

STURMINSTER MARSHALL NEIGHBOURHOOD PLAN OPTIONS CONSULTATION AUTUMN 2021

REPORT PRODUCED JANUARY 2022

Summary produced by Sturminster Marshall Neighbourhood Plan Group

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HOW WE CONSULTED

The Options consultation during Autumn 2021 sought to confirm that the Neighbourhood Plan was addressing the issues of most concern to parishioners.

The consultation was advertised widely in the local magazine “The Bridge” which is delivered to most households in the parish, as well as on the Neighbourhood Plan pages of the Parish Council website http://www.sturminstermarshall-pc.gov.uk/Neighbourhood_Plan_25622.aspx and the Neighbourhood Plan Facebook page. A flyer was also distributed just prior to the start of the consultation and displayed on local notice boards.

The outputs from previous consultations and investigations were presented to the public during an open event on 24 September, and also via our website and were summarised within the survey form.

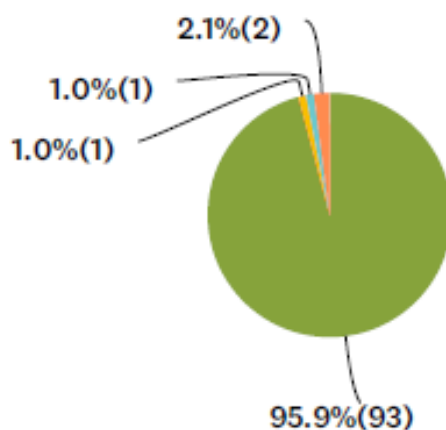
The survey forms were available online and hard copies could be obtained from and returned to the NISA, Coop, Mapperton Farm or Lytchett Motors. The closing date was initially Friday 15 October 2021, but this was extended to 29 October, with a further push via social media.



WHO RESPONDED (Q1 AND Q2)

Q1. In which part of the parish do you live?

Answered: 97 Skipped: 4



■ Sturminster Marshall
 ■ Almer
 ■ Mapperton
 ■ Henbury
 ■ Jubilee Cross

We had 101 completed survey forms, the vast majority of whom lived within the village. Some 4 respondents lived outside the parish, and 4 lived in the outlying settlements of Almer, Mapperton, Henbury and Jubilee Cross. Given the limited response from these outlying areas we were not able to assess whether opinions differed by location.

VISION

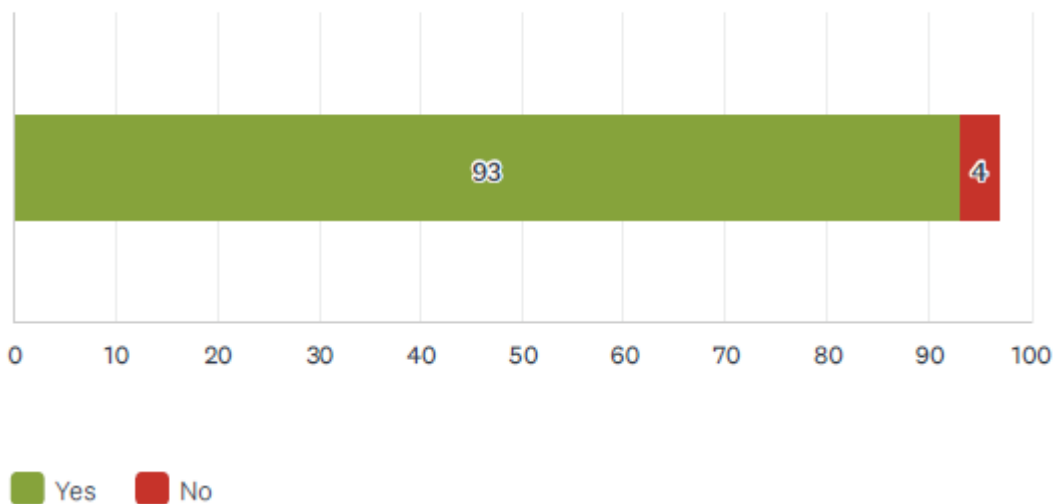
THE VISION STATEMENT (Q3)

The Vision Statement presented as part of the consultation was:

1. To help support a strong, vibrant and healthy community for all who live or work in the parish.
2. To maintain the essential character of the parish and its different components through sensitive development of a well-designed and safe built environment, and its associated infrastructure.
3. To contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land and helping to use natural resources prudently.
4. To help maintain or improve biodiversity by minimising waste and pollution, and by adapting to climate change and mitigating its effects.

Q3 – Do you broadly agree with this vision?

Answered: 97 Skipped: 4



There was general agreement with the Vision Statement. Whilst about a quarter of respondents took the time to comment further, these comments mainly related to the level of potential housing growth (8 comments), and related concerns about traffic and infrastructure

HOUSING EMPLOYMENT AND INFRASTRUCTURE FINDINGS

The consultation included the interim findings on these topic areas

HOUSING (Q4A)

Outputs from the 2019 consultation showed that:

- Residents agreed that there should be a broad range of housing provision and more affordable housing.
- Families looking to move home would like to stay in the parish subject to find a suitable property.

Housing needs in the Parish have been independently assessed by AECOM, a company specialising in planning and environmental services. Their assessment on local housing need based on existing data (such as the 2011 Census, 2015 Strategic Housing Market Assessment and Land Registry House Price data) found:

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- Sturminster Marshall has a lower proportion of social rented households compared to the figure for Dorset.
- An average ‘entry level’ dwelling costs £303,750.
- The income needed to buy an average market home is £84,214.
- 88 new affordable homes are needed over the plan period
- The study suggests a 25/75 split for intermediate/socially rented properties
- There should be a mild focus on building smaller dwellings to allow older people to downsize and younger people to get on the housing ladder.

EMPLOYMENT (Q4B)

The household questionnaire told us that only 1% of people that lived in the Parish worked here too. A further 5% worked from home (Pre Covid).

Most local businesses are located on the Bailie Gate Industrial Estate. The Local Plan allows for an expansion of this estate

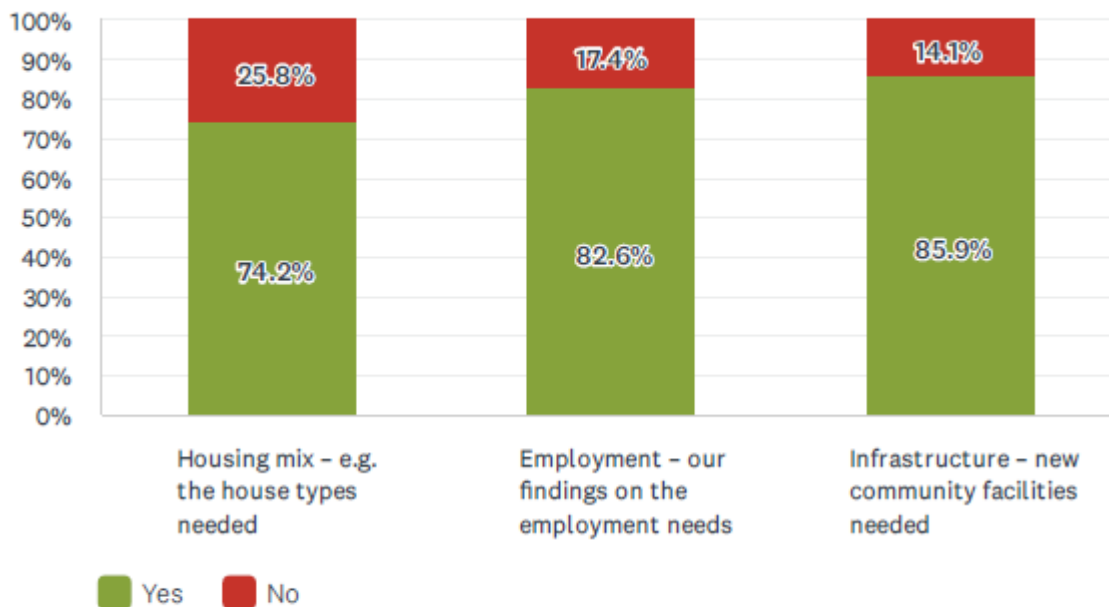
INFRASTRUCTURE (Q4C)

Feedback from the service providers and Community Groups has told us:

- The school needs improvements such as a new school hall and toilets
- There is a need for new facilities such as allotments, a skate park and other youth facilities.
- The household survey raised the need for a new health care facility.
- Traffic, speeding and parking is also a major concern
- There is a need for additional football pitches and a flood lit 3G pitch.

Q4 Do you broadly agree with...

Answered: 94 Skipped: 7



There was broad agreement on the findings we reported on.

About 20 comments received were in response to local housing needs. In particular these emphasised the need for smaller properties, bungalows or housing for the elderly, housing for local people and affordable housing. A couple of comments were opposed to more social housing.

In terms of employment, the main comment (made in 6 responses) was that there was no obvious need / local benefit to expanding the existing Bailie Gate Industrial Estate, and that this would inevitably lead to more heavy lorries on the village roads.

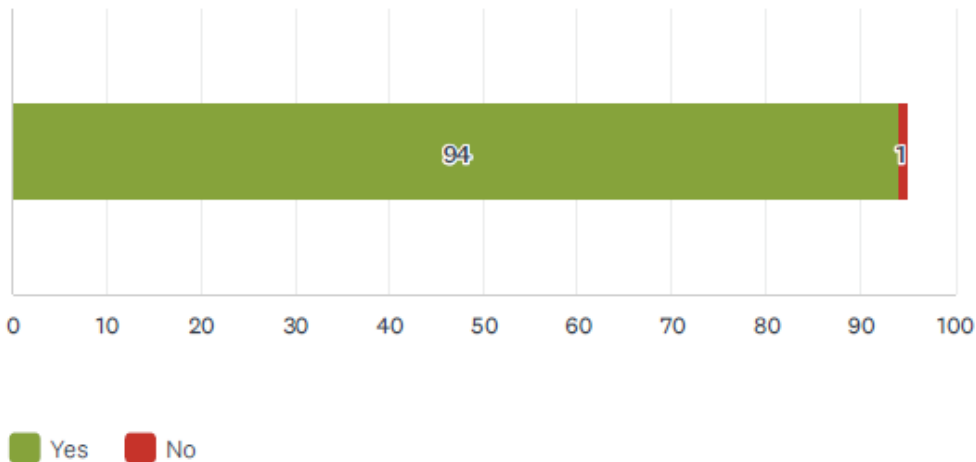
Comments made in response to infrastructure requirements were more varied. In terms of infrastructure improvements, this centred on the desire to have a local Doctor's surgery (5 comments), a netball / tennis court (3 comments) and central shopping area (3 comments). A relatively large number of respondents (12) queries whether there was any need for a floodlit 3G football pitch when there were other such facilities in the wider Dorset area. Other comments were centred on the need to retain the village character (8 comments), reduce traffic speeds and parking problems (9 comments), and avoid light pollution (4 comments). The need to expand the local school was also commented upon (3 comments).

TRANSPORT (Q9)

Q9 The Public Consultation and questionnaire responses in September 2019 indicated these concerns and priorities:

- New road from industrial estate/Arch Ground to A350 (Dorset Council advises this expensive and would require strong evidence of need)
- Speeding, parking and congestion in Station Road and High Street (need to mitigate extra traffic being generated)
- Risks from large lorries (Station Road and by the school)
- Congestion/accidents on A350 and A31 will worsen with extra traffic from developments.

Answered: 95 Skipped: 6



There was general consensus that the points identified from the previous surveys had been understood and reflected local views on the concerns and priorities around traffic.

About half (50) of people responding took time to add further comments on what we may have missed or got wrong. The top comments were with regard to:

- Improved or alternative access to A350 (8 comments)
- Speeding (8 comments)
- Volume of traffic (7 comments)
- Parking in High Street & close to school and shops (6 comments)

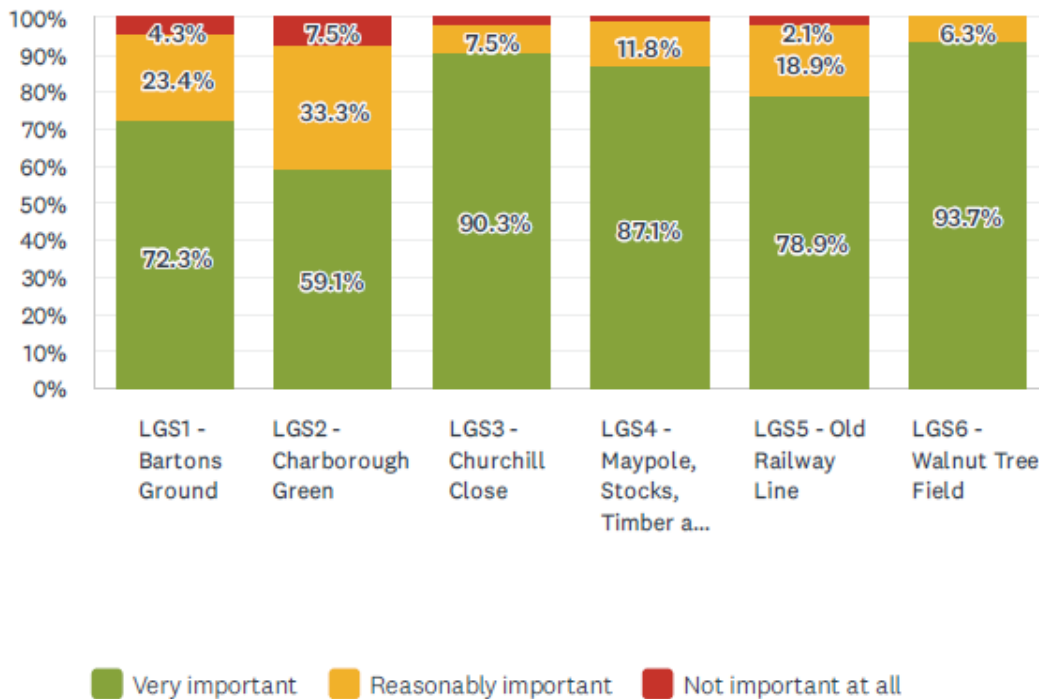
General points included that the current situation is perceived to be dangerous, particularly with the mix of lorries, parked cars and pedestrians, and queuing traffic to get onto the A350. A number of people felt there was an 'accident waiting to happen'.

OUR ENVIRONMENT

LOCAL GREEN SPACES (Q5)

Q5. Based on your feedback we have now assessed suggested green spaces to see if they could be protected from development, and we now need you to tell us whether they are important to you.

Answered: 95 Skipped: 6



The consultation demonstrated the high degree of local support for protecting the local green spaces that were identified. Other possible sites to consider for protection (mentioned by at least 10% of those responding) were:

- Golf Course (12 comments)
- Gladwish Plots (4 comments)
- Arch Ground (3 comments)

LOCAL VIEWS (Q6)

Q6. We also need you to tell us which views you think are particularly important to this area and should be protected. Please use the comments box below to indicate all of those that you consider to be important:

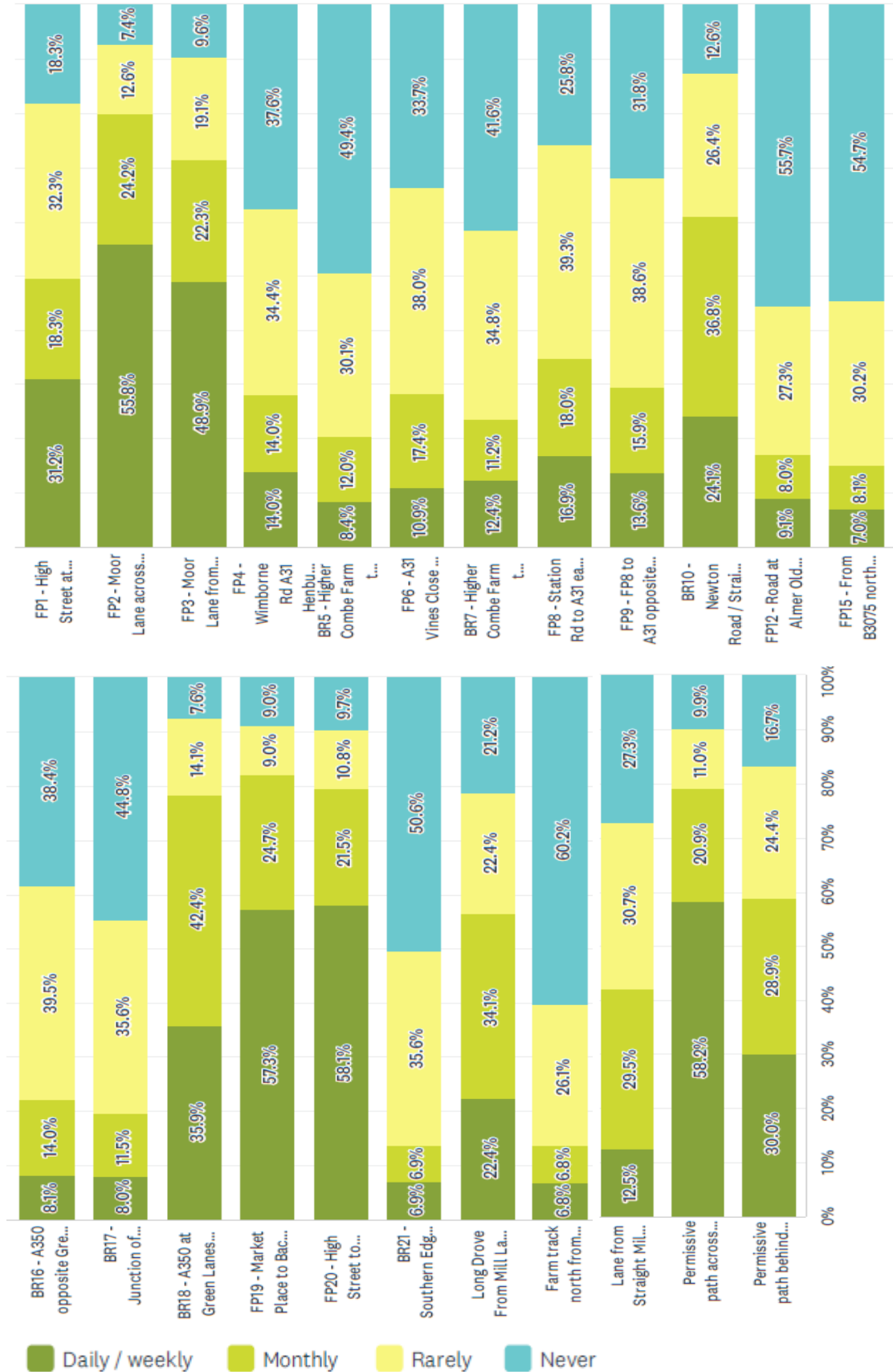
We had some 43 responses to our request for 'important views' - the most frequently cited being:

- White Mill and Mill Lane (9 comments)
- From Walnut Tree Field (to Church and to River) (8 comments)
- From Bartons Ground / golf course / Gladwish plots (8 comments)

LOCAL WALKS (Q7 AND Q8)

Q7. How much do you use the following footpaths / bridleways / routes:

Answered: 95 Skipped: 6

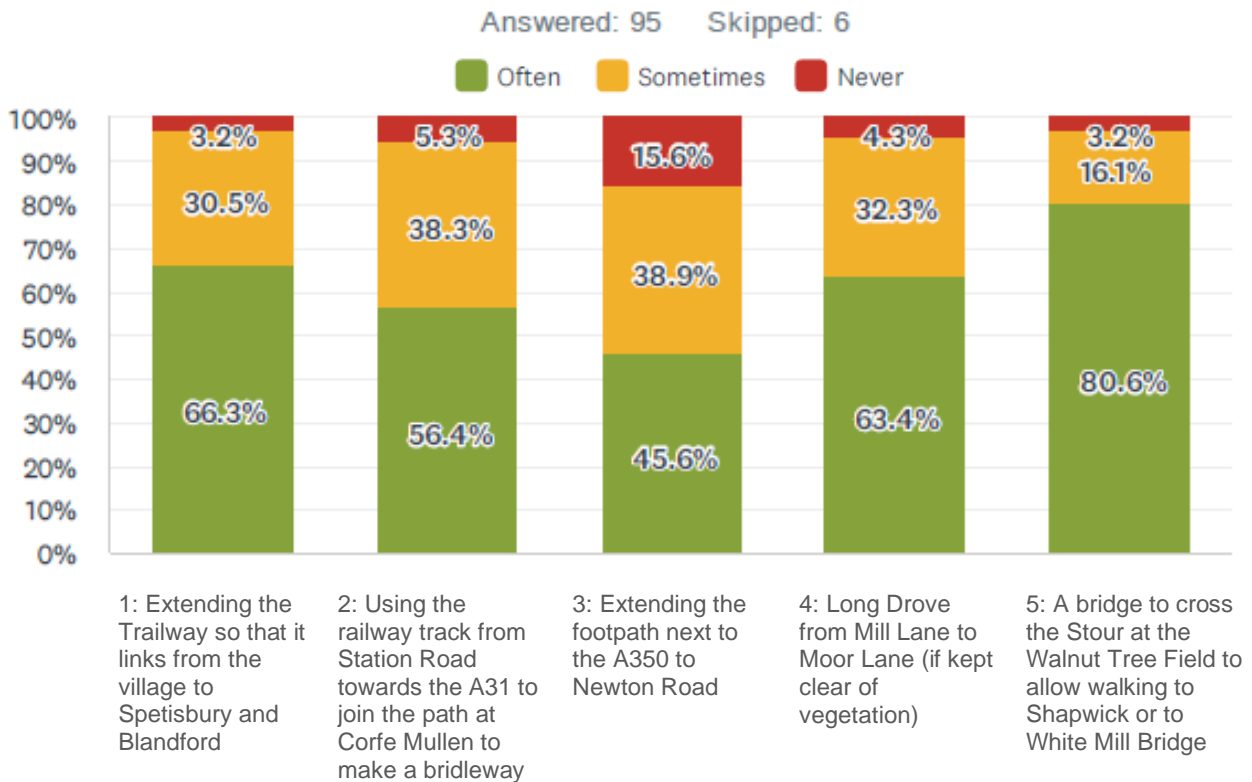


The consultation highlighted that most local public rights of way are well used by local people, and in particular:

- FP1 - High Street at Cottage Lane to Wimborne Road (A31) opposite Henbury Manor
- FP2 - Moor Lane across Golf Course to join FP1
- FP3 - Moor Lane from fishing lakes gate, east of golf course to junction with FP1
- BR10 - Newton Road / Straight Mile north to FP16
- BR18 - A350 at Green Lanes across bridge at Millmoor to Kings Street opposite Balls Lane
- FP19 - Market Place to Back Lane
- FP20 - High Street to Newton Road via Tattersall Gardens and following trackbed from Railway Drive
- Long Drove From Mill Lane to Moor Lane
- Permissive path across Bartons Ground to FP1
- Permissive path behind Parklea estate to Newton Road

A number of comments highlighted that some of the routes become impassable through vegetation overgrowth and poor maintenance.

Q8. The following additional Rights of Way have been proposed; how often would you use them?



Suggestions for additional rights of way were generally supported, with the providing a link from Walnut Tree Field across the river being the most supported, followed by extending the Trailway to Spetisbury and Blandford, and keeping Long Drove from Mill Lane to Moor Lane clear of vegetation.

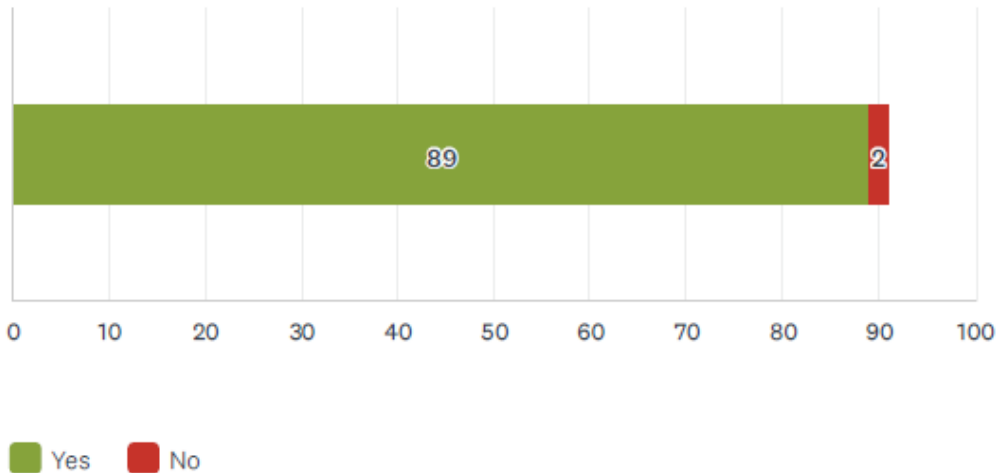
Suggestions for other routes that should also be highlighted or added to this list included:

- Mill Lane to White Mill
- Dullar Lane to Lytchett Matravers

HERITAGE (Q10 – Q12)

10. Do you agree with the approach we are taking to retain the heritage and character of the parish? Is there anything else we could do?

Answered: 91 Skipped: 10



In general, the responses were very supportive of the approach we intend to take with regarding to retaining the heritage and character of our area.

Many of the comments reflected the fact that local people recognised the need to protect the historic environment and any new development should reflect the character that has evolved. The comments supported our vision.

There were also comments on the need to look after the natural environment – to ensure trees, verges and hedgerows are protected location. Other points that cropped up in several responses were the need to reduce light pollution. The importance of protecting the area’s heritage – with suggestions made including the radar station, the cheese factory, the railway station and the Churchill Arms public house.

In terms of what features capture the character of the area, the following points capture the majority of comments made:

- *The street scene is mixed and varied in terms of its architecture and any new developments should respect and reflect this.*
- *Houses are built around greens.*
- *Thatched cottages and old farmhouses characterise the scene. Materials and elevations should match the existing construction.*
- *The colour of the tiles and brickwork should match with properties in the conservation area.*

A number of comments noted that the new Wyatt development over Julian’s Bridge in Wimborne has achieved this.

We had suggestions of older properties that may not be Listed and are outside the Conservation Area, but should be protected because they make a valuable contribution to the area’s character. These suggestions will be investigated as part of our ongoing heritage and design work.

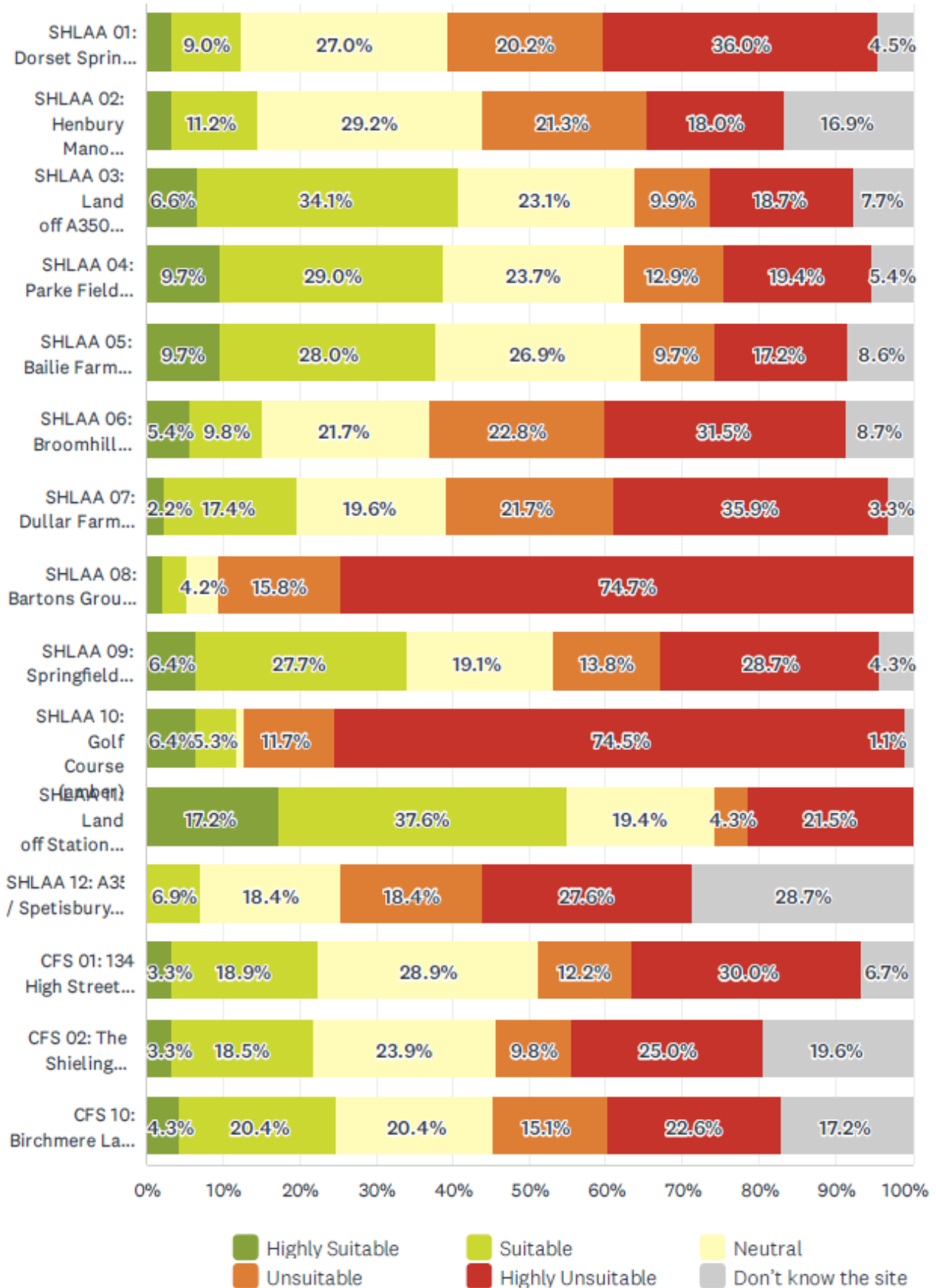
POTENTIAL DEVELOPMENT SITES

Parishioners were presented with a list of the sites being offered for development and were asked to rank their suitability from “Highly Suitable” to “Don’t know Site”. There was also an opportunity to comment on each site although many responses expressed more general views on people’s opposition to any development.

STURMINSTER MARSHALL (Q13)

Q13. Sturminster Marshall sites

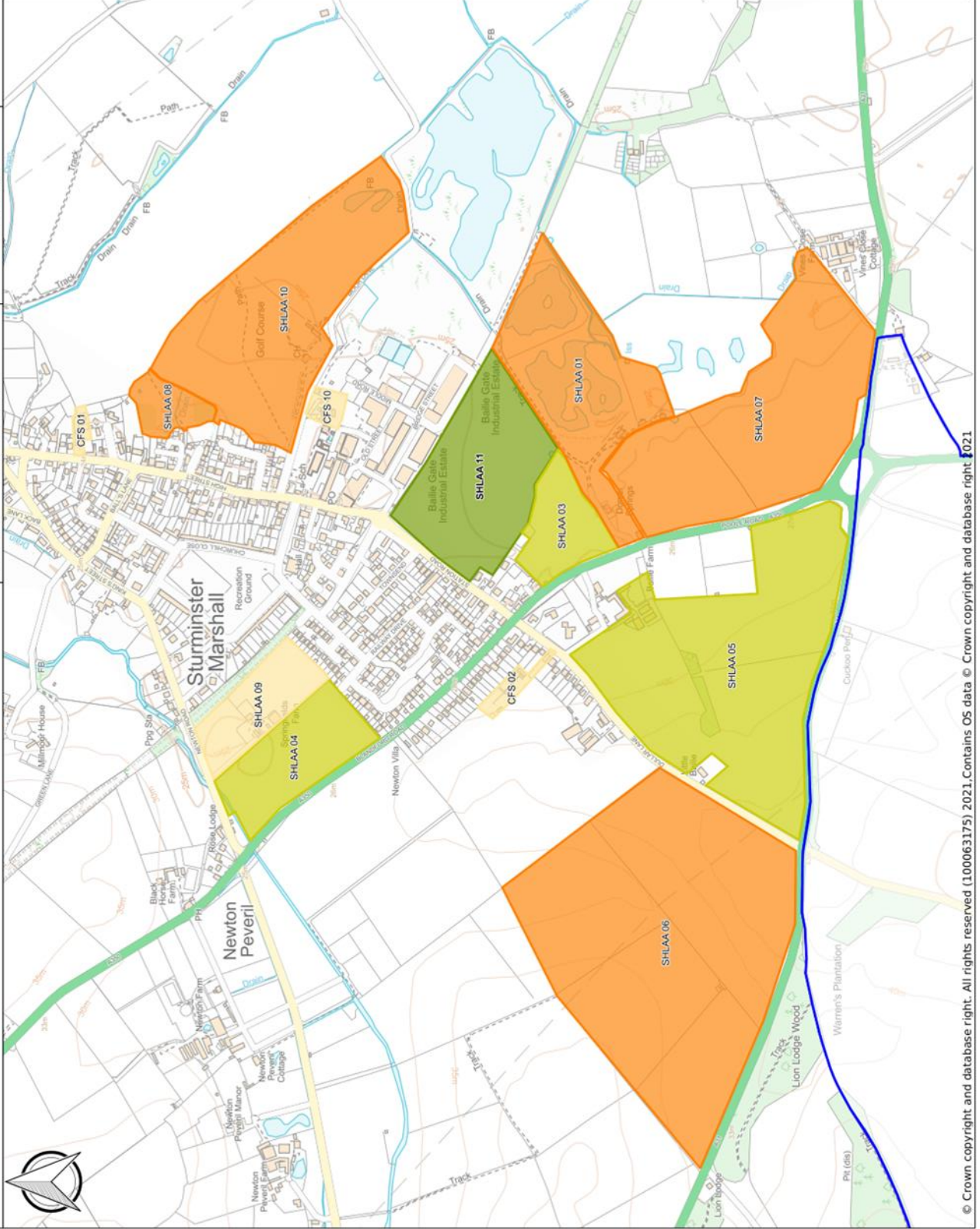
Answered: 97 Skipped: 4



Author:

Date: 10/11/2021

Scale: 1:10,000
0 50 100 150 200m



Parish



Call for Sites



Strong support



General support



Uncertain



Not supported

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In terms of the possible development sites in and around the village of Sturminster Marshall, the sites most residents felt were likely to be suitable were:

- SHLAA 03: Land off A350
- SHLAA 04: Parke Field
- SHLAA 05: Bailie Farm W of A350
- SHLAA 11: Land off Station Road

The main comments in respect of these sites were:

SHLAA 04: Parke Field – concerns were expressed over the development of this field and the adjoining Springfield Farm land as it is identified as being partially in the flood plain and it was thought that housing would worsen flooding from the Winterbourne along Newton Road and further downstream in the village.

SHLAA 05: Bailie Farm. Residents were concerned that any development off Dullar Lane would create more traffic to the detriment of walkers and cyclists who use this road. However it was also noted that access onto and across the A350 is very difficult for both Drivers and pedestrians. Loss of wildlife habitat was also mentioned. These comments on this site are also applicable to The Shieling (CFS 02).

SHLAA 03: Land off A350 and SHLAA 11: Land off Station Road (known locally as Arch Ground). Whilst respondents acknowledged that development of these two fields would have least impact on the village there were major concerns over extra traffic trying to access the A350 from Station Road. Station Road already suffers from heavy traffic, including lorries accessing the industrial estate and parking problems. It was thought that there should be a new junction on the A350 to serve this development and possibly the industrial estate.

Other sites which were potentially ‘borderline’ but had slightly higher numbers suggested the sites to be unsuitable rather than suitable, included:

- SHLAA 09: Springfield Farm
- CFS 01: 134 High Street
- CFS 02: The Shieling
- CFS 10: Birchmere Land

Bartons Ground and the Golf Course were the most strongly rejected sites, with the comments generally reflecting this point. Another general comment made was the need to protect the Green Belt. It was also clear from the comments that people are very concerned that the flooding and runoff, and also the traffic generation, needs to be properly considered.

During the Options Consultation period supporting documentation was also received from agents representing three of the potentially suitable sites:

SHLAA 03: land off A350 (adjoining Arch Ground, SHLAA 11). A concept masterplan and supporting technical report were received.

SHLAA 05: Bailie Farm. The land agent commented on their proposals for this land as follows: “AECOM’s assessment outlines how the area within the settlement boundary (which was previously granted planning permission in 2012, appn. ref. 3/12/1000/OUT, though this was not implemented) is suitable for allocation in the Neighbourhood Plan, while the northern section of the greenfield part of the site adjacent to the settlement boundary is also potentially suitable for allocation subject to consultation with Dorset Council on the appropriateness of this land being released from the Green Belt.” The agent agreed with the site assessment conclusion that this part of the site would represent a logical ‘rounding off’ of the village and would have the potential for circa 30 to 40 dwellings.

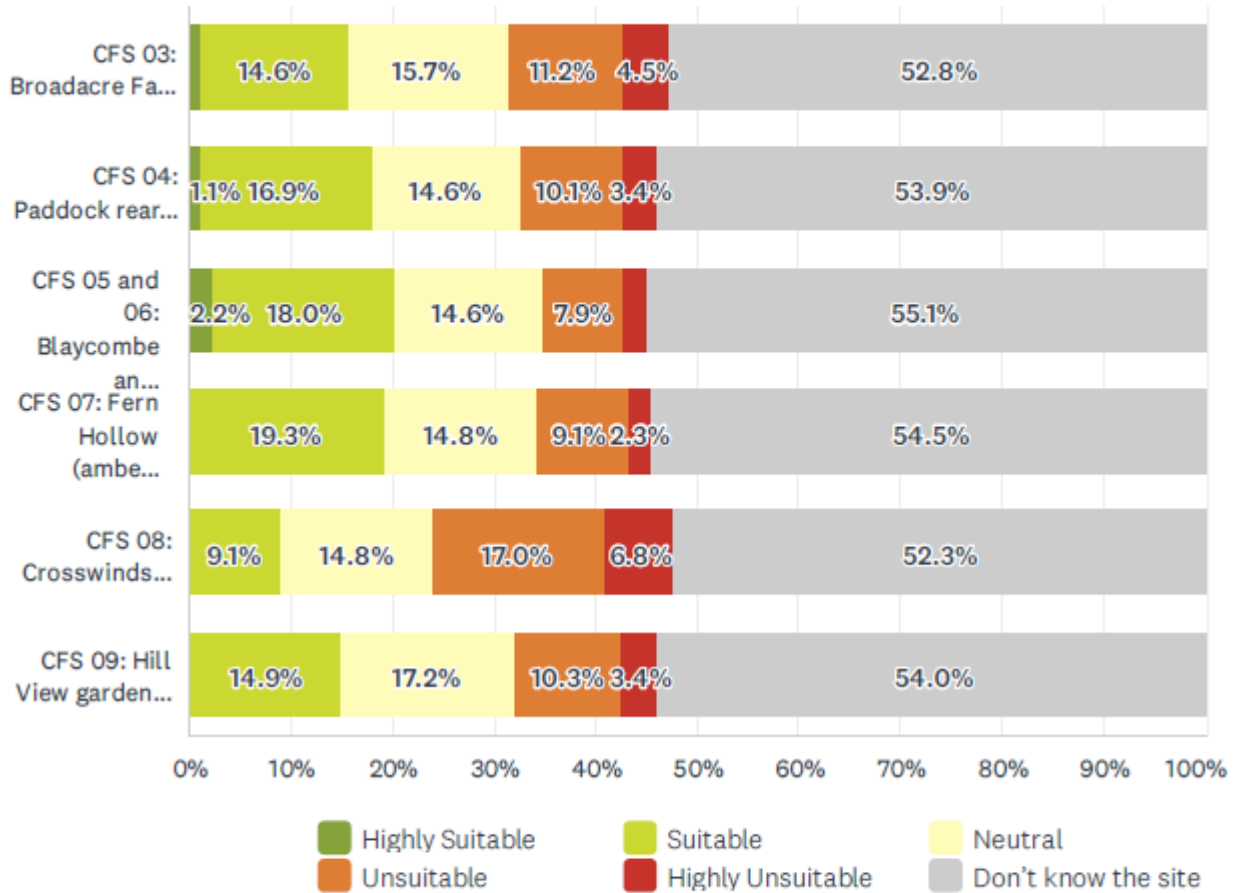
SHLAA 11: Land off Station Road. The agent submitted a comprehensive Development Statement and supporting technical reports for both this site and the adjoining field (SHLAA 03), which together form the proposed allocation STMR2 in the Dorset Local Plan, which could deliver 225 – 250 new houses. Their Development Statement shows a new junction on the A350 and also provides details of a SANG proposal and advises that they are working collaboratively

with landowners of Parke Field (SHLAA 04) and Springfield Farm (SHLAA 09) to deliver an area of land for a SANG as part of any future housing development.

JUBILEE CROSS (Q14)

Q14. Jubilee Cross sites

Answered: 89 Skipped: 12



Respondents were generally less knowledgeable about the Jubilee Cross sites, without about half of those responding saying that they did not know the area.

The results were fairly split, and whilst there was generally more support than not, there were few participants from the local area and very little clear support for any single location.

