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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





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 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 8
Policy	Policy 32
Page	78-84
Appendix	

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

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

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

The identification of the land south and east of Elm Close as an allocated / reserve site for housing development and open space is supported. The site represents a sustainable location for development at a location that is well located in relation to the town centre and local services and facilities.

Wyatt Homes has an interest in the land to the south and east of Elm Close. The site comprises three fields and a group of agricultural buildings at Elm Close Farm with a total area of approximately 7.8ha (19.2 acres). A number of technical studies have previously been prepared and submitted to the Council on behalf of the landowners, including an ecological appraisal, an odour assessment, and an assessment of opportunities and constraints. These confirm the opportunity for development on the western and northern parts of the site, with the south eastern part of the site retained as green space and allotments. This approach is reflected in the Neighbourhood Plan.

Wyatt Homes is in the process of updating these studies in order to inform the preparation of a planning application. Technical studies and survey findings will be shared with key stakeholders including the District Council and the Neighbourhood Planning Group. Wyatt Homes support the Neighbourhood Planning Group in its aspirations for the site and look forward to working with the Neighbourhood Planning Group and other stakeholders in taking forward the proposal.

There are significant benefits in taking a comprehensive approach to the planning of land east of Elm Close alongside land south of Elm Close. As well as delivering much needed new housing for Sturminster Newton, a comprehensive approach brings with it the scope to deliver significant areas of public open space, nature conservation enhancements, and landscape planting.

In recognition of the benefits of a comprehensive approach the planning of this area, and the evidence regarding housing need and housing land supply (as set out in our comments on Policy 7) we would be supportive of an approach that brought the reserve site forward as firm allocation in the Neighbourhood Plan.

Whilst we recognise the need to avoid residential development in areas that may be significantly affected by odours from the sewage treatment works, the requirement for safeguarding such facilities is now addressed in Policy 24 of the emerging Bournemouth, Dorset and Poole Waste Plan, which is currently at the Examination stage.

The reference at the end of Policy 32 to areas affected by odours from the sewage treatment works should be removed from the policy and replaced by a reference in the supporting text as follows:

'Residential development should not be located within areas that may be significantly affected by odours from the sewage treatment works, in accordance with Policy 24 of the Bournemouth, Dorset and Poole Waste Plan.'

Continue overleaf if necessary

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

The reserve site east of Elm Close should be identified as a firm allocation in the Neighbourhood Plan, thereby supporting a comprehensive approach to the development of this area.

The reference to areas affected by odours from the sewage treatment works should be removed from Policy 32 and replaced by a reference in the supporting text as follows:

Residential development should not be located within areas that may be significantly affected by odours from the sewage treatment works, in accordance with Policy 24 of the Bournemouth, Dorset and Poole Waste Plan.

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