

**For office use only**

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 Representation # \_\_\_\_\_



## STURMINSTER NEWTON NEIGHBOURHOOD PLAN 2016-2031 Regulation 16 Consultation 6 April to 25 May 2018

### Response Form

The proposed Sturminster Newton Neighbourhood Plan 2016-2031 has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council's website via:

<https://www.dorsetforyou.com/article/422589/North-Dorset-Neighbourhood-Plans---Submitted-Plans>

**Please return completed forms to:**

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ

**Deadline: 4pm on Friday 25 May 2018. Representations received after this date will not be accepted.**

### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule. Your data will be destroyed when the plan becomes redundant.

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title	Mr	
First Name	Tim	
Last Name	Hoskinson	
Job Title <i>(where relevant)</i>	Planning Manager	
Organisation <i>(where relevant)</i>	Wyatt Homes	
Address		
Postcode		
Tel. No.		
		

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Section 4.3
Policy	Policy 7
Page	27-31
Appendix	

**3. Do you wish to?** *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Wyatt Homes are supportive of the overall approach set out in the Neighbourhood Plan, and in particular the identification of land south and east of Elm Close and an allocated / reserve site. We are also concerned to ensure that the policies in the plan do not unduly restrict the ability to deliver sustainable development to meet identified housing needs in a timely manner.

It is important to recognise that the housing targets in the adopted North Dorset Local Plan Part 1 (LPP1) are expressed as a minimum, and were agreed by the Inspector only on the proviso that the plan was subject to an early review, to be completed by November 2018. The most recent evidence confirms that actual housing needs are significantly higher than the 285 dwellings per annum indicated in the Local Plan, with the Local Plan Issues and Options Consultation (November 2017) suggesting a figure of 366 dwellings per annum as the most appropriate figure.

Furthermore, the latest evidence on housing land supply and delivery set out in the Council's Annual Monitoring Report indicates that housing land supply has fallen to 3.42 years. The combination of outdated housing provision in LPP1 along with the lack of a five year housing land supply and low rates of housing delivery highlight the need for the Neighbourhood Plan to identify housing numbers and sites that step beyond the LPP1 minimum target of 395 dwellings for Sturminster Newton. Sturminster Newton is one of the four main towns in North Dorset and one of the main locations for strategic growth, however housing completions in the town have averaged less than 5 per year since 2011.

We recognise that the identification of reserve sites in the Neighbourhood Plan is a pragmatic response that allows the Neighbourhood Plan to steer future growth of the town within the parameters of the existing Local Plan. Notwithstanding, we consider that the Neighbourhood Plan's proposed phasing of the reserve sites for beyond 2031 is unnecessarily cautious; the evidence on housing need, housing delivery, and housing land supply indicates that the reserve sites are needed

We therefore suggest that the reference to the reserve sites catering for growth beyond 2031 (para 4.3.4) is removed and Policy 7 amended to identify the reserve sites as firm allocations in the Neighbourhood Plan for delivery within the current plan period.

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

Policy 7 and its supporting text should be amended to identify reserve sites as firm allocations in the Neighbourhood Plan for delivery within the current plan period. The level of housing provision should be increased accordingly.

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Tim Hoskinson

Date: 25/05/2018

*If submitting the form electronically, no signature is required.*

*Please use this box to continue your responses to Questions 4 & 5 if necessary*