consideration to all sources of flood risk and surface water management. Site characteristics and constraints should be investigated and a deliverable strategy for surface water management presented, with due consideration of climate change, in accordance with the requirements of the National Planning Policy Framework (NPPF). Dorset County Council (DCC) act as the Lead Local Flood Authority (LLFA) and statutory planning consultee in such matters, for schemes regarded as major development. Pre-application discussion is encouraged to ensure that appropriate development proposals are presented, in compliance with the NPPF.</i>		national and North Dorset planning policy.	
	<b>Omission:</b> North Dorset Business Park is a relatively small site which is in part occupied. Should consideration be given looking for additional general employment sites in addition?	Dorset County Council	As noted in the economy section, the most up to date research on employment needs (Bournemouth, Dorset and Poole Workspace Strategy October 2016) suggests that there is more than sufficient employment land allocated in the area for the period to 2033	No change considered necessary
6 The Town Centre Area	<b>Policy 17:</b> generally supportive of the aspirations to improve the environment	Dorset County Council	Noted	n/a



Section	Issue	Consultee	Response	Change
	of the public realm so as to make the town centre safer and more pedestrian and cyclist friendly			
	<b>Policy 18:</b> generally supportive of the aspirations to form a new focal, public space. This needs to be pedestrian and cycle friendly and have ample and convenient cycle parking	Dorset County Council	Agreed that the policy should enable cycle use.	Amend policy to clarify traffic free refers to motor vehicles and reference to cycle parking provision
7, Bath Road and Old Market Area	<b>Policy 23:</b> concerned that the allocation has not considered the likely impacts of the allocation on the Great Created Newt (GCN) population based on the adjacent Butts Pond Local Nature Reserve (LNR)	Natural England	Further discussion held with Natural England to agree appropriate changes to the policy and supporting text to highlight the proper consideration of these constraints	Amend policy to refer to any further measures that may be required as part of an approved biodiversity mitigation plan, and that any proposals will need to be prepared in full consultation with Natural England, fully evaluate the importance of the area for Great Created Newts and retain sufficient land to enable habitat enhancements
	<b>Policy 23:</b> There would not be any demonstrable visual harm to any known designated heritage assets	North Dorset District Council (Conservation team)	Noted	n/a
	<b>Policy 25:</b> Biodiversity gain may not be achieved by protecting hedges and carrying out landscaping within each development site. Dorset Biodiversity Protocol is suggested as a key way of protecting and enhancing biodiversity.	Dorset County Council	Agreed	Amend bullet point to include reference to additional measures that may be required as part of an approved biodiversity mitigation plan

Section	Issue	Consultee	Response	Change
	<b>Policy 25:</b> Make clearer why the site is acceptable (given previous SHLAA exclusion reasons) and confirm DCC highways has been consulted	North Dorset District Council	Background document to be submitted to provide supporting evidence DCC highways has been consulted on this site and is content with the wording, although the details of the scheme would still need to be agreed. The reason for the site being excluded previously is the potential deviation from the prevailing single line of development along the road (which the policy precludes), visibility from surroundings (to be mitigated through landscape scheme and reduced area) and access constraints (no objection to proposals from DCC highways)	No change considered necessary
	<b>Policy 25:</b> There would not be any demonstrable visual harm to any known designated heritage assets	North Dorset District Council (Conservation team)	Noted	n/a
8, Honeymead and Northfields	<b>Policy 28:</b> Dorset Biodiversity Protocol is suggested as a key way of protecting and enhancing biodiversity.	Dorset County Council	Agreed	Amend bullet point to include reference to additional measures required as part of an approved biodiversity mitigation plan

Section	Issue	Consultee	Response	Change
	<b>Policy 28:</b> Supportive of the aspirations however there may be ongoing issues of funding and affordability in taking this forward. The Youth Centre is now under the guardianship of the High school. There is a potential need to expand the High School and this can be accommodated on the existing site.	Dorset County Council	Noted – the Infrastructure Delivery Plan recognises that the school improvements are ‘critical’ and the hub proposal provides the guidance for their delivery on this site if funding can be found. A coordinated approach should highlight potential for cost savings where these exist.	No change considered necessary
	<b>Policy 29:</b> There would not be any demonstrable visual harm to any known designated heritage assets	North Dorset District Council (Conservation team)	Noted	n/a
Section 8	<b>Policy 29:</b> Allocation of footpath is premature since no development has been agreed there and other options may be possible	Fidei Holdings/ Hinton Estates	Make clear on map that this is indicative and other routes may achieve the same end.	Addressed in key to map
	<b>Policy 30:</b> There would not be any demonstrable visual harm to any known designated heritage assets	North Dorset District Council (Conservation team)	Noted	n/a
	<b>Policy 30:</b> Half of the field is safeguarded for building stone extraction, and therefore the Mineral Planning Authority would wish to make representations on any proposal	Dorset County Council	Noted – this can be mentioned in the supporting text.	Amend supporting text to refer to consulting the Minerals Planning Authority regarding the building stone deposits
9, Rixon and Eastern Fringe Area	<b>Policy 33a:</b> Has not been consulted on the previous odour assessment for the	Wessex Water	Discussed further with Wessex Water to agree	Remove statement

Section	Issue	Consultee	Response	Change
	Elm Close site and cannot currently verify its robustness, it is likely that further odour sampling and odour modelling may need to be carried out, particularly given the proposals to provide additional treatment capacity at the STW which will influence the odour profile of the works		appropriate changes to the plan's supporting text.	"suggests that development should ... farm buildings." and clarify that the boundary between housing on the Reserve Site and the greenspace area needs to be informed by further modelling.
	<b>Policy 33a:</b> The concept diagram (Figure 8) proposes large scale tree planting along the boundary of the Elm Close Reserve Site and Bull Ground Lane. Any development proposals should avoid narrowing the existing track to allow larger vehicles to continue to be able to access the STW.	Wessex Water	Noted – this should be picked up in the consideration of vehicle access, as described in the supporting text.	Add the continuing need for access by larger vehicles to the sewage treatment works to list of traffic considerations, and include Wessex Water as a consultee for the transport assessment
	<b>Policy 33/33a:</b> Dorset Biodiversity Protocol is suggested as a key way of protecting and enhancing biodiversity.	Dorset County Council	Agreed	Amend bullet point on wildlife mitigation to include reference to additional measures required as part of an approved biodiversity mitigation plan
	<b>Policy 33/33a:</b> There may be impact on below ground archaeological assets which may act as a constraint and need to be further investigated.	North Dorset District Council (Conservation team)	This is noted in the supporting text	Include requirement for below ground archaeological investigation in the policy
	<b>Policy 33/33a:</b> Request to bring forward the reserve sites	BM Young Will Trust	Inclusion of the site would undermine purpose of reserve options – however it may be released if there is a demonstrable need to	No change

Section	Issue	Consultee	Response	Change
			bring sites forward before the end of the plan period.	
10, Southern Fringe	<b>Policy 35:</b> notes the aspirations for re-development of the William Barnes site, should it become surplus to educational requirements. Consideration could be given to the retention of the current swimming facilities operated by others, but this would have to be seen in the context of the disposal opportunities of the current site.	Dorset County Council	Noted – this can be highlighted in the text, but it is important to recognise that any such facility would need to be viable in the long term.	Amend text to include reference to the possibility of retaining the swimming pool, and include reference to such a use being supported in the policy.
	<b>Policy 36:</b> Two comments about the increased cars in Penny Street resulting from the Gas Works development and the development of Hammonds Yard – very narrow and no parking	Questionnaire comments	There are already traffic movements generated by the existing use as a builder's yard.	No change
11, Rural areas – Newton, Town Bridge, Glue Hill, Bagber and beyond	<b>Policy 41:</b> Concerned that the allocation has not fully considered the wildlife interests of the site. Dorset Biodiversity Protocol is suggested as a key way of protecting and enhancing biodiversity.	Dorset County Council, Natural England	Further discussion held with Natural England to agree appropriate changes to the policy and supporting text to safeguard the site's ecological interest	Amend bullet points in policy to reflect the need for a landscape and biodiversity scheme to achieve overall biodiversity benefits as set out in an approved biodiversity mitigation plan
	<b>Policy 41:</b> Policy should include due consideration of flood risk – in particular access and egress must be designed to be operational for changing circumstances over the lifetime of the development in liaison with the County Council's Emergency Planners	Environment Agency	Agree the it would be useful to clarify the need to address this flood risk in the policy and supporting text	Amend first bullet point of policy to clarify that the access should be safe in the event of flooding, and clarify in supporting text the need for this to be addressed to the satisfaction of the County Council's Emergency Planners



Section	Issue	Consultee	Response	Change
	<b>Policy 41:</b> There is limited opportunity for development in this location and careful control of scale, design and layout would be required so as not to detrimentally harm the special character and interest of this Conservation Area, richly populated with heritage assets	North Dorset District Council (Conservation team)	Further evidence was obtained on the setting and significance of the heritage assets, however these findings were disputed by the Conservation team. The option of deleting the allocation was considered, but not favoured in that there was a need to improve the Bull's accommodation and offer if it were to function successfully as a pub in the long term, and the only reasonable and available site to enable this was the land in question. If development were justified it would therefore be better to provide more detailed guidance on the main issues through the Neighbourhood Plan.	Include reference to heritage importance of historic chapel / keepers cottage in the supporting text and add to list of Locally Important Buildings. Amend policy to clarify the status as enabling development related to the future of the pub (as a Listed building) and include reference to the layout and design should not cause substantial harm to the setting or significance of the nearby heritage assets
	<b>Policy 41:</b> SEA info regarding the site has not been reflected in the allocation, and did not reflect the earlier consultation that showed lack of general support (has there been subsequent consultation?)	North Dorset District Council	Noted – above amendments address these points	See changes above
	<b>Policy 41 and 42:</b> In general terms, development in or adjoining the village	North Dorset District Council	In policy terms the settlement here is	Amend 10.1 to suggest that the status of Newton should be

Section	Issue	Consultee	Response	Change
	of Newton is inappropriate on the basis of poor access to local services and facilities due to severance issues caused by the main road (A357). Has DCC Highways been consulted?		considered part of the town, and not a separate village. However, the 'dual' status could usefully be raised and reconsidered as part of the Local Plan Review. Given the relatively small scale nature of the proposals it is not considered an inappropriate location for such growth. DCC highways has been consulted on this site and is content with the wording.	reconsidered through the Local Plan Review.
	<b>Policy 42:</b> There would be limited, if any, opportunity for development in this location due to the significant heritage constraints on the site	North Dorset District Council (Conservation team)	Further evidence was obtained on the setting and significance of the heritage assets.	Policy amended to include reference to Conservation Area

## Appendix 1 - Mapping from Pre-Submission Consultation Version to the Submission Version

In addition to changes made in relation to the above, the opportunity was taken to review the layout and contents to produce a clearer final plan for examination (without fundamentally changing the contents). Policies were reordered and the following is a table setting out the new Policy ordering from those in the Pre-Submission version:

Policy No. in the pre-submission draft	Policy title in the Pre-Submission consultation draft	Page no	Policy No in Submission Version
1	Housing numbers and locations	21	7
2	Settlement boundary revision	22	8
3	Housing types	22	9
4	Important community buildings	25	10
5	Open space provision and standards in new developments	26	11
6	Delivering a safe and convenient travel network	27	12
7	The Trailway	27	13
8	Design and character of buildings and their settings	34	1
9	Important views and landscape sensitivity	34	2
10	Important local buildings	35	3
11	Important Open Spaces and Local Green Spaces	35	4 and 5
12	Trees in the landscape	37	6
13	Town centre uses	40	15
14	Uses in the shopping frontages area	40	16
15	Town centre area character	41	17
16	Shop Fronts	44	18
17	Town centre public realm improvements	46	19
18	Station Road site	50	20
19	Market Hill site	51	21
20	Clarks Yard site and adjoining land	52	22
21	Bath Road and Old Market Area character	54	23
22	Bath Road and Old Market Area pedestrian and cycle route network	57	14
23	Market Fields site, east of Bath Road	58	24
24	Former council offices at Stour View	59	25
25	Land at Yewstock Fields	60	26
26	Honeymead and Northfields character	62	27
27	Honeymead and Northfields pedestrian and cycle route network	64	14
28	Honeymead Lane Education and Leisure Hub	65	28

Policy No. in the pre-submission draft	Policy title in the Pre-Submission consultation draft	Page no	Policy No in Submission Version
29	North Honeymead Field	67	29
30	Land North of Manston Road: Reserve Site	68	30
31	Rixon and eastern fringe character	71	31
32	Rixon and Eastern Fringe Area Pedestrian and Cycle Route Network	73	14
33	Land south of Elm Close	74	32
33a	Land east of Elm Close	75	32
34	Southern Fringe character	78	33
35	William Barnes school site	82	34
36	Hammonds Yard site	83	35
37	Rural settlements character: Newton, Glue Hill and Broad Oak	86	36
38	Rural areas countryside character	87	37
39	Rural recreational trails	92	14
40	Land at North Dorset Business Park	93	38
41	Land adjoining the Bull Tavern	94	39
42	Land adjoining Barton Farmhouse	95	40
43	Re-use of redundant agricultural buildings	95	41

**Appendix 2 – Consultees**

<b>Table 1. List of Statutory Consultees</b>	
<b>Local Planning Authority – North Dorset District Council</b>	Edward Gerry and Anne Goldsmith - <a href="mailto:planningpolicy@north-dorset.gov.uk">planningpolicy@north-dorset.gov.uk</a> Jen Nixon (Environment and Conservation) - <a href="mailto:environment@north-dorset.gov.uk">environment@north-dorset.gov.uk</a>
<b>Dorset County Council</b>	M Garrity – Planning; Maxine Bodell - Economy, Planning and Transportation; Ian Madgwick - Highways - West Dorset; Steve Savage - Highways - North Dorset; Steve Wallis - Archaeology / Heritage; Phil Stirling - Natural Environment; R Dodson – Water and Sewerage Services;  Responses coordinated and provided by Richard Dodson of DCC - <a href="mailto:r.c.dodson@dorsetcc.gov.uk">r.c.dodson@dorsetcc.gov.uk</a>
<b>Homes and Communities Agency</b>	Matthew Dodd - [REDACTED]
<b>Natural England</b>	John Stobart - [REDACTED]
<b>Dorset AONB Team</b>	Richard Brown - [REDACTED]
<b>Environment Agency</b>	Mike Holm - [REDACTED]
<b>Historic England</b>	David Stuart - [REDACTED]
<b>Highways Agency</b>	Andy Roberts - [REDACTED] - Response received from Gaynor Galagher
<b>Healthcare services (formerly Primary Care Trust)</b>	Covered by Dorset County Council response
<b>Electronic communications providers</b>	Mobile Operators Association - [REDACTED]
<b>Electricity Providers</b>	Scottish and Southern Energy – Katie Vanzyl - [REDACTED]
<b>Gas Providers</b>	Southern Gas Network – Esme Sheldrake (sent on internally to Thomas Beaver who responded) [REDACTED]
<b>Water and Sewerage Provision</b>	Dorset County Council – R Dodson (see above); Wessex Water – Dave Ogborne (response from Ruth Hall) - [REDACTED]
<b>Parishes – contacted through Parish Clerk emails and Chairs of Councils</b>	Shillingstone Parish Council - [REDACTED] Child Okeford Parish Council - [REDACTED] Hinton St Mary Parish Council - [REDACTED] Okeford Fitzpaine Parish Council - [REDACTED] Hazlebury Bryan Parish Council - [REDACTED] Stalbridge Town Council – Town Clerk Tracey Watson [REDACTED] and Chairman Graham Carr-Jones - [REDACTED]



<i>Chapel Meadows, 6 Chapel Cottages, Bagber Common</i>
<i>Higher Farm, Bagber</i>
<i>Firefly Barn, Bagber</i>
<i>Manor House, Lower Bagber</i>
<i>Broad Oak Farm (cluster of buildings) Common Lane, Broad Oak</i>
<i>Steep Cottage, Common Lane, Broad Oak</i>
<i>Strouds Common Lane, Broad Oak</i>
<i>Gulden Cottage, Broad Oak</i>
<i>Greystones Common Lane, Broad Oak</i>
<i>Hillbrow Common Lane, Broad Oak</i>
<i>River House, Newton</i>
<i>101 Glue Hill, Rivers Corner</i>
<i>102 Glue Hill</i>
<i>Mill Farm House, Stalbridge Lane, Newton</i>
<i>Former Methodist Chapel, south of the Bridge, Newton Hill</i>
<i>The Mount, Newton Hill</i>

<i>Broadoak Community Orchard</i>	<i>Letter to Dorset Wildlife Trust Dorset Wildlife Trust Brooklands Farm Forston Dorchester DT2 7AA</i>
<i>Green spaces at Filbridge Rise, Rivermead Green and Hambledon View Green</i>	<i>Letter to Sovereign Housing Association Spectrum House, Grange Road, Christchurch, Dorset, BH23 4GE</i>
<i>Green at Stourcastle</i>	<i>Letter to Stonewater Housing Association Suite C, Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP</i>
<i>Water meadow south of Beech House and containing the Coach Road footpath</i>	<i>Letter to Mr and Mrs Pearmund [REDACTED] [REDACTED]</i>
<i>Durrants Fields - river bank to Memorial Rec, Island created by by-pass channel for weir at mill, Wooded river bank north of memorial gardens, Piddles Wood Copse, Girdlers Coppice</i>	<i>Email to Mr A Pitt-Rivers and his agent Mr R Miller – [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</i>

<b>Sturminster Newton Castle</b>	Letter to Occupant Castle Farm, Bridge, Sturminster Newton
<b>Barnes Close Greens</b>	Chair of Residents Association - Paul Bennett - [REDACTED] [REDACTED] The Residents Association owns and maintains the greens.

<b>Table 4. List of land owners of land allocated for development in the Plan</b>	
<b>Market Fields Site, North Honeymead Fields Site, land north of Manston Road (Reserve Site)</b>	Fidei Holdings Ltd – C/O Agent Richard Miller of Symonds & Sampson, [REDACTED] [REDACTED]
<b>Land adjoining Barton Farmhouse site</b>	Mrs Caroline Ressenar Parsons - [REDACTED] [REDACTED]
<b>Land South and East of Elm Close</b>	Young Family Trust are the owners, but we dealt with Taylor Wimpey who had an option on the land at the time via agents Savills of Wessex House, Wimborne; Dorset; BH21 1PB. (Tim Hoskinson) We understand at the time of writing that Taylor Wimpey no longer have an option and the agent is no longer working for Savills. We do not have other contact details for the Trust
<b>Site adjacent to the Bull</b>	Liz Abrahams, group head of property at Hall and Woodhouse. [REDACTED]
<b>Yewstock Fields site, Bath Road</b>	Sarah Davies - [REDACTED] [REDACTED] and Ian Davies [REDACTED]
<b>Hammonds Yard Site</b>	Mr Philip Hammond of Hammond and Sons Ltd. [REDACTED]
<b>Station Road Former Creamery and Car Park</b>	<ul style="list-style-type: none"> <li>• NDDC – Councillor Michael Roake - [REDACTED]</li> <li>• Mrs Myra Hanson - Hansons Fabrics &amp; Crafts, [REDACTED] [REDACTED]</li> <li>• Mr and Mrs Streeter – Streeters Carpets - [REDACTED] [REDACTED]</li> <li>• Mr Roland Gibbins, The Factory Shop site - Westfield Property Ltd and Temple Court Development - [REDACTED]</li> </ul>
<b>Former Council Offices – North of Stour View Close William Barnes School site</b>	<ul style="list-style-type: none"> <li>• Dorset County Council – Mark Osborne [REDACTED] [REDACTED]</li> </ul>
<b>Clarkes Yard</b>	<ul style="list-style-type: none"> <li>• Daniel Baines, Director Abernile Clarkes Yard Ltd - [REDACTED] [REDACTED]</li> </ul>
<b>Land at the junction between Old Market Hill and Bath Road. Land at the junction between Station Road and Old Market Hill</b>	<ul style="list-style-type: none"> <li>• Jon Dunne, Charles Higgins Partnership, [REDACTED] [REDACTED]</li> <li>• Note: we understand that ownership has changed since the consultation and is now with Assura plc. We have not yet had any communication with them to date.</li> </ul>



**Appendix 3 –Additional Parish consultation – December 2017 to February 2018**

Marnhull Parish Council	Received 6/2/18 - At the Marnhull Parish Council Meeting held on 5th February 2018 following discussion the following was resolved. “We cannot see anything in it that we as a Parish Council could legitimately object to. The new homes will generate extra traffic along the B3092 but that will be as result of North Dorset’s Local Plan rather than this neighbourhood plan. We don’t see that the proposed development sites will impinge on us. They need to plan for 414 new dwellings but that is imposed upon Sturminster Newton by NDCC’s revised Local Plan. Also their plans for parking don’t appear to affect the parking provision for the surgery”.
Manston and Hammoon Parish Council	Received on 19/12/17. “I can confirm that Manston and Hammoon Parish Council have no comments to make regarding the neighbourhood plan.”
Lydlinch Parish Meeting	Received 21/11/17 “The Sturminster Newton neighbourhood plan paper was considered at the PC meeting last night and the response is as follows: Members were supportive of the plan in that it may create job opportunities and felt that any increased traffic in association with this would be acceptable.”
Stalbridge Town Council	Received 8/2/18 – “RESOLVED: That Stalbridge Town Council are happy to support the plan and wish Sturminster Newton the best of luck with their neighbourhood planning endeavours”.
Fifehead Neville and Fifehead St Quintin Parish Meeting	Received 12/1/18 from the Chairman - “I can confirm that we, as a Parish Meeting and direct neighbours of Sturminster Newton, were consulted in regard to the above (“Sturminster Newton Neighbourhood Plan”). I personally attended the ‘Pre consultation’ presentation held at the Exchange, Sturminster Newton, in November 2016. Our Parish Meeting expressed no comments either way, most importantly, none in the negative.”