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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	DAVID	
Last Name	WINGATE	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Postcode		
Tel. No.		
Email Address		

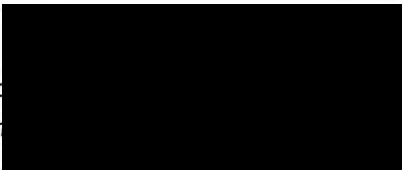
Continue overleaf if necessary

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

Continue overleaf if necessary

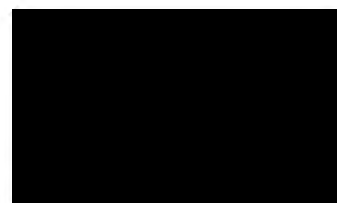
6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

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

Signature:  _____
If submitted, a signature is required.

Date: 25/4/2018

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



25th April 2018

Dear Sirs

Re: Sturminster Newton Neighbourhood Plan 2016-2031

Having seen the Neighbourhood Plan, I have some comments to make regarding housing in my immediate locality, and the health of Sturminster Newton in general.

A company of developers, Messrs Wyatts & Co are in the process of acquiring an option on the land to the south and east of Elm Close. I assume that, because of this, an ecological survey was carried out shortly before Christmas 2017. I spoke to the people carrying out the survey, who advised me that there was evidence of dormice nests in the hedgerows in the land in question. In the plan, reference is made to a survey carried out in 2014, in which the possibility of a colony of Great Crested Newts is mentioned. There is no mention of the results of the recent survey. Is this an oversight? Both animals are protected, and hedgerows and damp areas supporting such wildlife should be left undisturbed.

The possibility of the land in question being subject to development is very worrying for various reasons:

When most of us moved into Elm Close, there was a clear protected zone between the water treatment works and Elm Close. We purchased properties here, safe in the knowledge that the land could not be developed, our rural aspect would be protected, and our quality of life would be preserved. This has changed, without consultation with those residents most affected, i.e. in Elm Close or on Rixon Hill.

Elm Close is a very narrow road, and construction traffic would find access difficult, causing enormous disruption to the residents. The noise and disturbance would be extremely distressing for an ageing population.

The properties on the east side of Elm Close have very small gardens, meaning that any future development would impact very severely upon our security, privacy and peace.

Where would access to the development be? If Elm Close was to be the only access road, the disruption caused by such an increase in residential traffic would be intolerable. The majority of residents are retired, and moved here, to a cul-de-sac for a peaceful way of life.

The junction of Elm Close and Rixon Hill is a major cause for concern. People living on the north side of Rixon Hill park outside their properties, as is their right, meaning that vehicles travelling up the hill are often on the wrong side of the road. This applies especially to the farm vehicles, and large lorries travelling to the abattoir. Vehicles turning left out of Elm Close are frequently faced with vehicles on their side of the road. The matter is exacerbated by traffic constantly exceeding the speed limit on Rixon Hill. I have raised this at council meetings, but to no effect. There was a fatality a few years ago, and the risk of another serious accident would be made significantly greater by an increase in traffic volumes.

Regarding future housing development in Sturminster Newton we have 'brownfield sites' in the area which remain untouched. There is a small site on Old Market Hill, the former builder's yard on Bath Road remains empty, the site to the east of The Exchange, where our horse is now situated was earmarked some years ago. There is also an unsightly area on the A357 by North Dorset Business Park. The Government recently stated that the use of brownfield sites for housing was a priority.

On more general matters:

Traffic through the town centre will also become an issue with an increase in traffic. We have two 'pinch points'; one by Root and Vine, and the other close by, at the junction of Ricketts Lane.


Where will people work? It certainly won't be in Sturminster Newton, there are very few job prospects in the area, and we are not plagued by groups of unemployed people loitering in the town centre. The town centre appears to be dying, with no banks, one ATM (which can't meet the demand), seven coffee shops and four estate agents – no real prospect of work opportunities. People will therefore have to travel to work, and our bus service is not suitable for a working population. This will lead to a further increase in traffic. We have three large buildings in the town centre now empty, two former banks and one former public house. This not conducive to attracting new business and possible employment.

The surgery appears to be near to bursting point and will not be able to cope with an increase in population.

I understand that the schools are nearly full. Where will the children be educated?

I have heard grandiose ideas banded around that a remodelled town centre would attract such establishments as White Stuff. It won't, every town centre in the country is witnessing shop closures at present due to high rents, increased business rates and reduced margins due to competition from on line business. We are a small market town, and not an affluent one at that. Sherborne is a far more affluent town than Sturminster Newton, with two supermarkets and a railway station, and shops are closing there.

I accept that there is a housing shortage, but it must be addressed in the right areas.

 Yours faithfully


David Wingate