

Planning Policy

Ask for: Sarah Jennings

Date: 18 February 2014

Mr C J Wilkins - Town Clerk
Sturminster Newton Town Council
Council Offices
Old Market Hill
Sturminster Newton
DT10 1FH



North Dorset District Council
Nordon, Salisbury Road,
Blandford Forum, DT11 7LL

Tel: 01258 454111

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Dear Mr Wilkins

STURMINSTER NEWTON NEIGHBOURHOOD AREA

I am pleased to announce that on 17 February 2014 North Dorset District Council at a meeting of its Cabinet approved the designation of the Sturminster Newton Neighbourhood Area. Under Regulation 7 of The Neighbourhood Planning (General) Regulations 2012 the local planning authority are now required to publish the designation on their website and in such other manner as they consider likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area.

For your information the enclosed map (that shows the Sturminster Newton Neighbourhood Area and includes the date of designation and the name of the relevant body who applied for the designation) will shortly be sent to all of those people who were originally notified of the area application and to those people who submitted representations.

A copy of this map will also be made available to view on our website <http://www.dorsetforyou.com/406093>, at the Council offices in Blandford and at all local libraries in the District. You may also find it useful to have a copy of this map available if any member of the public requests to see the designated neighbourhood area.

Finally, please find attached copies of the letters from Dorset County Council (DCC) and the Environment Agency (EA) offering support and advice in relation to your neighbourhood plan.

If you have any questions about moving forward please do not hesitate to call.

Yours sincerely

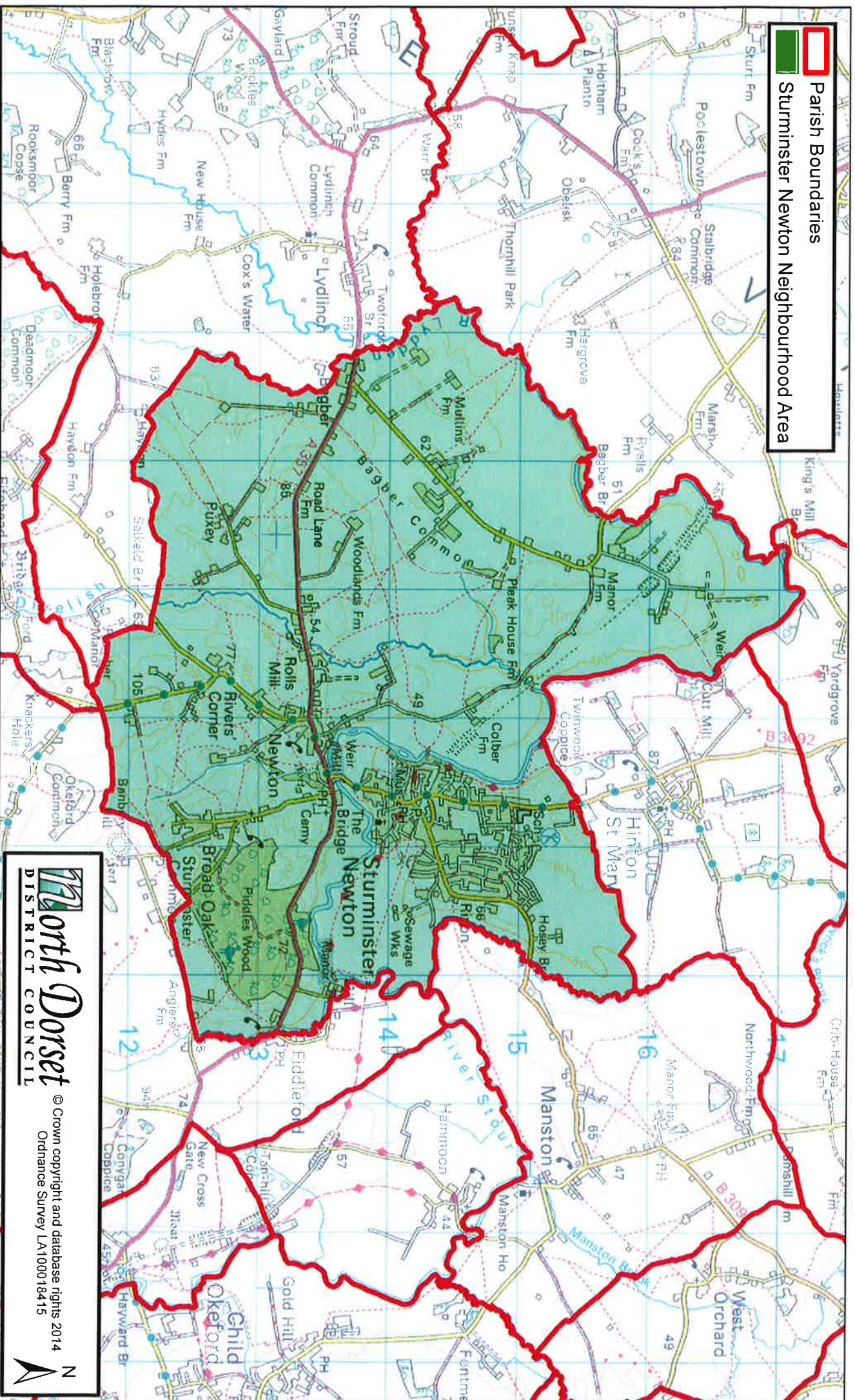
A black rectangular box redacting the signature of Sarah Jennings.

Sarah Jennings
Planning Policy Officer

A black rectangular box redacting contact information, likely a phone number or email address.

Cc: SturQuest

Enc: Sturminster Newton Neighbourhood Area Designation Map
Letter from DCC dated 20 January 2014 with associated map
Comments from EA



Dorset County Council



Unclassified

Gill Smith
County Hall
Dorchester
DT1 1XJ

Attn Sarah Jennings
Planning Policy
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset.
DT11 7LL

We welcome calls via text Relay

Email: [REDACTED]
DX: DX 8716 Dorchester
Website: www.dorsetforyou.com

Date: 20th January 2014.
Ask for: Gill Smith
My ref: GMS/NA SturN
Your Ref:

Dear Sarah,

Consultation on the Proposed Sturminster Newton Neighbourhood Area Designation.

Thank you for consulting Dorset county Council on the proposed designation of a Neighbourhood Area covering the civil parish of Sturminster Newton. Dorset County Council has no objection to the designation but wishes to be kept informed of the progress of any Neighbourhood Plan or other proposals prepared by the Parish Council.

If, in the preparation of any proposals, the town and parish councils wish to discuss any matters of County Council interest – such as transportation, education, adult service needs, minerals or waste issues, I will be happy to act as a point of contact to put them in touch with the right person.

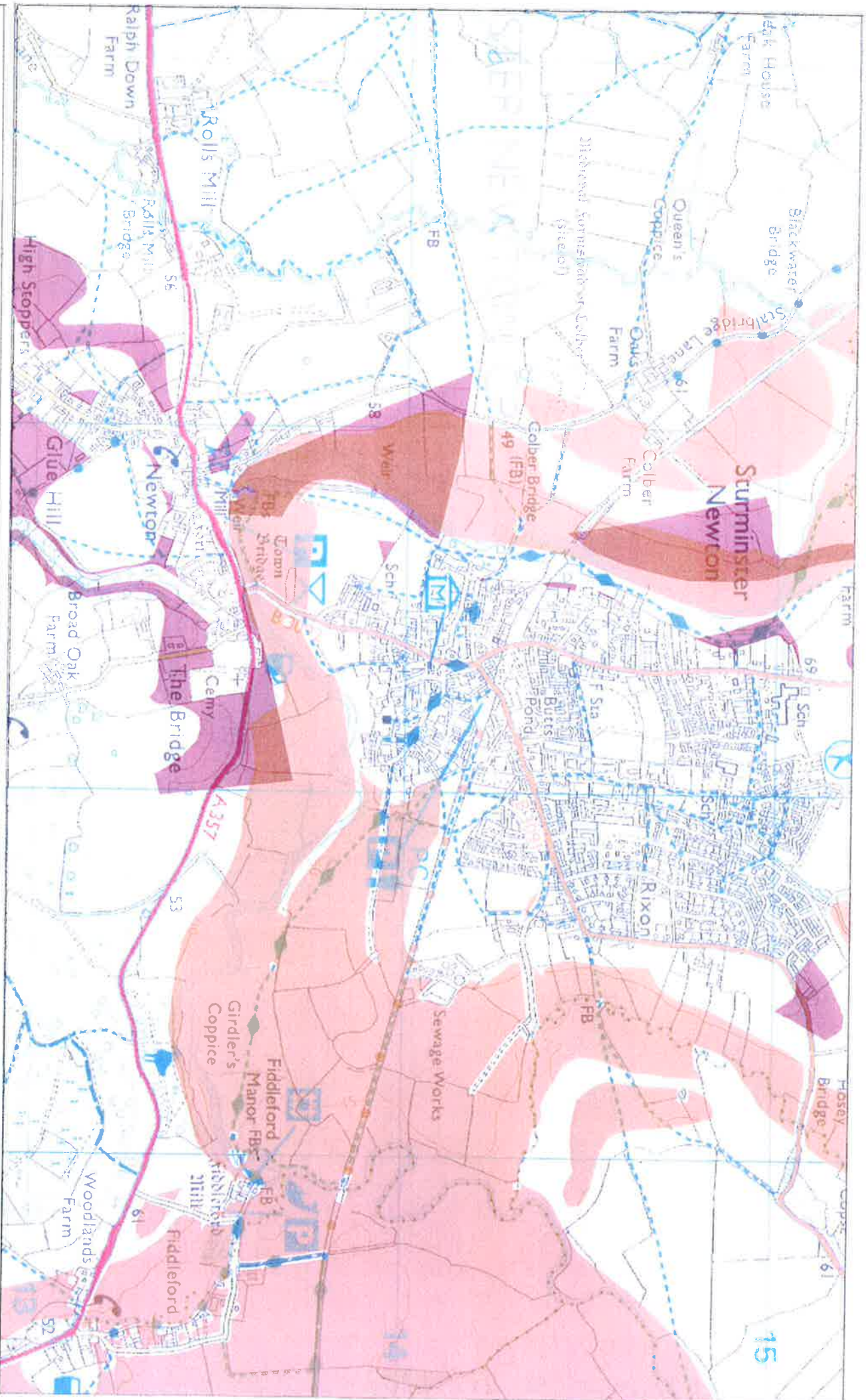
I attach for the Council's information a plan showing the areas of safeguarded sand and gravel - areas where there are likely to be viable deposits of sand and gravel and where Dorset County Council as Minerals Planning Authority will resist the needless sterilisation of the mineral in the ground. If more information is needed please contact Trevor Badley [REDACTED]

We would draw the Parish Council's attention to the "Creativity in Community Led Planning" document which was developed with Gillingham Neighbourhood Planning Group and is free to download here:

<http://www.dorsetforyou.com/media.jsp?mediaid=177084&filetype=pdf>

Yours sincerely,

[REDACTED]
Gill Smith
Senior Planning Officer



Sand and Gravel Areas Safeguarded in the Bournemouth, Dorset and Poole Minerals Strategy

Building Stone Areas Safeguarded in Bournemouth, Dorset and Poole Minerals Strategy

Ref:
 Date: 04/11/2013
 Scale 1:250000
 Drawn By:
 Cent X: 381475
 Cent Y: 99935

GEOGRAPHICAL INFORMATION SYSTEMS

DORSET
County Council

Environment Agency Neighbourhood Plan Response

NEIGHBOURHOOD PLAN AREA COMMENTS ON

Sturminster Newton

CONTACT DETAILS

Name: Mr Michael Holm – Planning Advisor

Address: Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum, Dorset, BH21 3XE

Email: [REDACTED]

COMMENTS

Flood Risk and Drainage

The neighbourhood plan should acknowledge the different flood risks in the area.

The local neighbourhood plan should consider whether there is any desire for growth in areas known to be at risk of fluvial, surface water or groundwater. If there is development proposed then the Sequential Test / Approach need to be considered and only water compatible uses considered in the high flood risk areas. This is in accordance with National Planning Policy Framework and the emerging Local Plan.

The plan should also acknowledge and consider any known surface water problems and allow for this within any proposed development strategy. The local authority drainage engineers may hold information relating to this matter.

Surface water run-off should be controlled as near to its source as possible with sustainable drainage systems (SuDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SuDS can also increase groundwater recharge, improve water quality and provide amenity opportunities. A SuDS approach is encouraged by Approved Document Part H of the Building Regulations 2000.

Further information on SuDS can be found in:

- 'A Practice Guide Companion to PPS25'

<http://www.communities.gov.uk/archived/publications/planningandbuilding/pps25practiceguide>

- CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales.

- Interim Code of Practice for Sustainable Drainage Systems (advice on design, adoption and maintenance issues, available at: http://www.environment-agency.gov.uk/static/documents/Business/icop_final_0704_872183.pdf)

There should also be consideration about the foul drainage network in the area to understand if there may be existing capacity constraints on the system.

Biodiversity / Green Space

The area should consider the need to enhance the biodiversity of the area.

We promote the planting of trees within catchments to reduce surface water runoff and reduce pollution to groundwater. Therefore, opportunities for increasing the amount of tree planting, where appropriate, would be desirable.

We would recommend that Natural England are consulted if any proposed developments may impact on the conservation designations and protected species in the plan area.

Contaminated Land

The rivers and ground water should be protected and enhanced to ensure that the aims and objectives of the Water Framework Directive are met. Any site that may have been contaminated through its former use will need to be factored into the local plan and any redevelopment strategy.