

STURMINSTER MARSHALL NEIGHBOURHOOD PLAN 2023-2033

Dorset Council is satisfied that the Sturminster Marshall Neighbourhood Plan 2023-2033, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on **Thursday 29 August 2024**.

Background

The Sturminster Marshall Neighbourhood Area was designated by Dorset Council on 23 April 2019 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Sturminster Marshall Parish Council and the designated neighbourhood area covers the civil parish of Sturminster Marshall.

In December 2023, Sturminster Marshall Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 19 January 2024 until 1 March 2024 and an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 8 May 2024.

In summary, the examiner's report concluded that the Sturminster Marshall Neighbourhood Plan 2023-2033 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agrees that the legal requirements and basic conditions have been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- i. meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and

- ii. is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- iii. complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Sturminster Marshall Neighbourhood Plan 2023-2033

The neighbourhood plan area covers the civil parish of Sturminster Marshall.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the civil parish of Sturminster Marshall.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 working days before the referendum.

Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at:

www.dorsetcouncil.gov.uk/sturminster-marshall-neighbourhood-plan

Appendix A: Modifications from Examiner's Report

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy SMNP4	Amend the title of the policy to: "MAINTAINING RURAL CHARACTER" Amend the policy to: "Outside the existing built-up area, development should retain, etc ..." .
PM2	Policy SMNP5	Amend the second sentence of the policy to: "... as noted in the supporting text, and towards key landmarks (see Map 6), including: etc, ..."
PM3	Policy SMNP6	Amend the first sentence of the policy to: "The common land (CL), village greens (VG) and local green spaces (LGS) listed below and identified on Map 7 are given special protection. Inappropriate development that would harm the reason for their designation will not be permitted, other than, in relation to LGS, in very special circumstances."
PM4	Policy SMPN7	Amend the policy to: "Any development (other than exempted by national regulations) will be expected to include a biodiversity gain plan which demonstrates how a minimum 10% net biodiversity gain will be achieved. Where measures are proposed to mitigate harm to and, where practicable, strengthen biodiversity, consideration should be given to: etc... Measures to improve wildlife habitats, including their resilience to climate change, will be supported."
PM5	Policy SMNP8	Amend the final sentence to: "Proposals which enhance or would lead to a better appreciation of the significance of these heritage assets will be looked on favourably."
PM6	Section 2.3	Include an explanation of the function and status of the Sturminster Marshall Design Guidance and Codes in Section 2.3 of the Plan.
PM7	Policy SMNP10	Delete: "As a general rule, ...".

		<p>Amend first bullet point to: “Where possible, frontages should reinforce the linearity of the street;”</p> <p>Delete the third bullet point and substitute: “Where possible, new tree planting in streets should be included, unless this would block an important view of a local landmark.”</p> <p>Amend the final paragraph to: “Consideration should be given to the use of landmark features (for example, etc...).”</p>
PM8	Policy SMNP11	Delete: “As a general rule, ...”.
PM9	Policy SMNP12	Amend third bullet point to: “... and amenity green space as set in the adopted Local Plan.”
PM10	Policy SMNP13	Delete: “As a general rule, ...”.
PM11	Policy SMNP14	<p>Delete the policy and substitute:</p> <p>“New housing developments should seek to meet the housing needs of Sturminster Marshall parish. This means that:</p> <p>i) for major development, affordable housing should be provided in line with the thresholds set in the Local Plan, and include: affordable rented homes, and particularly social rented options, aimed at those living in or who have a local connection to the parish and who are on below average incomes; as well as intermediate affordable homes such as first homes and shared ownership options, aimed at those living in or who have a local connection to the parish who are looking to buy but are unable to afford open market prices. First Home sale prices should be discounted by 40% (or otherwise evidenced so that the level of discount is affordable to those on mean household incomes) and make up at least 25% of affordable dwellings.</p> <p>ii) in terms of market housing, whilst a broad mix is encouraged, on major development sites the mix should include homes suitable for older residents looking to down-size into accessible and adaptable dwellings, and homes suitable for young adults and families looking to get onto the housing ladder. Larger (4+ bedroom) homes</p>

		should not exceed 20% of the market housing mix and be designed to be adaptable to include the ability to provide annexed accommodation or greater live-work flexibility.”
PM12	Policy SMNP18	<p>Delete the policy and paragraphs 8.2.3 – 8.2.5, and substitute a new paragraph 8.2.3:</p> <p>“Saved Policy SM3 (see Figure 21) allocates land at Station Road for public open space for sports pitches, but there is no evidence that the current landowner wishes to provide such a facility. If the next version of the Local Plan seeks to allocate further land for housing, the Parish Council will aim to work with Dorset Council and developers to ensure that provision is made for additional local facilities, such as allotments, a Multi-Use Games Area and skate park, in locations which are suitable and well related to the village and that these facilities are delivered in tandem with the development. Furthermore, due to the proximity of Dorset Heathlands, any major housing development sites will need to provide Suitable Alternative Natural Green Space (SANG) in order mitigate potential harm to the sensitive heathland sites (Dorset Council provides further guidance on this in the Dorset Heathlands Planning Framework).”</p> <p>Revise the title of Figure 21 as follows:</p> <p>“Additional Sports and Recreation land identified by Saved Policy SM3.”</p>
PM13	Throughout the document	Refer to the December 2023 version of the NPPF and update paragraph references where they have changed.
PM14	Throughout the document	Replace all references to Area(s) of Outstanding Natural Beauty with “National Landscape(s)” .