

**North Dorset District Council  
Local Development Framework**

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**Sustainability Appraisal Report  
Sturminster Newton Town Design Statement (TDS)**

**November 2007**

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## Non-Technical Summary

This document constitutes the Sustainability Appraisal (SA) Report of the 'Sturminster Newton Town Design Statement (TDS) Supplementary Planning Document (SPD)'. One of the key functions of SA is the identification of the benefits and risks of different development and policy options, to allow balanced decisions to be made by North Dorset District Council (the Council) and to move towards more sustainable forms of development. This document includes an assessment of 2 Options. This Report has identified a Preferred Option, which the Council views is the most sustainable option.

The preparation of this SA Report has so far involved two stages:

- **Stage A:** Setting the context and objectives, establishing the baseline and deciding on the scope. The Council produced and adopted (in March 2007) a Scoping Report which identifies and sets out a framework to appraise all future documents of the emerging Local Development Framework (LDF).
- **Stage B:** The production of this SA Report for formal consultation alongside the Sturminster Newton TDS SPD.

During late 2006 a Scoping process was carried out to help identify the key sustainability issues relevant to the Council and a Scoping Report was produced. Through the Scoping process a SA Framework was developed, which has been used in this Report to appraise the SPD. The framework is comprised of 16 SA Objectives covering a range of Social, Economic and Environmental Sustainability objectives.

The 2 Options for the SPD were tested against the SA Objectives in appraisal matrices to identify the likely effects of each option. This appraisal identified that Option 2 was likely to have the most positive effect in delivering development which is socially, economically and environmentally sustainable.

By adopting a TDS for the town of Sturminster Newton (Option 2) it is likely that future development will achieve more positive and sustainable effects. In particular the TDS and its supplementary policies are likely to have a positive impact on SA Objectives 5 and 12 (see Table 2, below).

This Report generally identifies that many of the likely outcomes of the TDS and its supplementary policies will be neutral in terms of meeting the SA Objectives. For example, the SPD will not have any effect on giving people access to learning, training, skills and knowledge, reducing waste production, etc.

The SA concluded that Option 2 would be the most sustainable option. This option would be unlikely to cause any 'significant effects on the environment' as defined by EC Directive 2001/42/EC.

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## 1.0 Introduction

- 1.1 This document constitutes the Sustainability Appraisal (SA) Report of the Sturminster Newton Town Design Statement (TDS) Supplementary Planning Document (SPD). The SPD will be subject to formal public consultation for six weeks beginning in January 2008. Prior to this formal consultation period, substantial local consultation was undertaken during the preparation of the draft SPD. The SPD has been prepared by Matrix Partnerships and informal consultation on the scope and objectives of the document was undertaken both with people and organisations in the town and with other stakeholders, such as the District Council. A 'Statement of Consultation' has been produced and is also available for consideration.
- 1.2 Following consultation and the resulting amendments, the final SPD will be adopted by the District Council. The SPD will 'expand' and 'provide additional detail' to particular policies set out in the 'saved' North Dorset District-Wide Local Plan. The SPD will form part of the planning framework for the area and therefore will be informed by extensive community involvement and SA. However, SPDs will not be independently examined, through an examination by a Planning Inspector, and will therefore not form part of the statutory development plan.
- 1.3 This SPD will be supplementary to a number of policies in the North Dorset District-Wide Local Plan, which was produced under the recently replaced Town & Country Planning Act, 1990. As the SPD is supplementary to a 'saved' plan which did not undergo full sustainability appraisal, this SA Report will need to set out the likely significant social, economic and environmental effects of the saved policy/policies it is supplementing<sup>1</sup>. This is set out in Section 4.0, below.
- 1.4 Government guidance indicates that SA should follow a five stage approach in order to fully accord with the requirements of the SEA Directive and the sustainability objectives of the Government. Table 1 illustrates the five stages.

Table 1: Stages in the Sustainability Appraisal

Stage	Description
Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope (Scoping Report)
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the SA Report
Stage D	Consulting on draft SPD and SA Report
Stage E	Monitoring the significant effects of implementing the SPD

<sup>1</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005, para 4.1.6)

- 1.5 A single Scoping Report (Stage A) can be prepared for more than one Local Development Document (LDD), provided that the Report gives sufficient information at the level of detail required for each of the documents concerned<sup>2</sup>. The Council produced a draft SA Scoping Report which was prepared and advertised for five weeks of public consultation between 15<sup>th</sup> September and 20<sup>th</sup> October 2006 and amended this document in the light of the representations received.
- 1.6 This Scoping Report has now been formally adopted by the Council and will be used as the basis for future SA of relevant documents, including this SA for the Sturminster Newton TDS SPD. The SA Scoping Report document is available on the Council's website, [www.north-dorset.gov.uk](http://www.north-dorset.gov.uk), and hard copies are available on request. This SA Report will therefore form Stage B of the SA process.

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<sup>2</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005, para 3.2.20)

## 2.0 Stage A – The Scoping Report and the SA Framework

- 2.1 The Scoping Report sets out a SA Framework that will be used to test the sustainability of policies and objectives in all future DPDs and SPDs produced by the Council.
- 2.2 The Framework consists of sustainability objectives based on the regional SA Framework devised by the South West Regional Assembly. The Council’s Framework comprises 16 broad sustainability objectives relating to the key themes of social, economic and environmental issues (Table 2)

Table 2: SA Framework Objectives

1	Improve health, reducing health inequalities and promoting healthy lifestyles, especially routine daily exercise
2	Help make suitable housing available and affordable for everybody
3	Give everyone access to learning, training, skills and knowledge
4	Reduce crime and fear of crime
5	Promote stronger, more vibrant communities
6	Give everyone in the region access to satisfying work opportunities, paid and unpaid
7	Reduce poverty and income inequality
8	Reduce the need/desire to travel by car and make public transport, cycling and walking easier and more attractive
9	Meet local needs locally, helping everyone access basic services easily, safely and affordably
10	Protect and enhance habitats and biodiversity
11	Promote the conservation and wise use of land
12	Protect North Dorset's local distinctiveness, including its cultural and historical assets, landscapes and townscapes
13	Reduce vulnerability to flooding and adapt to the implications of climate change, harnessing opportunities that may arise
14	Reduce consumption of non-renewable energy and emissions of greenhouse gases
15	Reduce waste production and the consumption of water and minerals
16	Minimise land, water, air, light, noise and genetic pollution



### **3.0 Assessing ‘saved’ Local Plan policies against the SA Framework**

- 3.1 Before options to achieve the SPD’s primary objective(s) can be prepared and appraised, Government guidance requires a SA of the ‘saved policies’, which the Sturminster Newton TDS SPD is supplementary to, as these policies were adopted prior to the requirements for SA of development plans. (A list of saved policies from the Local Plan is available on the Council’s website). This appraisal will help in identifying whether the relevant saved policies in the North Dorset District-Wide Local Plan accord with the Council’s objectives for sustainable development, as set out in the SA Framework (Table 2).
- 3.2 A limited number of policies in the adopted Local Plan relate to the SPD’s objectives for improving the design of development in Sturminster Newton as well as preserving and promoting the town’s natural and built assets. This assessment was completed through the compatibility matrix below, which indicates whether the relevant policies in the adopted Local Plan are compatible with the SA Framework objectives.
- 3.3 The compatibility matrix of saved policies is presented in Table 3. A synopsis of the policies is presented in Appendix A.

Table 3: Compatibility Matrix of Relevant Saved Policies

		Sustainability Objectives																Comments - Relevant to the Town Design Statement SPD
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Saved Local Plan Policies	1.1	0	++	+	0	0	+	0	++	++	+	+	0	0	0	0	0	The sustainable development strategy in particular seeks to improve the quality of life and conserve the built and natural heritage character in the District, therefore having a potentially very positive effect in relation to the Council's Sustainability Objectives as set out in the SA Framework.
	1.3	0	+	0	0	+	+	0	+	+	-	+	-	0	0	0	0	Although growth is proposed in the town only on a 'moderate scale', this policy could potentially have a negative effect on the protection of habitats and the local distinctiveness of the town through the provision of this level of development.
	1.8	0	0	0	+	++	0	0	+	0	0	0	+	0	0	0	0	Implementation of assessment criteria will potentially improve the character, both of the natural and built environment, reduce the fear of crime within new development and reduce the need/desire to travel by car. It is highly likely that the policy promotes stronger, more vibrant communities through improving design, protecting amenity, providing infrastructure, etc.
	1.21	0	0	0	0	+	0	0	0	0	0	0	++	0	0	0	0	Through the requirement to <i>sympathetically</i> alter Listed Buildings and restrict their demolition it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness
	1.22	0	0	0	0	+	0	0	0	0	0	0	++	0	0	0	0	
	1.23	0	-	0	0	+	0	0	0	0	+	-	++	0	0	0	0	Protecting the setting of Listed Buildings is likely to promote stronger communities through the retention of historic assets, protect habitats (for example by protecting greenspaces surrounding listed buildings) and is highly likely to protect the District's local distinctiveness. However, this could result in less suitable housing development potentially increasing the need for greenfield development.
	1.24	0	-	0	0	+	0	0	0	0	0	-	++	0	0	0	0	Preserving and enhancing Conservation Areas would be likely to protect the historic built environment, promoting stronger communities. However, this could result in less suitable housing development potentially increasing the need for greenfield development.
	1.25	0	0	0	0	+	0	0	0	0	0	0	++	0	0	0	0	Through restricting the demolition of buildings within Conservation Areas it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness.

1.26	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	Through restricting advertisements/modern shop fronts within conservation areas it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness.
1.27	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	Through restricting advertisements/modern shop fronts within conservation areas it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness.
1.28	0	-	0	0	+	0	0	0	0	+	-	++	0	0	0	0	0	0	++	0	0	0	0	Through protecting archaeological remains it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness. However, this could result in less suitable housing development potentially increasing the need for greenfield development.
1.29	0	-	0	0	+	0	0	0	0	+	-	++	0	0	0	0	0	0	++	0	0	0	0	Through protecting archaeological remains it is likely to promote stronger communities through the retention of historic assets and highly likely to protect the District's local distinctiveness. However, this could result in less suitable housing development potentially increasing the need for greenfield development.
1.32	0	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0	0	0	++	0	0	0	0	Protection of landscapes will be likely to protect and enhance habitats and biodiversity and have a significant effect on the protection of the District's local distinctiveness.
1.33	0	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0	0	0	++	0	0	0	0	Protection of landscapes will be likely to protect and enhance habitats and biodiversity and have a significant effect on the protection of the District's local distinctiveness.
1.39	0	0	0	0	0	0	0	0	0	++	+	++	0	0	0	0	0	0	++	0	0	0	+	The preservation of trees, promotion of appropriate landscaping and the planting of trees is likely to promote the conservation of land and reduce the impacts of noise and air pollution in particular and is highly likely to protect and enhance habitats and biodiversity and protect the District's local distinctiveness.
1.40	0	0	0	0	0	0	0	0	0	++	+	++	0	0	0	0	0	0	++	0	0	0	+	The preservation of trees, promotion of appropriate landscaping and the planting of trees is likely to promote the conservation of land and reduce the impacts of noise and air pollution in particular and is highly likely to protect and enhance habitats and biodiversity and protect the District's local distinctiveness.
1.41	0	0	0	0	0	0	0	0	0	++	+	++	0	0	0	0	0	0	++	0	0	0	+	The preservation of trees, promotion of appropriate landscaping and the planting of trees is likely to promote the conservation of land and reduce the impacts of noise and air pollution in particular and is highly likely to protect and enhance habitats and biodiversity and protect the District's local distinctiveness.
2.4	0	+	0	0	+	+	0	+	+	-	+	-	0	0	0	0	0	0	-	0	0	0	0	The allocation of land North of the Livestock Market within the town will help make suitable housing available and affordable to everybody, promote communities and reduce the need to travel by meeting needs locally. However, this is a greenfield site where development could potentially have an adverse impact on habitats and biodiversity and the distinctiveness of the town
2.6	0	+	0	0	+	0	0	+	+	-	+	-	0	0	0	0	0	0	-	0	0	0	0	Infilling has the potential to meet housing needs, promote communities, reduce the need to travel by meeting needs locally and conserve greenfield land. Infilling may also reduce the viability of habitats and biodiversity and affect the historical assets and distinctiveness of settlements.
2.10	0	+	0	0	0	0	0	+	0	+	+	+	0	0	0	0	0	0	+	0	0	0	0	Higher densities can result in smaller homes which can be more affordable. Higher densities in central locations can reduce the need to travel, and by the wise use of land, density can have positive outcomes on protecting and enhancing the built and natural environments.

2.11	0	+	0	0	0	0	0	0	0	0	0	+	-	0	0	0	0	Extensions have the potential to meet housing needs and conserve greenfield land through minor intensification of plots. Extensions may also affect the historical assets and distinctiveness of settlements.
3.2	0	0	0	0	+	+	+	+	+	0	+	0	0	0	0	0	0	The protection of existing employment areas within the town, including Butts Pond Industrial Estate, The Creamery and Manston Road will help to provide work opportunities locally, reduce poverty and reduce the need / desire to travel.
3.15	0	0	0	0	+	0	0	+	+	0	+	0	0	0	0	0	0	The promotion of existing shopping centres, support for additional retail units in town centres and the protection of the main retail areas from other uses will support the vitality and viability of Sturminster Newton Town Centre. These policies will help local needs to be met locally, provide access to basic services, reduce the need / desire to travel and promote stronger, more vibrant communities.
3.16	0	0	0	0	+	0	0	+	+	0	+	+	0	0	0	0		
3.17	0	0	0	0	+	0	0	+	+	0	+	+	0	0	0	0		
3.20	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	Controlling the design of shopfronts can have a positive impact on safeguarding local distinctiveness
4.1	+	0	+	0	+	0	+	+	+	0	0	0	0	0	0	0	0	Encouraging the provision of specialised education, health care and other community services in town centres will help local needs to be met locally, provide access to basic services, reduce the need / desire to travel and promote stronger, more vibrant communities.
4.11	+	0	0	0	0	0	0	+	0	0	+	+	0	0	0	0	0	The re-use of the redundant Somerset and Dorset railway line as a pedestrian / cycle route will reduce the need / desire to travel by car and promote healthy lifestyles. The retention of the line of the route through the town could help to protect local distinctiveness.
5.1	0	0	0	0	0	0	0	-	+	0	0	0	0	0	0	0	0	These policies relate to the non-strategic road network, new district distributor roads and development affecting existing district distributor roads. The policies will help to improve access to services and require associated facilities for pedestrians and cyclists and are therefore likely to promote walking / cycling, improve health and promote stronger communities. However, the policies may also encourage travel by car.
5.2	+	0	0	0	+	0	0	-	+	0	0	0	0	0	0	0	0	
5.3	+	0	0	0	+	0	0	-	+	0	0	0	0	0	0	0	0	
5.5	+	0	0	0	0	0	0	-	+	0	0	0	0	0	0	0	0	The policy relates to new local distributor roads. It will improve access to services and the provision of facilities for pedestrians and cyclists. It is likely to promote walking/cycling, improve health and promote stronger communities. However, it may also encourage travel by car.

5.7	+	0	0	0	+	0	0	+	+	0	0	-	0	0	0	0	Improvements to the provision for cyclists are likely to promote cycling, improving health, promoting stronger communities which are more accessible and reducing the need to travel by car. Improvements can also affect the historical distinctiveness of a settlement.
5.8	+	0	0	0	+	0	0	+	+	0	0	-	0	0	0	0	Improvements to the provision for pedestrians are likely to promote walking, improving health, promoting stronger communities which are more accessible and reducing the need to travel by car. Improvements can also affect the historical distinctiveness of a settlement.
5.10	+	0	0	0	+	0	0	+	+	0	0	+	0	0	0	0	These policies seek to management traffic and give pedestrians priority through traffic management schemes, direction signing, traffic calming and access restrictions on heavy goods vehicles. The improvement of facilities for pedestrians is likely to promote walking, improve health, promote stronger communities which are more accessible and reduce the need to travel by car. Traffic management measures can also have a positive effect the historical distinctiveness of a settlement, for example by directing HGVs away from sensitive areas.
5.11	0	0	0	0	+	0	0	-	+	0	0	+	0	0	0	0	
5.12	0	0	0	0	+	0	0	-	+	0	0	+	0	0	0	0	
5.13	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	
5.14	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	This policy encourages environmental improvements to highways to be carried out, provided that existing traffic flows can be accommodated on the surrounding road network. The policy should help to protect the area's local distinctiveness.
5.15	0	0	0	0	0	0	0	++	+	0	0	0	0	0	0	0	New roads should be designed to enable bus services to operate. This policy will make public transport easier and more attractive to use and improve access to basic services.
5.17	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	This policy seeks the provision of the minimum amount of parking necessary for the operational requirements of developments. This approach should help to reduce reliance on the car.
5.19	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	This policy seeks the provision of rear servicing to commercial development except in Conservation Areas, where it is recognised that the historic and architectural qualities of these areas needs to be protected. The policy will help to protect the area's local distinctiveness.
5.33	+	0	0	0	+	0	0	+	+	0	0	0	0	0	0	0	The provision of a footway link between Hinton St Mary and Sturminster Newton would improve health, promote stronger, more vibrant communities and make walking easier and more attractive.

SN1	0	++	0	0	+	+	0	++	++	-	+	+	0	0	0	0	0	0	This policy establishes the town's role as the main centre for the surrounding rural area and re-iterates the proposal for 'moderate scale' development. It also seeks to ensure that the town's historic character is protected, which should retain its local distinctiveness. This policy will help to ensure the provision of housing and work opportunities in the town and promote stronger communities. It will also help to reduce the need/desire to travel and enable needs to be met locally. The policy could potentially have a negative effect on the protection of habitats through the provision of this level of development.
SN2	+	0	0	0	+	0	0	+	0	0	0	+	0	0	0	0	0	0	The promotion of environmental improvements to the Market Place and Station Road should help to promote a stronger community, encourage walking / cycling in the Town Centre and retain the town's local distinctiveness. This policy has now been implemented.
SN3	0	0	0	0	+	0	0	0	0	0	0	+	0	0	0	0	0	0	Preserving and enhancing the Conservation Area would be likely to protect the historic built environment, promoting stronger communities. However, this could result in less suitable housing development potentially increasing the need for greenfield development.
SN4	0	+	0	0	+	0	0	+	+	-	+	-	0	0	0	0	0	0	The allocation of land North of the Livestock Market within the town will help make suitable housing available and affordable to everybody, promote communities and reduce the need to travel by meeting needs locally. However, this is a greenfield site where development could potentially have an adverse impact on habitats and biodiversity and the distinctiveness of the town.
SN7	+	+	0	0	+	+	0	+	+	0	+	0	0	0	0	0	0	0	The regeneration of the Livestock Market, close to the historic Town Centre will help make suitable housing available and affordable to everybody, promote communities and reduce the need to travel by meeting needs locally. This policy has now been implemented.
SN9	+	0	0	0	+	0	0	0	0	++	+	+	0	0	0	0	0	0	This policy seeks to develop the paddocks between Hinton View and Rivers Mead as an informal public open space, including measures to protect the populations of great crested newts and badgers on the site. This proposal will help to improve health, make walking more attractive and protect habitats and wildlife. This proposal has now been implemented.

	SN10	+	0	0	0	+	0	0	++	+	0	0	-	0	0	0	0	Improvements to the provision for cyclists in the town are likely to promote cycling, improving health, promoting stronger communities which are more accessible and reducing the need to travel by car. Improvements can also affect the historical distinctiveness of a settlement.
	SN11	+	0	0	0	+	0	0	+	0	0	0	-	0	0	0	0	This policy seeks to manage traffic and improve pedestrian safety in the town. The improvement of facilities for pedestrians is likely to promote walking, improve health, promote stronger communities which are more accessible and reduce the need to travel by car. Traffic management measures can also have a positive effect the historical distinctiveness of a settlement, for example by directing HGVs away from sensitive areas.

Possible Effects

**++** Highly Positive

**+** Positive

**0** Neutral

**-** Negative

**--** Highly Negative

- 3.4 The assessment of the 'saved' Local Plan policies against the SA Framework identifies that although there are potentially some negative impacts of some of the Plan's policies, the majority promote development that is socially, economically and environmentally sustainable. In particular, design of development is likely to affect the local distinctiveness of North Dorset's landscapes and townscapes and therefore policies which improve design will be likely to have a positive effect on retaining this distinctiveness.
- 3.5 This initial assessment has identified that the policies in the Local Plan, relevant to the Sturminster Newton TDS SPD, are in general conformity with the SA Framework in promoting sustainable development. Therefore, the policies in the draft TDS which supplement the Local Plan policies are likely to continue to promote sustainable development.



## 4.0 Stage B: Developing and Refining Options and Assessing Effects

- 4.1 During this stage the objective(s) of the Sturminster Newton TDS SPD and options will be tested against the SA Framework. This assessment will initially identify whether the objective(s) of the SPD are commensurate with the Council's SA Framework objectives, and identify whether the preferred option (of producing a TDS with supplementary policies) will deliver more sustainable development.

### Task B1: Testing the SPD Objectives against the SA Framework

- 4.2 In terms of achieving sustainable development within the District, the objectives of each LDD and SPD should accord with the SA Framework objectives.
- 4.3 The primary objective of the Sturminster Newton TDS SPD is to 'manage the design of development and promote good design within the town in order to preserve and promote its distinctiveness as a thriving Dorset town'. Table 4 illustrates, by the means of a compatibility matrix, whether this objective is broadly commensurate with the SA Framework objectives.
- 4.4 The TDS contains an introduction, which set out the main reasons why the document has been produced, the structure of the document and the methodology. It is anticipated that when the 'saved' Local Plan is superseded by the Core Strategy and other Local Development Documents the Sturminster Newton TDS will be supplementary to relevant policies in these documents and therefore it will continue to be supplementary to North Dorset's development framework.

Table 4: Compatibility Matrix of SPD Objectives against the SA Framework

			Sturminster Newton TDS Primary Objective - Promote Good Design
SA Framework Objectives	1	Improve health, reducing health inequalities and promoting healthy lifestyles, especially routine daily exercise	0
	2	Help make suitable housing available and affordable for everybody	✓/✗
	3	Give everyone access to learning, training, skills and knowledge	0
	4	Reduce crime and fear of crime	0
	5	Promote stronger, more vibrant communities	✓
	6	Give everyone in the region access to satisfying work opportunities, paid and unpaid	0
	7	Reduce poverty and income inequality	0

8	Reduce the need/desire to travel by car and make public transport, cycling and walking easier and more attractive	✓
9	Meet local needs locally, helping everyone access basic services easily, safely and affordably	✓
10	Protect and enhance habitats and biodiversity	✓
11	Promote the conservation and wise use of land	0
12	Protect North Dorset's local distinctiveness, including its cultural and historical assets, landscapes and townscapes	✓
13	Reduce vulnerability to flooding and adapt to the implications of climate change, harnessing opportunities that may arise	0
14	Reduce consumption of non-renewable energy and emissions of greenhouse gases	0
15	Reduce waste production and the consumption of water and minerals	0
16	Minimise land, water, air, light, noise and genetic pollution	0

Compatibility	✓ Potentially compatible	0 Potentially neutral	✗ Potentially conflicting	✓/✗ Potentially compatible or conflicting
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4.5 The compatibility matrix above considers the potential impacts of the implementation of the SPD's primary objective. It identifies that the objective of the TDS is likely to be compatible or neutral with the majority of SA Objectives, but may have a potentially compatible or conflicting impact on SA Objective 2 – 'help make suitable housing available and affordable for everybody'. An explanation is presented below.

**SA Objective 2: Help make suitable housing available and affordable for everybody**

4.6 Potentially the policies in the TDS, which require good design in development and permit lower density development in certain parts of the town, could have an adverse effect on the cost of housing. In areas where lower densities may be acceptable, some dwellings could be larger / more desirable, therefore increasing demand and the market cost of this housing. On the contrary good design, including requiring the scale and massing of development to be commensurate with its surroundings (and in the range of 30-50 dwellings per hectare), is likely to result in smaller housing in parts of the town (particularly in the 'new town' north of the former railway line), which will be more affordable than, say, large detached 'executive' houses.

4.7 The Council is aware that the enhancement of the built and natural environments, as a result of seeking good design, in Sturminster Newton may increase the desirability of the town. This could reduce the affordability of market housing. Monitoring of this situation, primarily by the District

Council, will identify whether the TDS has a negative social impact, through increasing housing costs.

### **Task B2: Developing the SPD Options**

- 4.8 Government guidance states that SPDs need to contribute to sustainable development by setting out objectives/policies to improve on the situation which would exist if there were no SPD.
- 4.9 The Council considers that there are only two Options which can be tested in this SA; firstly, the option to not produce a Sturminster Newton TDS as a SPD, and secondly, the option to produce one. The decision to produce the TDS was made by the local community and the majority of work has been completed by consultants with close liaison with local people, particularly SturQuest, the local community partnership. This option is tested against the option to not produce a Sturminster Newton TDS, below.
- 4.10 The main aim of developing and subsequently appraising SPD options is to identify a Preferred Option. The appraisal is an iterative process – i.e. repeated if significant effects are identified – which will ensure that the final Preferred Option meets the objective of the SPD in the most sustainable way.
- 4.11 The options below will be appraised in order to identify the significant likely effects of each option.
- **Option 1:** No Sturminster Newton TDS SPD. Business as usual.
  - **Option 2:** Produce a Sturminster Newton TDS supplementary to policies in the North Dorset District-Wide Local Plan.

### **Task B3: Predicting the effects of the draft SPD options**

- 4.12 The purpose of this task is to predict the social, environmental and economic effects of the SPD options that have been identified through officer, member and community/stakeholder involvement and, latterly, to evaluate the significance of any identified effects.
- 4.13 The Local Plan sets out objectives that encompass many of the SA Framework objectives, for example improving health, promoting strong communities, improving accessibility, etc. Therefore, without the Sturminster Newton TDS SPD, many of the SA Framework objectives are still likely to be met.
- 4.14 The anticipated effects of these options are illustrated in Table 5, below. An explanation of the potential effects of each option against the adopted

objectives of the SA Framework follows this table. Where relevant, effects have been quantified in terms of whether the potential effect would be permanent/temporary, positive/negative, probable/improbable etc.

Table 5: Appraisal of Options

		Option 1	Option 2	
SA Framework				
Social	1	Improve health, reducing health inequalities and promoting healthy lifestyles, especially routine daily exercise	0	0
	2	Help make suitable housing available and affordable for everybody	0	0
	3	Give everyone access to learning, training, skills and knowledge	0	0
	4	Reduce crime and fear of crime	0	0
	5	Promote stronger, more vibrant communities	+	++
Economic	6	Give everyone in the District access to satisfying work opportunities, paid and unpaid	0	0
	7	Reduce poverty and income inequality	0	0
	8	Reduce the need/desire to travel by car and make public transport, cycling and walking easier and more attractive	+	+
	9	Meet local needs locally, helping everyone access basic services easily, safely and affordably	0	0
Environmental	10	Protect and enhance habitats and biodiversity	+	+
	11	Promote the conservation and wise use of land	0	0
	12	Protect North Dorset's local distinctiveness, including its cultural and historical assets, landscapes and townscapes	+	++
	13	Reduce vulnerability to flooding and adapt to the implications of climate change, harnessing opportunities that may arise	0	0
	14	Reduce consumption of non-renewable energy and emissions of greenhouse gases	0	0
	15	Reduce waste production and the consumption of water and minerals	0	0
	16	Minimise land, water, air, light, noise and genetic pollution	0	+

Possible Effects	++	Highly Positive	+	Positive	0	Neutral	-	Negative	--	Highly Negative
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**SA Objective 1: Improve health reducing health inequalities and promoting healthy lifestyles especially routine daily exercise**

4.15 Both options are anticipated to have a neutral effect. A number of policies in the Local Plan are likely to have a positive effect on the improvement of health, but the TDS is unlikely to deliver outcomes where there are additional benefits from a health perspective.

**SA Objective 2: Help make suitable housing available and affordable for everybody**

4.16 The objective of providing 'suitable housing' will be dependant on the type, size, quality, design, etc. of dwellings completed in the town, which can be managed through the policies of the Local Plan and TDS. Providing suitable housing also includes issues such as the location of development, which can be managed to a lesser degree by the policies of the TDS (i.e. influencing the location of development in relation to an important view/listed building etc.)

4.17 In terms of providing 'affordable homes' (managed by a Registered Social Landlord such as Signpost Housing) the level of affordable housing delivered in the town cannot be affected by the TDS.

4.18 It has been identified that requiring good design in development could have an adverse effect on the cost of housing, as any new dwellings are likely to be more desirable (and may be at a lower density), therefore increasing demand and the market cost of this housing. Alternatively, good design, including requiring the scale and massing of development to be commensurate with its surroundings (and within the density range of 30 – 50 dwellings per hectare), is likely to result in smaller housing in the parts of the town where this would not adversely affect the general character. Such dwellings will be more affordable than, say, large detached 'executive' houses. Overall it is unlikely that the adoption of a TDS for Sturminster Newton will have any significant effect on SA Objective 2, therefore it is the view that this option would have a generally neutral effect, although monitoring would identify any positive or negative trends.

**SA Objective 3: Give everyone access to learning, training, skills and knowledge**

4.19 Both options are anticipated to have a neutral effect. Policies in the TDS for promoting good design and preserving the distinctiveness of the town will not have any effect on access to learning, training, skills or knowledge.

**SA Objective 4: Reduce crime and fear of crime**

4.20 Both options would be likely to have a neutral effect on reducing crime and the fear of crime. Proposals will be determined against the objective of Policy 1.8(x) 'crime prevention' of the Local Plan in any event.

**SA Objective 5: Promote stronger more vibrant communities**

4.21 Option 2 would be likely to have a highly positive effect on the promotion of stronger communities, by increasing good design and protecting amenity. The TDS also highlights the importance of establishing better linkage between the historic 'old town' and the 'new town' north of the former railway line. Option 1 would also have a positive effect.

**SA Objective 6: Give everyone in the District access to satisfying work opportunities, paid and unpaid**

4.22 Both options are anticipated to have a neutral effect as promoting good design and preserving the distinctiveness of the town, would be unlikely to affect residents' ability to access satisfying work.

**SA Objective 7: Reduce poverty and income inequality**

4.23 Both options are unlikely to have an explicit effect on the reduction of poverty over and above the general objectives of the Local Plan.

**SA Objective 8: Reduce the need/desire to travel by car and make public transport cycling and walking easier and more attractive**

4.24 Promoting better footpath connections in Sturminster Newton, particularly between the historic 'old town' and the 'new town' north of the railway line, is likely to safeguard walking as an attractive option for moving around the town and therefore is likely to reduce the need/desire to travel by car. The Local Plan already contains a number of policies to promote walking and cycling.

**SA Objective 9: Meet local needs locally, helping everyone access basic services easily, safely and affordably**

4.25 Both options are anticipated to have a neutral effect as promoting good design and preserving the distinctiveness of the town, would be unlikely to improve access to basic services.

**SA Objective 10: Protect and enhance habitats and biodiversity**

4.26 Both options would be likely to protect and enhance habitats and biodiversity. Specifically, the TDS policies on issues such as landscaping

and boundary treatments etc. would be likely to further protect and enhance non-designated habitats and biodiversity.

**SA Objective 11: Promote the conservation and wise use of land**

4.27 Both options are anticipated to have a neutral effect. Policies in the TDS for promoting good design and preserving the distinctiveness of the town are unlikely to have an effect on the general conservation of land, as this will mainly be affected by other policies, as set out in the Local Plan.

**SA Objective 12: Protect North Dorset's local distinctiveness, including its cultural and historical assets, landscapes and townscapes**

4.28 One of the Local Plan's principal objectives is to protect and enhance the unique natural and built environment in North Dorset. Therefore, Option 1 will have a positive effect on this SA Objective. Through adding detail to the Local Plan (and in particular describing a series of Character Areas and developing Design Guidelines), Option 2 will be likely to have a highly positive impact on the protection of Sturminster Newton's townscape and character.

**SA Objective 13: Reduce vulnerability to flooding and adapt to the implications of climate change, harnessing opportunities that may arise**

4.29 Both options are unlikely to have an explicit effect on the reduction of vulnerability to flooding over and above the general objectives of the Local Plan.

**SA Objective 14: Reduce consumption of non-renewable energy and emissions of greenhouse gases**

4.30 Both options are unlikely to have an explicit effect on the reduction of consumption of non-renewable energy and the emission of greenhouse gases over and above the general objectives of the Local Plan.

**SA Objective 15: Reduce waste production and the consumption of water and minerals**

4.31 Both options are unlikely to have an explicit effect on the reduction of waste and the consumption of water over and above the general objectives of the Local Plan.

**SA Objective 16: Minimise land, water, air, light, noise and genetic pollution**

4.32 The TDS recognises the importance of existing trees and the need for additional trees in new developments in order to preserve and enhance the

character of the town. Option 2, therefore, may potentially reduce the impact of pollution, especially that of noise and air pollution (trees and natural vegetation can have direct effects on the local environment).

#### Task B4: Evaluating the effects of the draft SPD

4.33 The identified likely effects need to be evaluated in order that the level of significant impact can be identified. This evaluation will need to consider the probability, duration, frequency, reversibility and spatial extent of the effects, as well as the potential for secondary, cumulative and synergistic effects.

4.34 An assessment of each option is made below in order to identify the option which is the most sustainable.

Option 1	Characteristics of the Effects	Implications for SPD & Recommendation
Likelihood/Certainty of Effects	High	Business as usual: Promoting good design and protecting North Dorset's distinctiveness are covered by policies in the Local Plan – in particular Policy 1.8. Other assets of the built and natural environments are protected, such as the District's two AONBs, sites of nature conservation value, protected trees and hedgerows, conservation areas, listed buildings, etc.  Recommendation: This option would be likely to allow the Council to adequately manage good design and protect the District's distinct townscapes and landscapes.
Duration of Effects	Policies will be part of the development plan until superseded by the LDF	
Frequency of Effects	High	
Reversibility of Effects	Development is irreversible in the short, medium and long term	
Cumulative nature	Impacts of development can be low, medium or high; appropriateness of design can reduce the impact of design on the built and natural environments.	
Transboundary Nature of Effects	None	
Significant risks to human health	None	
Significant risks to the environment	None	
Spatial Extent of Effects	District-Wide	

Option 2	Characteristics of the Effects	Implications for SPD & Recommendation
Likelihood/Certainty of Effects	High	This option would provide a more detailed framework concerning design within the town of Sturminster Newton. It would supplement a wide range of policies in the adopted Local Plan, as set out in the design guidelines of the TDS itself.  Better design can create more distinct
Duration of Effects	Policies in the Sturminster Newton TDS will be supplemental to the existing Local Plan and, in due course, the LDF	
Frequency of Effects	High	
Reversibility of Effects	Development is irreversible in	



	the short, medium and long term	places, which in turn can promote stronger, more vibrant communities. The protection of open spaces, Conservation Areas and trees are all objectives of the Local Plan.  The TDS supplements the policies of the Local Plan and identifies the particular features that make the Character Areas within the town distinctive. The TDS also sets out a number of Design Guidelines, which seek to promote good design throughout the town.  This option is likely to promote better design and protect the local distinctiveness of one of North Dorset's towns and therefore is the more sustainable option.
Cumulative nature	Impacts of development can be low, medium or high; appropriateness of design can reduce the impact of design on the built and natural environments.	
Transboundary Nature of Effects	None	
Significant risks to human health	None	
Significant risks to the environment	None	
Spatial Extent of Effects	Policies in the TDS SPD will be limited to the town of Sturminster Newton	

#### 4.35 In General:

- The likelihood/certainty and frequency of effects of Option 2 would be high as they seek to promote good design and safeguard the built and natural environment through all planning applications in Sturminster Newton.
- The SPD's policies will continue to be relevant after the Local Plan has been replaced.
- There are no identified transboundary effects, significant risks to human health or to the environment arising from the SPD option. Proposals will still need to meet the policies and objectives of the development plan, which will control risks to human health and the environment.
- The SPD will only be relevant to planning applications within the town of Sturminster Newton. All proposals will be determined against the policies of the development plan and national and regional guidance and any material planning considerations will also continue to be taken into account.

### **Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects**

4.36 The Sturminster Newton TDS SPD is supplementary to a number of 'saved' policies, which have been appraised in this Report (Table 3 and Appendix A). It was found that the adoption and use of a TDS would be unlikely to have any significant social, economic or environmental effects.

4.37 As stated, the decision to draft a TDS for Sturminster Newton was made by the local community. The preparatory work was mainly undertaken by consultants with input from SturQuest and the local community. The policies

drafted in the TDS had regard to the need to ensure good design in new development and safeguard and promote the character of the town.

- 4.38 The beneficial effects of promoting good design and identifying the key design elements in a series of Character Areas were found to have a positive effect, in particular, on SA Objectives 5 and 12. In terms of mitigation, the drafting of these policies has sought to improve the beneficial effects of having an adopted TDS. Policies were drafted, refined and amended in order to achieve robust policies which would maximise the outcomes of the TDS in meeting its design objectives.

#### **Task B6: Proposing measures to monitor the significant effects of implementing the SPD**

- 4.39 Monitoring will identify whether the predicted outcomes, impacts and effects of the SPD actually occur. This can be used to assess the usefulness of the SPD, can identify improvements for other TDSs and can also identify - where significant effects are found - if part or the whole of the SPD need to be reconsidered by the Council.
- 4.40 Monitoring of the effects will primarily be conducted by the District Council with input from SturQuest and Sturminster Newton Town Council. It is also likely that existing sources of information will be used to identify any adverse effects, including the Council's Annual Monitoring Report and through feedback between the District Council and the local community.
- 4.41 Data collated in the Baseline at Stage A2 of the Scoping Report will be used and updated to inform the outcome of this SPD. Relevant indicators, include:
- Average house price;
  - House price to income ratio for working households aged 20-39: average 2/3 bedroom home;
  - Index of multiple deprivation;
  - Percentage of new housing on brownfield/greenfield land.
- 4.42 If monitoring reveals any adverse effects have occurred as a result of the policies contained in the Sturminster Newton TDS SPD, action may be required on the part of the Council, especially if the effects are deemed not to be within acceptable limits.

## Glossary

Core Strategy		The main DPD that sets out the long-term spatial vision and strategic objectives for the local planning authority's area, with core policies to implement that vision.
Development Plan Document	DPD	A spatial planning document prepared by the local planning authority and subject to extensive public consultation and independent examination, which forms part of the LDF.
Local Development Document	LDD	Any adopted document making up part of the LDF.
Local Development Framework	LDF	Comprises the portfolio of documents prepared by the local planning authority. It sets out a framework for the spatial strategy of the area. It will consist of a LDS, a SCI and a number of LDDs.
Local Development Scheme	LDS	Sets out a 3 year time table for the preparation of the LDF.
Local Plan		The adopted North Dorset District-Wide Local Plan forms part of the development plan for the District and provides the framework for development to the year 2011.
Preferred Option		The preparation of preferred options, in consultation with the community, is undertaken by the Council before the DPD is formally submitted for consultation.
Regional Spatial Strategy	RSS	Regional policy prepared by the Regional Assembly which is the regional planning body.
Registered Social Landlord	RSL	An independent housing organisation registered with the Housing Corporation under the Housing Act 1996
SA Framework Objectives		Consists of 16 sustainability objectives which provide a way of identifying whether the DPD objectives and subsequent options are sustainable.
'Saved' Policies		Relevant policies in the Local Plan will be saved until they are replaced by an adopted DPD.
Scoping		The process of deciding the scope and level of detail of a SA
Scoping Report		Sets out how the evidence base, objectives and framework for all SA reports will be developed.
Statement of Community Involvement	SCI	Is a requirement of the new Act and sets out the standards by which the community will be involved. In addition a consultation statement will need to be included in all DPDs.
Strategic Environmental Assessment	SEA	All documents must be prepared with a view to contributing to development which is sustainable. The SEA is a European Union Directive (2001/42/EC). The requirements of this Directive are incorporated into the SA.

Structure Plan		The Bournemouth, Dorset and Poole Structure Plan forms part of the development plan for North Dorset and establishes the broad context for planning in the area to the year 2011.
Supplementary Planning Document	SPD	Cover a wide range of issues where the local planning authority wishes to provide additional policy guidance on policies in the DPDs. They will not be part of the Development Plan or be subject to independent examination. They will be material considerations in determining planning applications.
Sustainability Appraisal	SA	A systematic and iterative process which seeks to appraise the social, environmental and economic effects of the policies contained within a LDD prepared from the outset of the process.
Town Design Statement	TDS	A mechanism for managing change and influencing design in towns, contributing to the conservation, and where possible, enhancement of the local environment.

## Appendix A: Summary of Relevant Local Plan 'saved' policies

### LP Policy 1.1: Sustainable Development Strategy

Development will be permitted where it is compatible with the aims of the Sustainable Development Strategy:

- Improve the quality of life through sound economic and social developments for all sections of the community.
- Meet the development targets identified in Regional Planning Guidance and the Structure Plan.
- Meet local needs locally by providing sufficient housing, employment and services for the District to become more self-contained, therefore reducing the need to travel.
- Contain the spread of development through the promotion of the re-use of previously developed land, and through realistic restraint on greenfield development.
- Promote transport efficiency and reduce the number of trips by integrating the transport network and through the concentration of development around that network and by restraining the provision of car parking.
- Promote energy efficiency, conserve resources and avoid pollution by encouraging the generation of renewable energy and promoting good conservation practice in disposing of wastes which cannot be recycled.
- Conserve the built and the natural heritage character by identifying those areas where restraint and sensitive control of development are required.
- Conserve wildlife and improve biodiversity by protecting important habitats and by the creation of new and varied vegetations and tree planting.

And also:

- Larger development above the threshold of 'major' should be located in the four larger towns (Blandford, Gillingham, Shaftesbury, Sturminster Newton) and should be close to the public transport network.
- Major developments should incorporate initiatives for reducing the need to travel.
- Development should make the best possible use of resources to avoid excessive environmental impact.
- Development should not cause demonstrable harm to areas of high amenity, ecological or historic interest.

### LP Policy 1.3: Town for Moderate Growth

Sturminster Newton will act as the main centre for the Stalbridge / Sturminster Newton area receiving the majority of population, housing and employment growth in this area.

### LP Policy 1.8: Standard Assessment Criteria

Assessment criteria which will be used to determine the acceptability of development proposals within the District including assessment of; character,

amenity, design, cultural and environmental heritage, accessibility, parking, provision of infrastructure, crime prevention, noise and disabled access.

**LP Policy 1.21: Alterations to Listed Buildings**

Alteration to listed building will only be permitted if the architectural and historic interest of the building are preserved.

**LP Policy 1.22: Demolition of Listed Buildings**

Criteria based policy setting out where demolition can be acceptable.

**LP Policy 1.23: Setting of Listed Buildings**

States that development that affects the setting of a listed building will only be permitted providing it preserves or enhances that setting.

**LP Policy 1.24: Character of Conservation Areas**

Development within conservation areas will be considered against the need to preserve and enhance the character and appearance of these areas. Proposals which would be deemed to have an adverse effect on the character or appearance of these areas will not be permitted.

**LP Policy 1.25: Demolition in Conservation Areas**

Criteria based policy setting out where demolition can be acceptable

**LP Policy 1.26: Advertisements in Conservation Areas**

Proposals to replace traditional signs will be resisted and sets out how alterations will be considered.

**LP Policy 1.27: Shopfronts in Conservation Areas**

Proposals to replace traditional shopfronts will be resisted and sets out how alterations will be considered.

**LP Policy 1.28 Archaeological Remains of National Importance**

Proposals that have an adverse effect on archaeological remains of national importance will be resisted.

**LP Policy 1.29: Archaeological Remains of Local Importance**

Sets out proposals where works should be carried out in accordance with best practice.

**LP Policy 1.32: Areas of Outstanding Natural Beauty**

Development proposals within AONBs should be in accordance with policies of the Local Plan and specifically the criteria based in this policy.

**LP Policy 1.33: Landscape Character Areas**

Development within each landscape character area should be situated and designed so as to integrate with the distinctive landscape character of the area.

LP Policy 1.39: Tree Preservation Orders

Set out where TPOs will be made.

LP Policy 1.40: Landscaping of New Development

Schemes should aim to preserve existing trees of value and applications should be submitted with an appropriate landscaping scheme.

LP Policy 1.41: Amenity Tree Planting

Planting of locally occurring trees will be carried out where required to strengthen existing tree cover, improve public amenity or create new woodlands.

LP Policy 2.4: Settlement Allocations

The sites North of the Livestock Market and at Honeymead are allocated for residential development under this policy for a minimum of 135 dwellings, including 30 affordable units.

LP Policy 2.6: Infill/Windfall Development within Defined Settlement Boundaries

Identifies that infilling and small scale development or redevelopment will be allowed within the defined settlement boundaries, providing other criteria in the Local Plan are met.

LP Policy 2.10: Density of Development

Density of new housing development should make full and effective use of the site, bearing in mind the character of the locality.

LP Policy 2.11: Extension to Dwellings

This policy sets out criteria identifying where extensions to dwellings can be acceptable.

LP Policy 3.2: Development on Defined Employment Areas

This policy seeks to restrict development on defined employment sites to B1, B2 and B8 uses.

LP Policy 3.15: Promotion of Shopping Centres

This policy promotes the vitality of the shopping centres in the District's four main towns.

LP Policy 3.16: New Retail Outlets in Town Centres

New shops (A1) will be permitted in primary shopping frontage areas and financial and professional services (A2) and food and drink uses (A3) will be permitted in secondary shopping frontage areas.

LP Policy 3.17: Change of Use in Retail Areas

Within primary shopping areas the policy seeks to resist the loss of existing shops (A1) and limit the change of use of existing shops (A1) to A2 and A3 uses.

In secondary shopping areas the policy seeks to retain existing A1, A2 and A3 uses.

**LP Policy 3.20: Design of Shopfronts**

Design should be appropriate to the building and complement the street scene.

**LP Policy 4.1: Provision of Specialised Services**

Specialised education, health and other community service developments should be located in the District's four main towns.

**LP Policy 4.11: The Use of Redundant Railway Lines**

The re-use of the former Somerset and Dorset railway line for recreational purposes will be encouraged.

**LP Policy 5.1: Non Strategic Road Network**

New development with access onto the non-strategic road network will require adequate visibility, parking and means of turning for vehicles.

**LP Policy 5.2: New District Distributor Roads**

This policy sets out the criteria for the provision of (and creation of accesses onto) new district distributor roads.

**LP Policy 5.3: Existing District Distributor Roads**

This policy sets out the criteria for the creation of accesses onto, and traffic management on, existing district distributor roads.

**LP Policy 5.5: New Urban Local Distributor Roads**

This policy sets out the criteria for the design and provision of new urban local distributor roads.

**LP Policy 5.6: Existing Urban Local Distributor Roads**

This policy sets out the criteria for traffic management on existing urban local distributor roads.

**LP Policy 5.7: Provision for Cyclists**

Provision will be made for safe and attractive cycling networks.

**LP Policy 5.8: Provision for Pedestrians**

Provision will be made for safe and attractive pedestrian networks.

**LP Policy 5.10: Traffic Management and Pedestrian Priority**

Measures will be taken to give priority to pedestrians in appropriate locations.

**LP Policy 5.11: General Traffic Management**

The policy promotes improved traffic management in appropriate locations.



LP Policy 5.12: Traffic Calming

The policy promotes traffic calming in appropriate locations.

LP Policy 5.13: Restriction on Heavy Goods Vehicles

The policy seeks restrictions on heavy goods vehicles in appropriate locations.

LP Policy 5.14: Environmental Improvements to Highways

The policy encourages environmental improvements to highways in suitable locations.

LP Policy 5.15: Bus Services

New residential, commercial and industrial estate roads will be designed to allow for the movement and efficient operation of bus services.

LP Policy 5.17: Parking Standards

The policy seeks the provision of the minimum amount of parking necessary to serve development.

LP Policy 5.19: Servicing

The policy seeks the rear servicing of all new commercial developments, but recognises that this may not always be achievable, especially in Conservation Areas.

LP Policy 5.33: B3092 Hinton St Mary – Sturminster Newton Footway / Traffic Management Measures

The policy seeks the provision of a new footway and measures to improve safety for pedestrians and cyclists between Hinton St Mary and Sturminster Newton.

LP Policy SN1

This policy establishes the town's role as the main centre for the surrounding rural area and re-iterates the proposal for 'moderate scale' growth in Policy 1.3. It also seeks to ensure that the town's historic character is protected.

LP Policy SN2

Environmental enhancements will be carried out to the public highways / car parking areas at the Market Place and Station Road.

LP Policy SN3

The policy seeks to protect the intrinsic character of the Sturminster Newton Conservation Area and each environmental sub-area.

LP Policy SN4

This policy allocates land to the north of the Livestock Market for the residential development of about 90 dwellings.

LP Policy SN7

This policy establishes the criteria for the mixed use redevelopment of the former Livestock Market off Station Road.

LP Policy SN9

The paddocks between Hinton View and Rivers Mead will be developed as an informal public open space.

LP Policy SN10

The policy promotes east-west and north-south links in the town to make cycling safer and more attractive.

LP Policy SN11

The policy seeks to manage traffic and improve pedestrian safety in the town.