

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Introduction

The Sturminster Newton Neighbourhood Plan is looking at how best to meet the evolving needs of the community by providing a mix of housing size and types. Policy 6 of the North Dorset Local Plan Part 1 (adopted January 2016) states that at least 395 homes should be built in Sturminster Newton (as one of the main towns in North Dorset) during the plan period (2011 – 2031).

The District Council has, through its Local Plan and monitoring reports, identified sites which could deliver the housing needed. However it is possible that some of these sites will deliver more housing than expected, but others may deliver less. The amount of homes needed could also go up, as indicated in the more recent (October 2015) Strategic Housing Market Assessment that will inform the future review of the Local Plan.

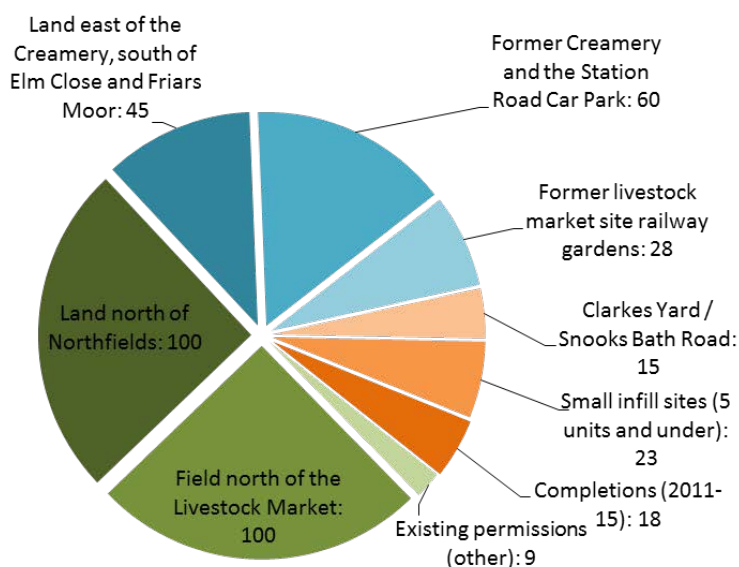
If choices need to be made about what type of housing and where this development happens in the future, there is an opportunity for the Neighbourhood Plan to have a real influence on these decisions. This paper describes the potential housing land supply as identified through the Neighbourhood Plan's preparation.

Local Plan – supply assessment

The District Council's Annual Monitoring Report (2016) states that 19 homes were built in the first 4 years between 2011 and 2016, which leaves at least 376 new homes to be built over the remaining 15 years.

Sites specifically mentioned in the Local Plan policy for the town (Policy 19) are

- redevelopment of land in and around the Station Road area
- land to the north of the former livestock market at Market Hill
- land to the north of Northfields
- land to the east of the former Creamery Site



According to the District Council these four locations are anticipated to provide about 305 new homes between them. A further 74 units can be readily found from smaller infill sites and extant permissions. This is shown in the pie chart above. The above pie chart shows the District Council's figures, which are tested later in this report. In theory, the above provides sufficient supply for the plan period (albeit with little flexibility). Some sites may deliver more, others less. The District Council will continue to monitor housing land supply to ensure it has sufficient sites available, and has commenced a review of its Local Plan. If there isn't enough land to meet the projected housing needs (in terms of a lack of a 5 year housing land supply), the District Council will come under pressure to allow unallocated sites outside of the settlement boundary to come forward for general housing needs, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (as set out in para 14 of the National Planning Policy Framework).

The guidance supporting national planning policy was updated in February 2016 (<http://planningguidance.communities.gov.uk/revisions/41/009/>), with some notable additions on housing and neighbourhood plans. This made clear that *“Neighbourhood plans should consider*

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.”

Site identification and checks

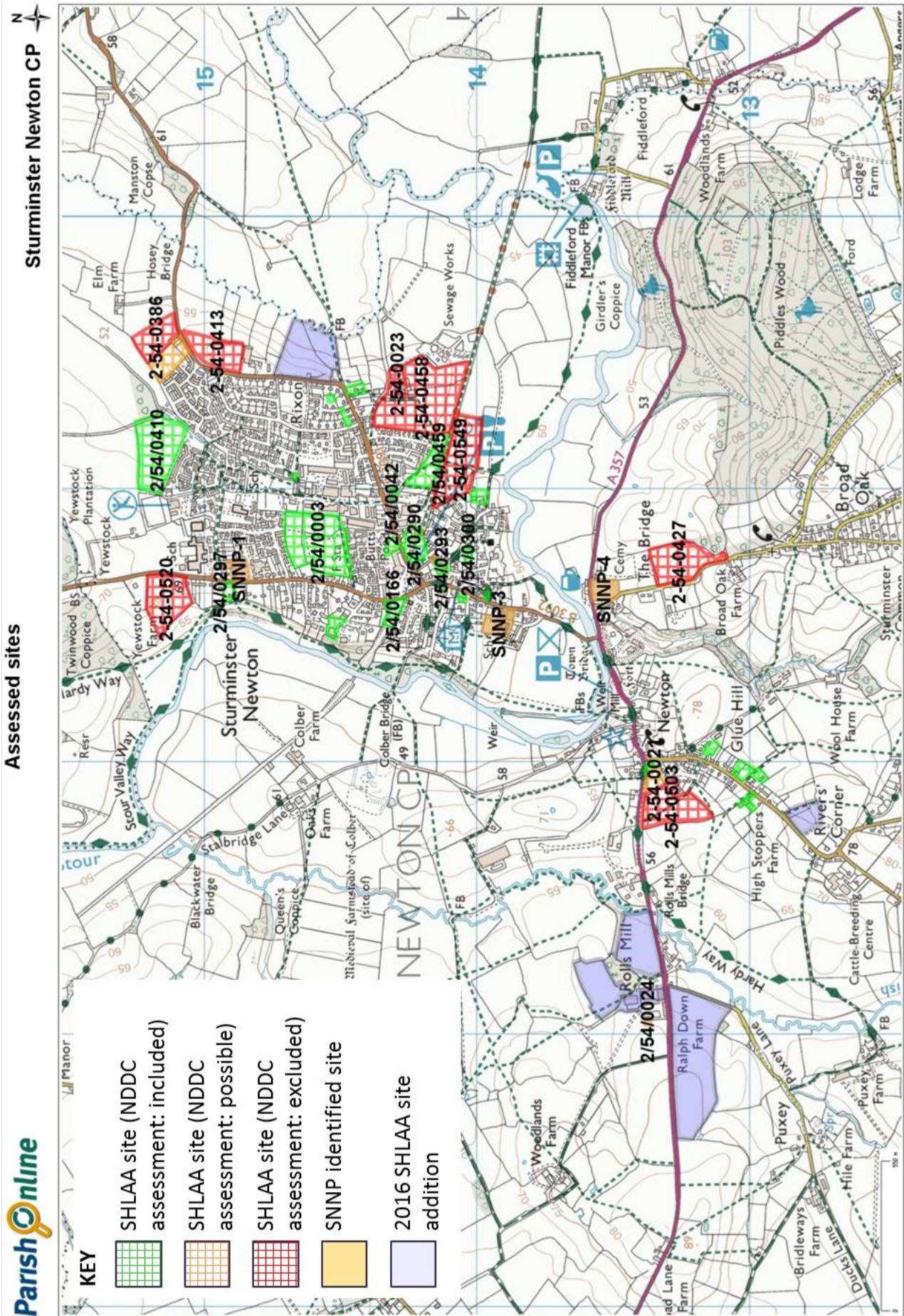
In order to verify the potential housing supply, checks were made on the main sites specifically named in the local plan, together with the larger infill sites identified in the Strategic Housing Land Availability Assessment or through local knowledge (the potential sites advised to the Town Council by Hall and Woodhouse and Dorset County Council). In addition, sites put forward by landowners to the Strategic Housing Land Availability Assessment, but not currently included in the ‘supply’ were also assessed to identify whether these may provide some reserve potential. Although a specific ‘call for sites’ was not advertised separately, the consultation that was run in November / December 2015 provided an opportunity for alternative sites to be promoted, including in the questionnaire “You can suggest other sites not listed here, if you are aware that the landowner may wish to make them available for development”. Only 1 person responded highlighting Clarkes Yard as a vacant site.

Potential sites assessed	SHLAA ref
LOCAL PLAN IDENTIFIED LARGE SITES	
→ Land East of Bath Road, North of the Livestock Market	2/54/0003
→ Station Road - Former Creamery and Car Park	2/54/0290
→ Land North of North Fields	2/54/0410
→ Land Off Elm Close and Friars Moor	2/54/0459
BROWNFIELD ‘INFILL’ SITES	
→ Market Site - land on the North side of Station Road	2/54/0042
→ Clarkes Yard, Bath Road	2/54/0166 and [new]
→ Telephone Exchange and adj gas works and garage block	2/54/0293 and [new]
→ Hammonds Builders Yard	2/54/0300
→ Former Council offices, north of Stour View Close	[SNNP 1 new]
→ William Barnes Primary School	[SNNP 3 new]
ADDITIONAL POTENTIAL SITES ASSESSED	
→ Land at Yewstock, Bath Road	2/54/0520
→ Land at Northfields adj Manston Road	2/54/0412
→ Second Field at Northfields adj Manston Road	2/54/0386
→ Land east of Manston Road	2/54/0413
→ Lane East Elm Close Farm	2/54/0023
→ Land at Elm Close Farm Bull Ground Lane	2/54/0458
→ Land adj Gotts Corner and Ham Farm	2-54-0549
→ Land adj Bull Tavern, Town Bridge	[SNNP 4 new]
→ Copse Hill Farm, Broadoak	2/54/0427
→ Land adj Barton Farmhouse, Newton	2/54/0021
→ Land off A357 and Hillcrest, Glue Hill	2/54/0503

In September 2016 the District Council announced a further ‘call for sites’, and maps of the submitted sites were made available to the Neighbourhood Plan Group in January 2017. These are also shown in the following map, and discussed later in this document.

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017



Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Site Assessment – findings

Members of the neighbourhood plan group visited all sites in Summer 2015 to consider their suitability, using a checklist (as shown in Appendix 1). A desk-top exercise was also carried out to identify any obvious constraints. This included:

- Flood risk zones (river and surface water flooding)
- Heritage Assets (Listed Buildings, Conservation Areas, Scheduled Monuments)
- Designated wildlife or geological sites (Sites of Special Scientific Interest, and local Sites of Nature Conservation Importance and Regionally Important Geological Sites)
- Landscape designations (Area of Outstanding Natural Beauty)
- Utilities maps provided by the service providers

The following tables outline the main findings, in relation to the local plan's main proposed areas of growth, opportunities for infill development on previously developed (brownfield) sites, and additional sites that have been promoted for development through the District Council's Strategic Housing Land Availability Assessment.

The landowners of sites with identified potential were contacted to confirm the availability of their site, and were consulted on the pre-submission draft neighbourhood plan.


As the neighbourhood plan has also been subject to a Strategic Environmental Assessment, the main sites and alternatives were also subject to an assessment through that process. Further input was provided from technical experts, which is detailed in the Strategic Environmental Assessment. This included

- Advice on the suitability of sites and access requirements from Steve Savage – Highways, Dorset County Council
- Advice on heritage impact from Jen Nixon - Conservation Officer, North Dorset District Council. In addition a heritage impact assessment was commissioned by the respective landowners of the site adjoining Bull Tavern, and the site adjoining Barton Farmhouse
- Ecology reports on the sites taken forward for inclusion in the Neighbourhood, undertaken by Dorset Environmental Records Centre, with further discussion on potential issues with John Stobart, Natural England

Sturminster Newton Housing Supply Report


– initial appraisal November 2015 / submission update January 2017

LOCAL PLAN IDENTIFIED LARGE SITES

Site name	Market Fields: Land East of Bath Road, North of the Livestock Market
SHLAA ref	2/54/0003
Site photo/s	
Main issues identified	<p>A relatively large area of pasture close to the centre of the town, next to housing, an industrial estate and a wildlife area.</p> <p>The area has an interesting history (as part of the livestock market) and its less intensive use and proximity to the wildlife site has meant it does have some wildlife interest. The historic interest could be reflected in the site design, and spaces and green corridors allow a continued wildlife presence.</p> <p>The Jubilee Path crosses the site and forms an important link from the northern part of the town into the centre. There is also an informal footpath running from the north side to Bath Road. These walking links should be retained and could form part of a green corridor network.</p> <p>The change in levels means that the area close to Bath Road is much more prominent in wider views, including those from Hambledon and Duncliff Hills. As such any development in this area should not be overly high, and softened by tree planting that could grow to larger specimens. The flood maps show a very small area where surface water flooding may occur in the south-east corner of the site. Ground conditions may need further investigation.</p> <p>There may also be noise and disturbance from the industrial uses at Butts Pond, and therefore a buffer may be needed between this area and any housing</p>
Conclusions and capacity estimate	<ul style="list-style-type: none"> – 4.5ha – NDDC estimate: 100 units (22dph) – SNNP appraisal: land on the elevated areas will need to be at a lower density. There also needs to be sufficient space for wildlife / recreational corridors, and no housing too close to the industrial estate. Assuming this reduces the developable area by 50%, but the remaining land could include some higher density supported accommodation, original estimate of 100 adjusted to 80 units as probably more realistic.


Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Site name	Station Road - Former Creamery and Car Park
SHLAA ref	2/54/0290
Site photo/s	
Main issues identified	<p>An underused site in multiple ownership on the edge of the town centre, currently home to 3 retail units, public car part and public toilets, recycling bins, bus stops. The site is not readily visible to visitors coming into the historic part of the town. It includes a key section to the trailway through the town, which is not currently marked or otherwise obvious.</p> <p>The area was previously part of the rail station and goods yard, with Streeters building (unlisted former grain store) having some local historic and architectural interest, being the last remaining building associated with the railway. There are mature trees on the south western edge of the site, providing a visual connection to the countryside. The extent of any contamination is not known. Utilities mainly run along the line of the former railway although there are connections off Rixon Road. The flood maps show potential surface water flooding may occur to the north side of the former railway line.</p> <p>The existing development brief requires the</p> <ul style="list-style-type: none">→ retention of Streeters building within any scheme for redevelopment→ improvement of the public realm for pedestrians at western end of Station Road, and link to the trail way→ retention or suitable relocation of the public toilets→ retention of the same amount of retail floorspace as exists→ retention of the same amount of public car parking spaces as exists→ investigation of possible contamination→ retention of the view east from Railway Gardens towards Hambledon Hill in the far distance <p>The neighbourhood plan provides an opportunity re-appraise the brief's requirements, if elements of the brief are undermining the site's deliverability.</p> <p>Planning consent has recently been given to create an additional floor and 9 dwellings at Streeters (ref 2/2016/1093).</p>
Conclusions and capacity estimate	<ul style="list-style-type: none">– 0.8ha– NDDC estimate: 60 units (75dph)– SNNP appraisal: this is a key edge of town centre site that provides potential for a variety of different uses that could support the ongoing vitality of the town. The delivery of housing is not likely to be the key driver, although it may be required to ensure the viability of any proposed mix. As such, flexibility is required regarding the housing contribution this site may make, and an estimate of 40 dwellings is considered to be a reasonable interim basis for an supply assessment.

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Site name	North Honeymead: Land North of North Fields
SHLAA ref	2/54/0410
Site photo/s	
Main issues identified	<p>A relatively low-lying farmland on the edge of the town, next to a modern 2 - 3 storey housing estate and the town's football pitches.</p> <p>At one point, part of the site was identified by the County Council as their preferred option for the new 2 form entry primary school. However options to locate the primary school closer to the High School are more likely. Consideration will need to be given as to how the site is accessed and encourages residents to walk into the town centre and to the nearby education / sports hub at Yewstock.</p> <p>The flood maps show a small area where surface water flooding may occur along a drain in south-east corner of the site.</p>
Conclusions and capacity estimate	<ul style="list-style-type: none">– 3.7ha– NDDC estimate: 100 units (27dph)– SNNP appraisal: if land is required for the school, this would reduce the potential capacity to about 50 dwellings. However the original estimate appears to be the most likely outcome.


Site name	Land south of Elm Close and Friars Moor
SHLAA ref	2/54/0459
Site photo/s	
Main issues identified	<p>A small piece of low-lying farmland between a housing estate (including some sheltered housing) and the railway.</p> <p>The sewage treatments works is about 280m to the south-east – an initial appraisal of acceptable odour levels undertaken by the landowner has yet to be confirmed by Wessex Water. There are also sewerage mains across the site that may constrain the site layout. The flood maps show a quite an extensive area where surface water flooding may occur along the southern and western parts of site. There are potentially good pedestrian / cycle links into the town linking from the north and east of the site to the railway (the current access point onto the railway is stepped).</p>
Conclusions	– 1.2ha

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

and capacity estimate – NDDC estimate: 45 units (37dph)
 – SNNP appraisal: the constraints on this site may mean that the capacity is lower than currently anticipated, potential closer to 35 units.

BROWNFIELD ‘INFILL’ SITES

Site name	Market Site - land on the North side of Station Road
SHLAA ref	2/54/0042
Site photo/s	
Main issues identified	<p>Relatively small site on the edge of the town centre, with frontage on three sides, and current parking / servicing area for the Co-op retail store. Key site in terms of approach to town centre from the east along Rixon Road, and also to access the public car park off Station Road. The flood maps show potential surface water flooding.</p> <p>The site has extant planning permission (2/2006/0987) for 28 units above three retail / office units.</p>
Conclusions and capacity estimate	<p>– 1.2ha – NDDC estimate: 28 units (135dph) – SNNP appraisal: the scheme is high density and the delay in delivery and changes in the market may suggest an alternative scheme will come forward. However it is reasonable to assume that any such development will provide a level of housing in the region of the permitted scheme, ie at least 25 units.</p>

Site name	Clarks Yard, Bath Road
SHLAA ref	2/54/0166 plus adjoining land
Site photo/s	
Main issues identified	<p>Large area of former builders supplies merchant. The potential site area could also include adjoining police station and library (subject to their retention or relocation).</p> <p>The site is visually prominent in the street scene, visually linked to but elevated in comparison to the historic core of the town centre, fronting onto a key road</p>

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

junction. The area was previously part of the railway cutting. This may pose potential issues regarding ground conditions and land stability. Land beyond is part of a regionally important geological site. There are trees along the western edge of the site, and a stone boundary wall along the southern edge, backing onto houses.

This site also provides the most direct potential route for the railway through the town, linking to the west. The flood maps show potential surface water flooding along the southern part of the site.

There is extant planning permission for 15 dwellings and 2 offices with associated parking (2/2012/1557). An outline application (2/2016/0788/OUT) for 30 dwellings with associated parking and access has yet to be determined.

Conclusions and capacity estimate

- 0.9ha including adjoining land
- NDDC estimate: 15 units (17dph)
- SNNP appraisal: this is another key edge of town centre site that provides potential for a variety of different uses that could support the ongoing vitality of the town. As such, flexibility is required regarding the housing contribution this site may make, and the NDDC estimate was originally used but has been adjusted to 25 based on the most recent planning consent.

Site name

Telephone Exchange and adjoining gas works and garage block

SHLAA ref

2/54/0293 plus adjoining land

Site photo/s



Main issues identified

Opposite a row of Listed Buildings, so design will be important

Lovers Lane is a key link into the town and the design here could make this route through more obvious and attractive

The Gas Works building is an interesting example of 1930s architecture - its retention should be considered, though this should not undermine achieving the optimal design for this site.


Planning consent was granted for 3 dwellings on land to the read of Gas Works House (ref 2/2016/0099) and a further consent to subdivide the gas works house into 2 dwellings has also been permitted (2/2016/1083). There remains potential on the other sites, and although there are no current plans in the short term for the BT exchange to be developed, the landowner has indicated that this could happen towards the end of the plan period.


Conclusions and capacity

- 0.1ha
- NDDC estimate: 9 units

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

estimate	– SNNP appraisal: by looking at the three sites, there may be slightly higher capacity possibly up to 12 units, which would be a reasonable estimate. Included within the windfall element.
Site name	Hammonds Builders Yard
SHLAA ref	2/54/0300
Site photo/s	
Main issues identified	Within the Conservation Area, so design will be important. Adjoins residential nursing home and private gardens, therefore amenity likely to be key consideration. Loss of employment likely to be acceptable given the residential nature of the surrounding land
Conclusions and capacity estimate	– NDDC estimate: 5 units – SNNP appraisal: this is likely to be a reasonable estimate given that the site has limited street frontage and is surrounded by residential development

Site name	Former Council offices, north of Stour View Close
SHLAA ref	n/a
Site photo/s	
Main issues identified	The main office on Bath Road of potential local interest (as a former municipal building) and may lend itself to conversion rather than be demolished. A relatively prominent site (as is much of this section of Bath Road, which tends to have houses in larger gardens and mature trees) – the current trees on site should therefore be retained. The County Council have indicated that some of the parking area may need to be retained in relation to the properties they own on land south of Stour View Close.
Conclusions and capacity	– 0.5ha (including parking area) – NDDC estimate: not included

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

estimate – SNNP appraisal: original estimate was for in the region of 16 units, however this has been adjusted to 10 units based on the site being developed for housing with car parking area retained, or potentially including some employment / office conversion.

Site name William Barnes Primary School

SHLAA ref n/a

Site photo/s



Main issues identified

This site would only be released if the school and pre-school are relocated.

The school building is of potential local interest (as a former municipal building) and may lend itself to conversion rather than be demolished.

The front of the site is elevated above the road, and therefore development may need to be set back to avoid being overbearing.

The rear of the site overlooks an important area of open space, and therefore the design should have a positive frontage to his edge

Conclusions and capacity estimate

- 0.8ha
- NDDC estimate: not included
- SNNP appraisal: in the region of 20 units

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

ADDITIONAL POTENTIAL SITES ASSESSED

Potential site / SHLAA ref	Issues	Potential
<p>Land at Yewstock, Bath Road 2/54/0520</p> 	<p>Farmland sloping up to Bath Road. A relatively prominent site due to its elevated and sloping nature, visible from Hambledon Hill and from the wider Vale to the west, but seen in the context of Bath Road ribbon development.</p>	<p>The site is in close proximity to the school and may be required for any potential expansion of this key community facility.</p> <p>Alternatively residential development could continue the existing pattern of individual, low density development interspersed with tree planting, but is unlikely to be suitable spreading down the lower slopes. This site may lend itself to self-build units in particular. An estimate of up to 20 units has been revised down to about 8 units on the developable area (1.2ha).</p>
<p>Land at Northfields adj Manston Road 2/54/0412</p> 	<p>Farmland sloping down north from Manston Road adjoining the existing modern estate at Northfields. The front part of the site is relatively prominent in the approach to the town and visible in longer distance views, but seen against context of town edge.</p>	<p>Development here could be designed to soften the transition between town and countryside. It would therefore need to be at a lower density than the adjoining area</p> <p>An estimate of 30 units could therefore be included on the site (1.2ha)..</p>
<p>Second Field at Northfields adj Manston Road 2/54/0386</p> 	<p>Land further east of 2/54/0412</p> <p>Prominent site in approach to the town from the east, highly visible due to elevated and sloping nature, to a much greater extent than adjoining site to the west.</p>	<p>Considered unsuitable for development.</p>

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Potential site / SHLAA ref	Issues	Potential
<p>Land east of Manston Road 2/54/0413 [no picture available – site is south of 2/54/0412]</p>	<p>Breaches existing clear settlement edge, and highly visible (from Hambledon and Okeford Hill, and also Duncliff and Melbury Down)</p>	<p>Considered unsuitable for development.</p>
<p>Land of lane East of Elm Close Farm 2/54/0023</p> 	<p>Land east of farm buildings complex in 2/54/0458</p> <p>Elevated position visible in views to south and east, visually and detached from the main built up area of the town.</p>	<p>Considered unsuitable for development.</p>
<p>Land at Elm Close Farm Bull Ground Lane 2/54/0458 <i>Land assessed includes farm building complex and south to STW</i></p> 	<p>Farmland sloping down to the south.</p> <p>Southern part of the site is close to the sewage treatment works (150m to south-east) – initial appraisal of acceptable odour levels indicates this may not be an issue, (this will need confirming by Wessex Water)</p> <p>Vehicular access may require improvement of Bull Ground Lane (also a public footpath). The footpath connections running along the east of site linking up to the railway should be retained.</p>	<p>Development here could be designed to soften the transition between town and countryside. It would therefore need to be at a lower density than the adjoining area</p> <p>An estimate of 35 units has been revised upwards to 60 units given the site area and inclusion of farm building complex on the site (3.6ha).</p>
<p>Land adj Gotts Corner and Ham Farm 2-54-0549</p> 	<p>Possible access via Penny Street is narrow and unsuitable for additional traffic. Also forms rural setting to the town as seen from the A357.</p>	<p>Considered unsuitable for development.</p>

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Potential site / SHLAA ref	Issues	Potential
<p>Land adj Bull Tavern, Town Bridge [new]</p> 	<p>Farmland sloping up away from the A357 main road. Potentially prominent site in the approach to town bridge from the east. Within the Conservation Area, between the historic chapel / keepers cottage (undesigned but potential heritage asset) and the pub (Grade II listed building), important to their setting. Very small section of the site noted to have potential flood risk.</p>	<p>Development here would need to be sensitive to its setting, and carefully designed to avoid harm to the heritage assets, but would help ensure the ongoing viability of the pub (itself a Listed Building).</p> <p>An estimate of 6 units was revised to 8 units based on the potential to use land away from the road as opposed to road frontage only (0.7ha).</p>
<p>Copse Hill Farm, Broadoak 2/54/0427</p> 	<p>Elevated position visible in views to north and east, visually and physically detached from the main built up area of Broadoak and Town Bridge</p>	<p>Considered unsuitable for development.</p>
<p>Land adj Barton Farmhouse, Newton 2/54/0021</p> 	<p>Paddock / residential garden of gently sloping land rising up from the A357 main road. Slightly elevated, with mature ash along the road front. Potentially prominent site in the approach to Newton from the west. Borders the Conservation Area to the east, two Listed buildings in relatively close proximity that could be affected by development</p>	<p>Development here could be set back from the road, and designed in keeping the village character. Would need to be relatively low density and take into account the need to avoid harm on nearby heritage assets.</p> <p>An estimate of 8 units could therefore be on the site (0.4ha).</p>
<p>Land off A357 and Hillcrest, Glue Hill 2/54/0503 [no picture available]</p>	<p>Prominent site on southern skyline in approach to village from the west along A357, to a much greater extent than adjoining site.</p>	<p>Considered unsuitable for development.</p>

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

November 2015 Public Consultation

The main findings were subject to public consultation in November / December 2015. The survey asked for people's feedback, in terms of whether they would be suitable and whether there was anything specific about the sites we should know about.

The majority of residents were more supportive of in fill sites around the town (telephone and Gas works, Hammonds Yard, Primary School site) than building on green field sites. The least favoured sites appeared to be land at the Bull Tavern, Elm Close Farm, Barton Farm House Newton and north of the Livestock Market. However, in all cases except the Bull, the "agrees" outweighed the "disagrees".

Detailed comments by site – issues that may require further investigation

Land north of Northfields	Traffic / access issues from Honeymead, particularly if the school is located here Flooding - the lower part does get very wet
Land north of the Livestock Market	Importance for wildlife, particularly green links to / from nature reserve Provision for Jubilee Path Potentially better site for the school
Land south of Elm Close and Friars Moor	Traffic / access issues - including junction with Rixon Hill Flooding Provision for access to trailway
Telephone Exchange and Gas Works	Traffic / access issues along Penny Street - particularly need to include sufficient off street parking Potential ground contamination
Hammonds Yard	Traffic / access issues along Penny Street Design / scale crucial
William Barnes Primary School Site	Impact on landscape - elevated nature of site / potential prominence Traffic / access issues onto Bridge Street
Council offices off Stour View Close	Potential to re-use existing buildings, and may lend itself readily to other types of development (other than housing)
Yewstock Field, Bath Road	Traffic / access issues – parking off road Impact on landscape
Land at Northfield adjacent to Manston Road	Impact on landscape - potential prominence
Land at Elm Close Farm, Bull Ground Lane	Traffic / access issues – including junction with Rixon Hill Sewage works / odours

No additional sites were suggested as part of this consultation.

The Bull Tavern - additional Public Consultation

Hall & Woodhouse as landowner undertook a further public consultation regarding plans for the Bull Tavern and adjoining land on Thursday 8 September 2016, from 3.45pm to 7pm. Some 60-70 people attended, and 25 questionnaires were completed. Of these, over 90% agreed with the principle of extending development onto the adjoining field, and 88% agreed with the provision of a range of modern 2 and 3 bedroom houses, plus manager's accommodation as a family home and improved facilities for the pub.

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Additional sites put forward – January 2017

A number of additional sites were put forward through the Autumn 2016 call for sites (the District Council having made clear that previously submitted sites did not need to be re-submitted). The additional sites were:

- Four sites to the west of North Dorset Business Park (Ralph Down Farm on the north side of the A357 and land north of Badger Farm, south of the A357), Puxey
- Land south of Fairview, Glue Hill / Rivers Corner
- Land east of Manston Road, south of Little Shillings, Rixon

The land adjoining Bull Tavern and the land Off Elm Close and Friars Moor were also reconfirmed as available through the call for sites

Sites to the west of North Dorset Business Park are not well related to an existing settlement and are unlikely to conform with the strategic policies of the Local Plan. The site south of Fairview, Glue Hill / Rivers Corner is significantly further in terms of distance from facilities than the alternative sites proposed for inclusion. Land east of Manston Road is likely to perform similarly to the land further north, in that it would breach an existing clear settlement edge, and would be highly visible (from Hambledon and Okeford Hill, and also Duncliff and Melbury Down). On this basis it too is likely to be considered unsuitable for development.

Site Supply Conclusions

The following table outlines the main findings of this report, in terms of potential supply.

Potential sites assessed	NDDC assessment	SNNP assessment
COMPLETIONS	19	19
LOCAL PLAN IDENTIFIED LARGE SITES	305	255
→ Market Fields: E of Bath Road, N of the Livestock Market	100	80
→ Station Road - Former Creamery and Car Park	60	40
→ North Honeymead: Land North of North Fields	100	100
→ Land S Off Elm Close and Friars Moor	45	35
BROWNFIELD 'INFILL' SITES	57	85
→ Market Site - land on the North side of Station Road	28	25
→ Clarkes Yard, Bath Road and adjoining land	15	25
→ Hammonds Builders Yard	5	5
→ Former Council offices, north of Stour View Close	0	10
→ William Barnes Primary School	0	20
OTHER CONSENTS / SMALL INFILL	26	29
SUB-TOTAL	398	388
ADDITIONAL POTENTIAL SITES ASSESSED		120
→ Land at Yewstock, Bath Road		8
→ Land at Northfields adj Manston Road		30*
→ Second Field at Northfields adj Manston Road		--
→ Land east of Manston Road		--

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

→ Lane East Elm Close Farm	--	
→ Land at Elm Close Farm Bull Ground Lane	60*	
→ Land adj Gotts Corner and Ham Farm	--	
→ Land adj Bull Tavern, Town Bridge	10	
→ Copse Hill Farm, Broadoak	--	
→ Land adj Barton Farmhouse, Newton	8	
→ Land off A357 and Hillcrest, Glue Hill	--	
TOTAL	398	408 + 90*

* Reserve site

If the Neighbourhood Plan were to make no changes to the current Local Plan's proposed housing supply, the minimum target may not be met if lower numbers than anticipated are provided on some of the sites, although there is potential for an element of under-delivery to be counter-balanced by the potential for development at the primary school and Council offices off Stour View Close.

The proposed allocations contained in the Neighbourhood Plan ensure the minimum target in the Local Plan is comfortably exceeded, and the reserve sites provide further flexibility to meet future needs or to address significant under-delivery issues.

Sturminster Newton Housing Supply Report

– initial appraisal November 2015 / submission update January 2017

Appendix 1: Site assessment form

SITE IDENTIFICATION		
Site name:		
Location:		Grid Ref +
Ownership (if known):		
SHLAA reference	+	
Survey Date:		
GENERAL INFORMATION		
Existing use		
Site size	+	
Landform (eg flat / sloping (direction))		
Visibility / prominence from surrounding areas		
Important views out / views of key landmarks		
SITE FEATURES		
Trees / hedgerows / boundary features		
Existing structures		
Possible wildlife habitats	+	
Possible historic interest	+	
Character of immediate built-up areas		
POSSIBLE CONSTRAINTS		
Utilities	+	
Flood risk / ground conditions	+	
Potential pollution / contamination		
Neighbouring land uses		
ACCESSIBILITY		
Vehicular access points / connections		
Pedestrian / cycle access points / connections		
Public rights of way across site	+	
Nearest local amenities – open space / shops		
Useable area	=	Estimated capacity:
Density estimate	=	

+ indicates information also available from GIS – to be completed
 = assessed on completion of survey