

# **Sturminster Marshall Parish Council Neighbourhood Plan**

## **Welcome to the Options Consultation**

September 2021

# MOVING THROUGH THE PRESENTATION

We hope you find the presentation informative

*You can page forward and go directly to certain sections by clicking the underlined page numbers below*

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# **What is a Neighbourhood Plan and why is it important?**

- **It considers what development and any infrastructure that is needed in the years ahead**
- **It sets a framework within which planning officers and the planning committee must legally make their decisions, unless there are over-riding material considerations**
- **It is developed by local people and voted in by local people to reflect local opinions as far as possible**
- **It provides evidence for responding to Local Plan suggestions and helps work out in detail how Local Plan policies for our area should be interpreted**

***But to do this we need Your Help to inform the choices we make***

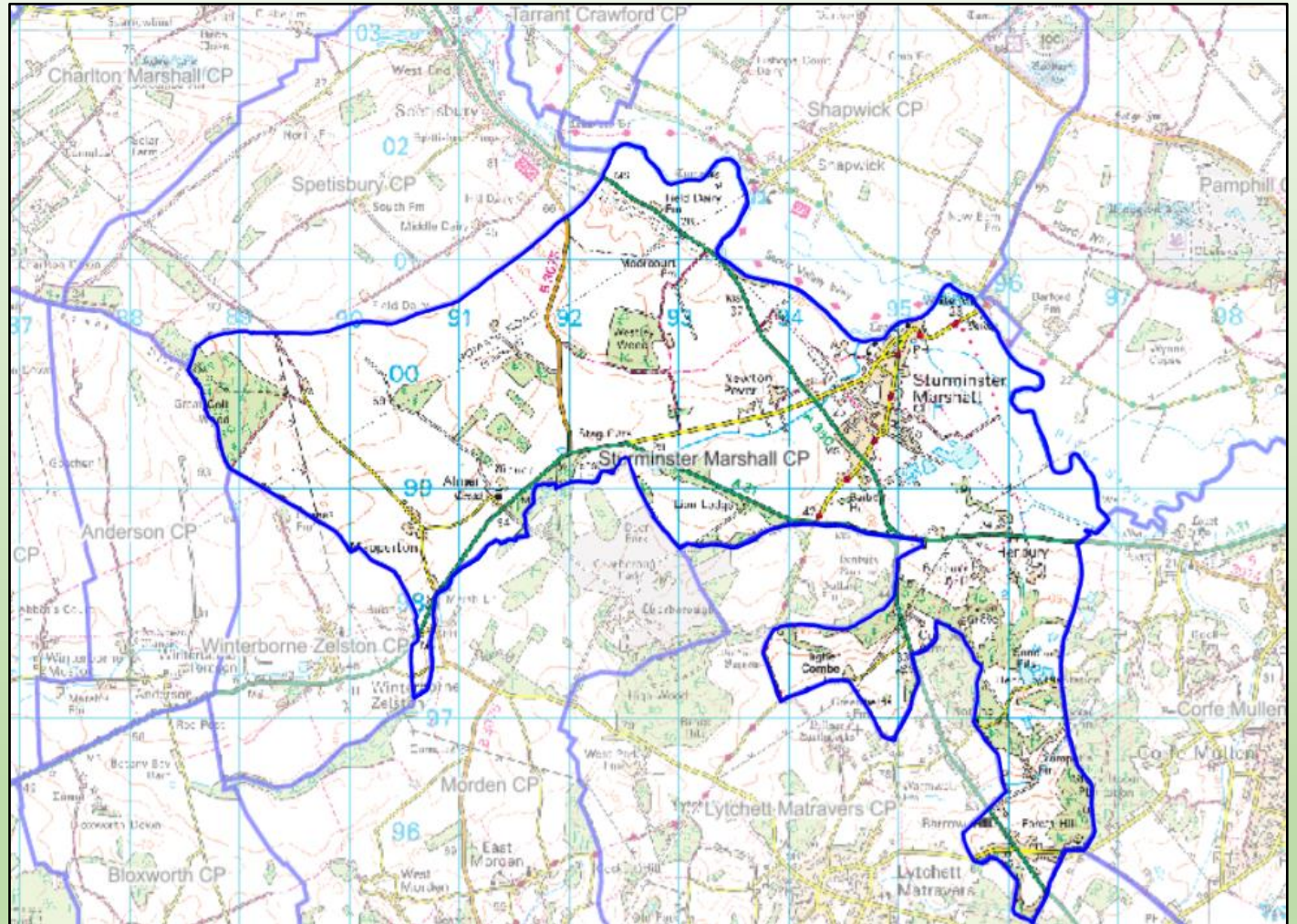
# **What a Neighbourhood Plan can do and cannot do**

- **It can shape the future of the parish by helping to determine where development takes place and the type of development on each site.**
- **It can help to preserve features of the semi-natural and built environment that are valued by the community.**
- **The Neighbourhood Plan (and the Dorset Local Plan) must follow national planning policies and strategies identified by central Government.**
- **It must comply with the Local Plan being produced by Dorset Council which means that it cannot refuse any overall housing allocation made in the Local Plan.**
- **It can feed into the Local Plan as it progresses, so that the views of our community can be heard.**

# The Neighbourhood Plan Area

Covers the whole of the Parish Council area (about 8 square miles) and includes:

- Sturminster Marshall
- Almer
- Mapperton
- Jubilee Cross
- Henbury



# What are we consulting on today?

- **Vision:** every plan should explain its future aspirations. From feedback we have received so far, we have produced a draft – have we got this right?
- **Housing:** we now have evidence of what is needed and wish to know if this broadly reflects your views.
- **Sites:** we have a report, commissioned from professionals, assessing the suitability of different development sites. Do you agree with their conclusions?
- **Environment:** we have concluded that a full Strategic Environmental Assessment is needed and have identified a number of sites for listing as Local Green Spaces

# We are also consulting on .....

## **Traffic and transport....**

- Your feedback has shown that there is concern about the capacity of our road system to cope with extra traffic associated with further development. Do you have any ideas on how this may be resolved?
- We are waiting to hear the arrangements for traffic surveys from Dorset Council

## **Recreational Routes...**

- We have looked at possible ways to improve or expand existing footpaths and bridleways. Are there any routes that you think could be upgraded or extended?
- Do any of these routes include views that should be protected?

## **and Heritage...**

- For future development to be in tune with the character of the parish, we will be looking at buildings and other features of heritage value to determine what that character is. What do you value most that is important to our heritage?



# Our time table – what have we done so far

- July 2019 – Dorset Council ‘approved’ the designation of our Neighbourhood Plan area
- September 2019 – Initial public consultation
- Nov 2019 - Government Grant Funding to help with the process confirmed
- August 2020 - Household survey distributed
- Sept 2020 - Housing Needs Assessment report produced
- Oct/Nov 2020 - Businesses and Community Facilities surveys distributed
- October 2020 - Call for Sites advertised
- May 2021 - Local Green Spaces Assessments undertaken
- May 2021 - Independent site assessments undertaken and report produced



# Our time table – what is left to do

- September 2021 - Options consultation (*plan drafting and sustainability checks*)
- October 2021 - Heritage and Character Assessments undertaken
- Nov/Dec 2021 - Building design and Masterplanning
- Spring 2022 - Draft plan consultation (*review feedback, amend plan and finalise supporting evidence*)
- August 2022 - Submission to Dorset Council (*Dorset Council will arrange examination and appoint independent examiner*)
- January 2023 - External examination (*Dorset Council considers examiner's report and considerations*)
- June 2023 - Referendum - *Everyone on the electoral roll in our parish can vote on whether the plan should be used*

# **Sturminster Marshall Parish Council Neighbourhood Plan – Our Vision**

**The vision of the Neighbourhood Plan is four-fold, namely:**

- 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.**

***Do you agree?***

# **Housing, Employment & Infrastructure Assessment**

# Key points from the East Dorset Local Plan

The East Dorset Local Plan Review Options Consultation July 2018 included proposals for :

Land to the north and south of Sturminster Marshall is considered suitable for housing development to provide a minimum of 250 dwellings. Development of the sites is likely to be subject to the following criteria:

- Creation of high quality residential development, of a density and design appropriate to a more rural location;
- Mitigation of flood risk as appropriate
- Up to 50% affordable housing
- Contributions toward heathland mitigation including provision of Suitable Alternative Natural Greenspace
- Contributions toward transport infrastructure and
- Provision of open space

# Key points from the Dorset Council Local Plan

Dorset Council's "Vision" for Sturminster Marshall in 2038 is that it will:

- act as a focal point for smaller settlements nearby and develop its role to provide facilities for everyday needs, including new employment opportunities;
- have development, including housing, that will support its enhanced role; and
- retain a clearly defined edge inset within the Green Belt

The Plan allows for up to 425 new houses in Sturminster Marshall and a further 10% infill housing within the Parish.

# Assessment - Housing

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 found:

- 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.

# Assessment - Employment

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

A Business survey was conducted in October/November 2020, however very little feedback was received confirming the view that very few businesses have any association with the village.

*\*The Dorset Local Plan proposes an extension around 3.3 ha to the Bailie Gate Industrial Estate employment land, on top of further opportunities within the existing industrial estate*



# Assessment - Infrastructure

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

- There is a need for additional football pitches and a flood lit 3G pitch.
- 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

Are there any other facilities that you think are needed?

**Infrastructure** cont. – information from Dorset Council Local Plan:

- The impact of new development on **education** provision in Sturminster Marshall is an important consideration. Any new housing allocations at Sturminster Marshall would be required to make provision for new facilities and provide contributions to enhance provision locally.
- Sturminster Marshall has limited **retail provision** within the village with only a few convenience stores. As such, the village does not currently have a defined centre however it performs an important function for the surrounding area. Further retail development should be focused in a central location, close to the village green, to reinforce and support the existing facilities.



# Potential Development sites

Dorset Council and the Neighbourhood Plan Steering Group invited landowners to suggest sites they wished to be considered for future development. The suitability of each site has been independently assessed by AECOM. Of the 22 sites identified:

- 12 were from the Dorset Council's Strategic Housing Land Availability Assessment (SHLAA 2019) for sites larger than 0.3 ha in size, or with a capacity for 10 homes or more
- the remaining 10 were from the Neighbourhood Plan Call for Sites (2020) for sites suitable for 1-10 homes

*The full AECOM site assessment report can be found on the Parish Council website :*

[Neighbourhood Plan - Sturminster Marshall Parish Council \(sturminstermarshall-pc.gov.uk\)](http://sturminstermarshall-pc.gov.uk)



# The assessment found...

- 2 sites were considered to be suitable for housing
- 13 sites were considered to be potentially suitable for housing, either in their entirety or in part, subject to overcoming certain issues
- 7 sites were considered to be unsuitable for any sort of development

The site assessments are shown grouped by settlement and included a summary of the findings.

***Do you agree with the assessments? If not, how would you rate them?***

*You don't need to comment on every single site, but please use the Questionnaire to comment on those that you are reasonably familiar with.*

# **Sturminster Marshall**

## **Submitted Development sites**



# Sturminster Marshall

## Dorset Springs – Site Ref: SHLAA 01 [REDACTED]

### Summary of AECOM Report Findings

**The site is unsuitable for housing.** Large greenfield site located within the Green Belt. The site is close to the village but not directly connected to the settlement boundary or the built up area. Development of the site would be contrary to policy, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending into open countryside. **If adjacent sites closer to Sturminster Marshall were developed it is possible that small scale development on parts of the site adjacent to these sites could be suitable,** however the harm to Green Belt from development in this location is likely to rule out the site as an option.







# Sturminster Marshall

## Henbury Manor Farm - Site ref: SHLAA 02

This is a partially previously developed site located in the Green Belt, while the greenfield (eastern) section of the site would not be appropriate for allocation as it does not meet the exceptions set out in the NPPF, **the previously developed land may be suitable for conversion to residential under permitted development rights.** This would not require the site to be allocated in the Neighbourhood Plan but any additional housing from this source would count as windfall towards the overall housing requirement. Regard should be given to any increase in vehicular use that might require upgrades to the access which may impact the blanket TPO.







# Sturminster Marshall

**Land off A350 – Site ref:  
SHLAA 03**

## Summary of AECOM Report Findings

**This site is potentially suitable for housing.** This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 11 Arch Ground). Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.



Potential for circa 50 units



# Sturminster Marshall

Land off A350 (Parke Field) –  
Site ref: SHLAA 04 [REDACTED]

## Summary of AECOM Report

**This site is potentially suitable for housing.**

The site is located in close proximity to existing services and facilities with few constraints. **The northern half of the site is located in flood zone 2 and should be excluded from build development.** The remaining half is a suitable site subject to policy change.

Potential for circa 40 units







# Sturminster Marshall

**Bailie Farm – Site Ref:**  
**SHLAA 05**

## Summary of AECOM Report Findings

**Part of this site is potentially suitable for housing.**

The site is split across the settlement boundary, a small section of the site (Bailie Farm) located within the settlement boundary is suitable for allocation in the Neighbourhood Plan, while the northern section of the site adjacent to the settlement boundary (Land south of Dullar Lane) is potentially suitable for allocation subject to consultation with Dorset on the appropriateness of this land being released from the Green Belt and establishing an appropriate access.

Given the current form of the settlement boundary the inclusion of the northern part of this site in Green Belt release would represent a logical 'rounding off' off the settlement.



Potential for circa 30 - 40 units



## Broomhill Bailie Farm – Site ref: SHLAA 06

### Summary of AECOM Report Findings

**This site is unsuitable for housing.** It is a large greenfield site located within the Green Belt, while it is relatively close in proximity to the village it is not connected to the settlement boundary or the built up area. This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release in line with emerging Policy SED1 due to the scale and location of the site located in open countryside.







# Sturminster Marshall

**Bailie Farm – Site Ref:**  
**SHLAA 07** [REDACTED]

## Summary of AECOM Report Findings

**This site is unsuitable for housing.** It is a large greenfield site located within the Green Belt. While it is in close proximity to the village it is not directly connected to the settlement boundary or the built up area.

This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending out into open countryside.





# Sturminster Marshall

## Land off High Street (Bartons Ground) – Site ref: SHLAA 08

### Summary of AECOM Report Findings

**This site is unsuitable for housing.** The site consists of permanent grassland and two copses . It is located within the Green Belt and is adjacent to the settlement boundary and village edge. There is a small area of Flood Zone 2 located in the north of the site.

There is currently no obvious vehicular access from the road network to the site and therefore it is not suitable for development.

**When considered in combination with the Golf Course (SHLAA 10) access issues could be resolved,** although the areas of trees with potential higher ecological value and flooding would constrain much of the site and would need to be considered.







# Sturminster Marshall

## Springfield Farm – Site ref: SHLAA 09

### Summary of AECOM Report Findings

**This site is potentially suitable for housing.** The site contains previously developed land which could come forward under permitted development rights, subject to consultation with Dorset Council. However, the rest of the southern part of the site is potentially appropriate for allocation, subject to Green Belt policy change. Issues identified in the evidence base including impact on heritage should be considered as part of any allocation.

The northern half of the site is located in flood zone 2 and should be excluded from build development.

Potential for circa 40 units







# Sturminster Marshall

## Golf Course, off Moor Lane – Site ref: SHLAA 10

### Summary of AECOM Report Findings

**This site is potentially suitable for housing.** The golf course and ancillary buildings are located within the Green Belt and is adjacent to the settlement boundary and built up area. The site is proposed for allocation in the emerging Local Plan.

Development of the entire site would significantly change the form and character of the Sturminster Marshall. There may be reduced amenity value if the golf course was lost. In addition, there would be a high level of harm to the Green Belt. A reduced site area would reduce the level of harm and incursion into the countryside.

A vehicular access point would need to be established and pedestrian access would also need to be created.

Potential for circa 130 units



*Together with SHLAA8 (Bartons Ground) the sites have a capacity of 140 dwellings*



## Land off Station Road – Site ref: SHLAA 11

### Summary of AECOM Report Findings

**This site is potentially suitable for housing.** It is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. Together with adjacent site SHLAA 3, these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services. There is low to medium risk of surface water flooding along the south eastern boundary of the site. The northwest part of the site is designated for open space and should remain undeveloped and would reduce the capacity of the site.

Potential for circa 76 units





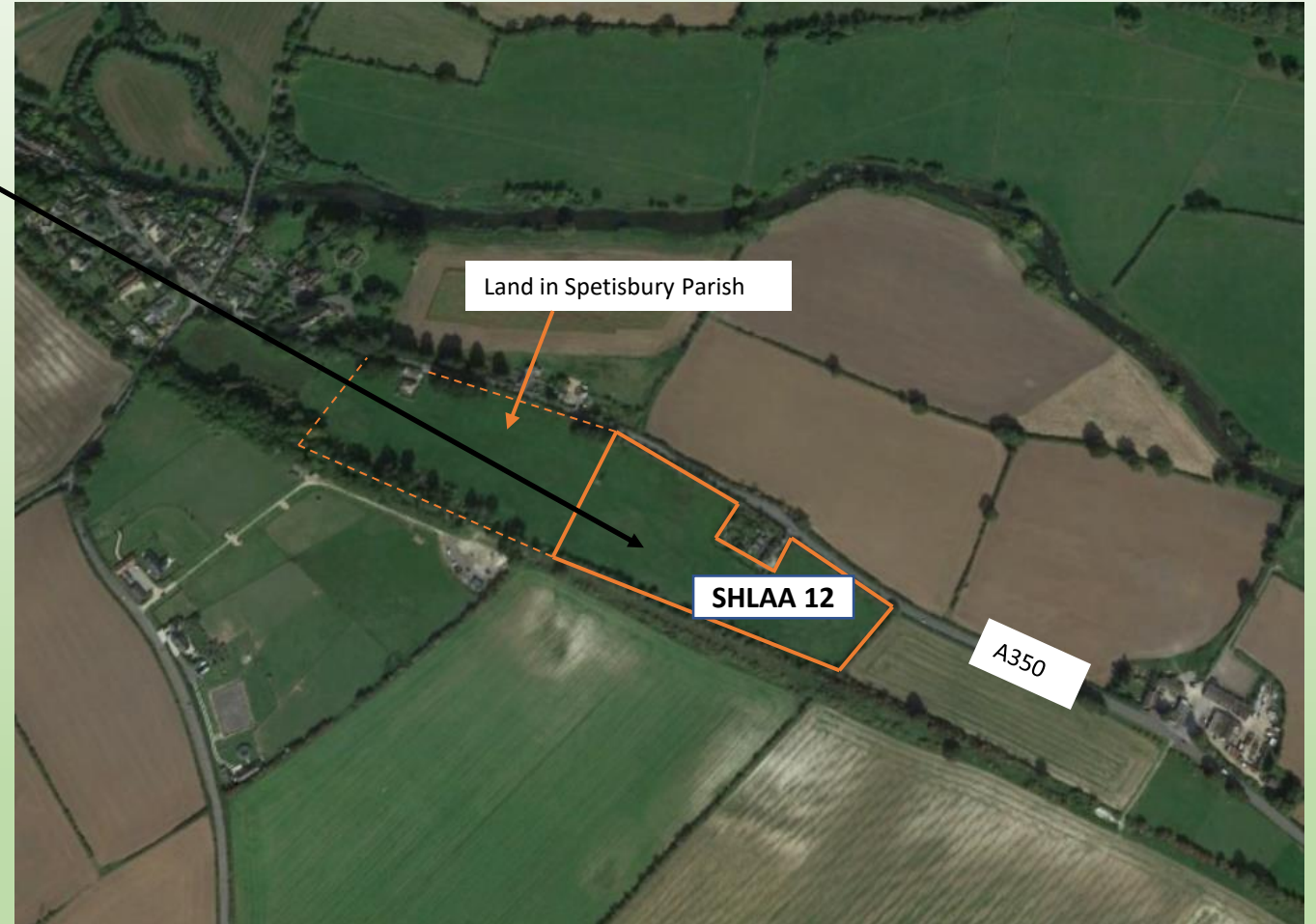


# Sturminster Marshall

## A350/Spetisbury – Site Ref: SHLAA 12 [REDACTED]

### Summary of AECOM Report Findings

**This site is unsuitable for housing.** It is a greenfield site split between Sturminster Marshall Parish and Spetisbury Parish, located outside the Green Belt and settlement boundary, and although in close proximity not connected to the built up area of Spetisbury. Any access to the site would require significant hedgerow loss. The site would constitute development in the countryside and is not appropriate for allocation.





# Sturminster Marshall

**134 High Street – Site**  
**Ref: CFS 01** [REDACTED]

## Summary of AECOM Report Findings

**This site is potentially suitable for housing.** The site comprises one dwelling and its curtilage and is within the settlement boundary. This site is close to the Conservation Area; therefore, any development may require a sensitive design to mitigate any potential impact on this heritage asset. This site is in conformity with adopted Local Plan policy KS2; therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to establishing suitable access and retaining the public footpath on the northern edge of the site .

Potential for circa 3 units







# Sturminster Marshall

## The Shieling, Dullar Lane – Site Ref: CFS 02

### Summary of AECOM Report Findings

**This site is potentially suitable for housing.** The site comprises a bungalow (within the settlement boundary) and rear land (outside the settlement boundary and in the Green Belt).

Access to the bungalow is from Dullar Lane; however, this access would require upgrading - potentially including demolishing the existing dwelling to accommodate access for further development. Given the location of the site (primarily) adjacent to the settlement boundary and built up area this site could be considered, with consultation with Dorset Council, as an area for Green Belt release in line with emerging Policy SED1.

Potential for circa 10 units





# Sturminster Marshall

## Birchmere Land off Moor Lane – Site ref: CFS 10

### Summary of AECOM Report Findings

**This site is potentially suitable for housing** The site is a mix of greenfield and previously developed land within the settlement boundary. Vehicular and pedestrian access could be provided from Moor Lane subject to it being widened. There is low to medium risk of surface water flooding along Moor Lane at the access to this site. The site is included as part of a wider employment allocation in both the adopted and emerging Local Plan, known as Baille Gate Industrial Estate. Therefore any reduction in available employment land would need to be considered. Additionally, any development proposal would need to be sensitively designed to protect the mature trees, many of which are protected by TPOs. Therefore, the site is potentially appropriate for allocation.



Potential for circa 10 units

# **Jubilee Cross**

## **Submitted Development Sites**





# Jubilee Cross

**Broadacre Farm – Site Ref:**  
**CFS03**

## Summary of AECOM Report Findings

**This site is potentially partially suitable for housing.** It is a large site of predominantly green field land in the Green Belt. The whole site does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary. However, conversion/replacement of the existing buildings may be appropriate and/or the provision of limited development in close proximity to the built up area may be considered as limited infilling. Therefore, the site is potentially partially appropriate for allocation subject to whether a small section of this site could constitute limited infilling.



Potential for 2-3 units





# Jubilee Cross

**Paddock, Rear of Jubilee Cottage –  
Site Ref: CFS 04**



## Summary of AECOM Report Findings

**This site is potentially partially suitable for housing.** It is a greenfield site within the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary. There are a large number of mature/semi mature trees on the site, clearance of these trees for development is unlikely to be acceptable. However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling. Therefore, the site is potentially partially appropriate for allocation subject to whether the development would avoid trees on site or confirmation from Dorset Council that some tree clearance would be acceptable.

Potential for circa 2-3 units







# Jubilee Cross

## Blaycombe and Barrow Haven – Site refs: CFS 05 & 06

### Summary of AECOM Report Findings

**The sites are suitable for housing.** These are previously developed sites in the Green Belt. The sites each contain a detached dwelling and therefore it is assumed the sites are offered with the intention that the existing dwellings would be demolished, either together or on there own. The sites are suitable for redevelopment, in line with Paragraph 145 (g, paragraph 1) NPPF.

Potential for 1-2 units on each site





# Jubilee Cross

Fern Hollow – Site Ref: CFS 07

## Summary of AECOM Report Findings

**This site is potentially partially suitable for housing.** It is a greenfield site within the Green Belt. The site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary. However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling. Access would need to be shared with the existing adjacent dwelling. Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council.

Potential for 2-3 units







# Jubilee Cross

Crosswinds – Site Ref: CFS 08

## Summary of AECOM Report Findings

**This site is unsuitable for housing.** This is a greenfield site within the Green Belt. It is not well connected to the existing built up area and is unlikely to meet the exceptions set out in the NPPF for development in the Green Belt. Therefore, the site is not appropriate for allocation in the Neighbourhood Plan.





# Jubilee Cross

Rear of Hill View, Poole Road – Site  
Ref: CFS09

## Summary of AECOM Report Findings

**This site is potentially partially suitable for housing.** The site comprises greenfield land in the Green Belt, it is well related to the existing development form of the village. The land is the back garden of an existing dwelling, access would need to be shared with the existing access for this dwelling. The site is potentially in conformity with the Green Belt policy as limited infilling. Therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to understanding from the landowner whether a shared access would be considered.

Potential for 2-3 units



# **The Environment & Green Spaces**

# Environment

There are two environmental factors that will play a part in shaping the Neighbourhood Plan:

1. Flooding is a major consideration, the severity and frequency of which may be expected to increase in the coming years. It will limit the potential for development in parts of the parish.
2. The presence of designated sites of wildlife value within the parish and its surrounding area. Although there are no nationally-designated sites within the parish, much of it lies within the buffer zone around the Dorset Heathlands and this puts certain constraints on possible development.

We have carried out a Strategic Environmental Screening study, and as a result of this, and comments on it received from The Environment Agency, Natural England and Historic England, a full Strategic Environmental Assessment has been commissioned.



# Flood Risk within Sturminster Marshall Parish

## Key



Sturminster Marshall Parish Boundary



Low to Medium Flood Risk



High Flood Risk

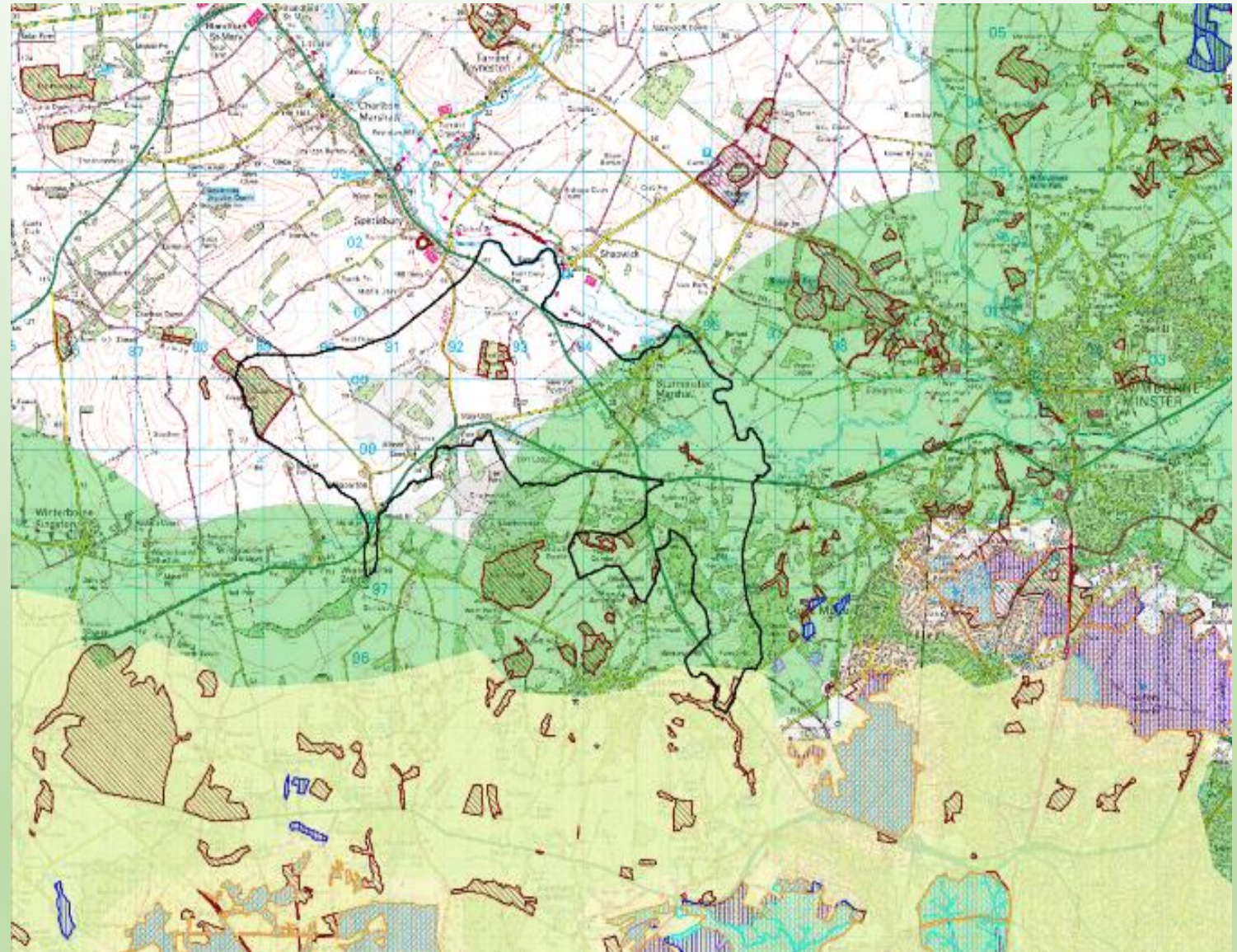




# Wildlife designations within and around Sturminster Marshall Parish

## Key

|   |                                      |
|---|--------------------------------------|
|    | Sturminster Marshall Parish Boundary |
|    | Special Protection Area              |
|    | Special Area of Conservation         |
|    | Ramsar                               |
|    | Site of Special Scientific Interest  |
|    | Site of Nature Conservation Interest |
|  | Poole Harbour Nitrate Catchment      |
|  | Heathland Consultation Area          |



# Local Green Spaces

Designation as a **Local Green Space** is one way of protecting a site from future development.

To qualify, a site must:

1. Be close to the community it serves
2. Be special to local community because of its beauty, historic significance, or its recreational or wildlife value
3. Be local in character and not an extensive tract of land (because of its size, the Golf Course could not be considered).

# Local Green Spaces

From the initial consultation event and the household survey we have identified a number of candidate sites:

- Churchill Close is short turf grass and is the main location for formal recreation
- Charborough Green is also a short turf grassy area valued by nearby residents for informal recreation and social events
- Stocks Green, Timber Green, Maypole Green and Trafalgar Green are valuable historical and cultural assets
- Bartons Ground, The Old Railway Line and Walnut Tree Field are areas of semi-natural vegetation valued for informal recreation and their wildlife interest.

Are there any other areas we should include?



# Green Spaces

Identified Green Spaces are shown opposite:

LGS1 - Bartons Ground

LGS2 - Charborough Green

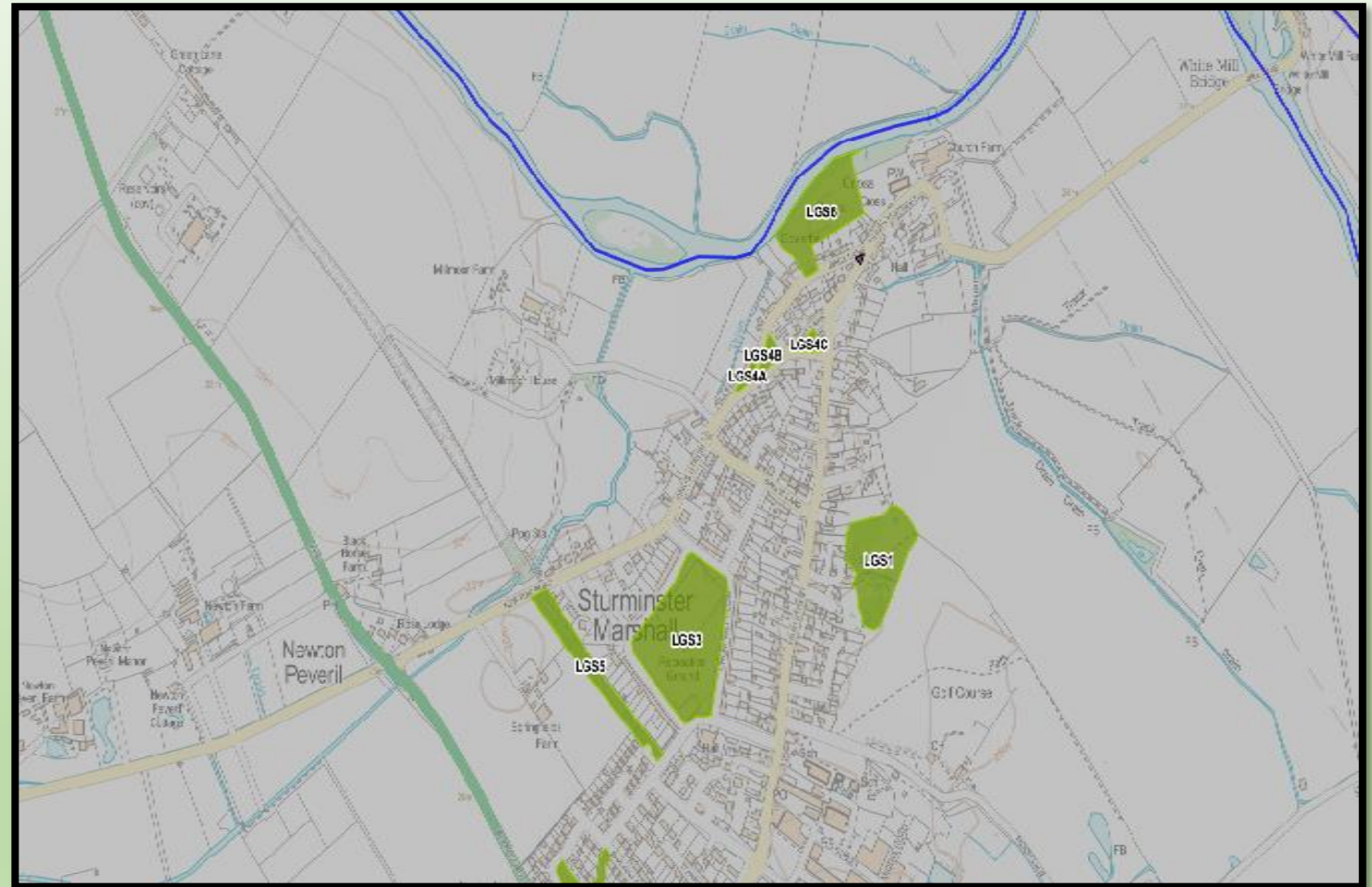
LGS3 - Churchill Close

LGS4 - Stocks Green, Timber Green, Maypole Green and Trafalgar Green

LGS5 - Old Railway Line

LGS6 - Walnut Tree Field

*There were no other identified Green Spaces in the Parish.*



# Traffic & Transport

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

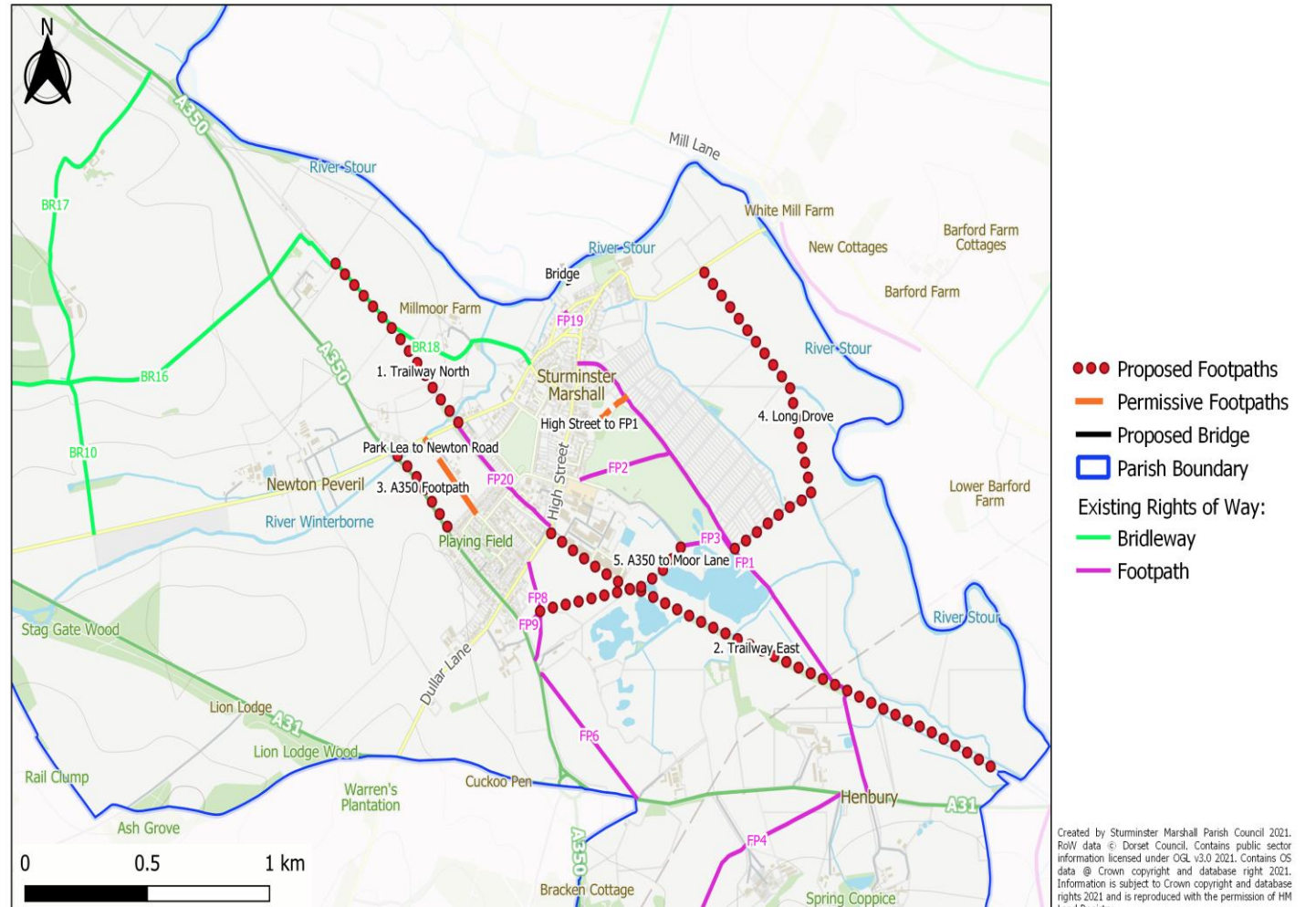
- New road from industrial estate/Arch Ground to A350 (Dorset Council advises this expensive and would require strong evidence of need)
- Speeding, parking and congestion in Station Road and High Street (need to mitigate extra traffic being generated)
- Risks from large lorries (Station Road and by the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

*Note: It has been acknowledged for some time that the north-south routes within Dorset are no longer suitable for the volume and types of modern vehicles travelling on them. Highways England will be assessing the current north-south connectivity between the M4 and south coast.*

# **Rights of Way, Walking & Cycling**



# Rights of Way



# Rights of Way, Walking & Cycling (1 of 2)

The Public Consultation (2019) indicated these priorities:

- Extend Trailway to Blandford & Corfe Mullen (crossing A350 at Water Works discussed with Dorset Council)
- Footway to White Mill
- Footway Jubilee Cross to Lytchett Matravers (Out of SM Parish so a matter for Dorset Council)
- Maintain / improve Moor Lane to Mill Lane path (Parish Council discussing with Dorset Council as part of the Rights of Way program)
- Footway on A350 to Ginger Fox/Maggs Bridge (dependent on the layout of any development of Springfield Farm site)
- Improve footpaths crossings where paths do not meet: at Henbury on A31 and near Combe Almer on A350

*(More on next slide)*




# Rights of Way, Walking & Cycling (2 of 2)

- Improve footpath from Henbury to Sturminster Marshall village\*
- Footway along Newton Rd & King Street
- Bridge over river at Walnut Tree Field (being investigated with the National Trust and Dorset Council)
- More circular routes generally\*

*\* There is a Dorset Council Rights of Way Improvement Plan to which the Parish Council will submit proposals.*

# Proposed additional Rights of Way (1) – Trailway North

- Trackbed from Newton Road to Water Works is safeguarded for a new Right of Way as far as water works
- Crossing A350 at Green Lane / water works with warning signs (existing bridleway)
- Linking to Spetisbury would then require landowner negotiation and further work.

- Railway Trackbed to be safeguarded 
- Existing Trailway 
- Existing Bridleway 

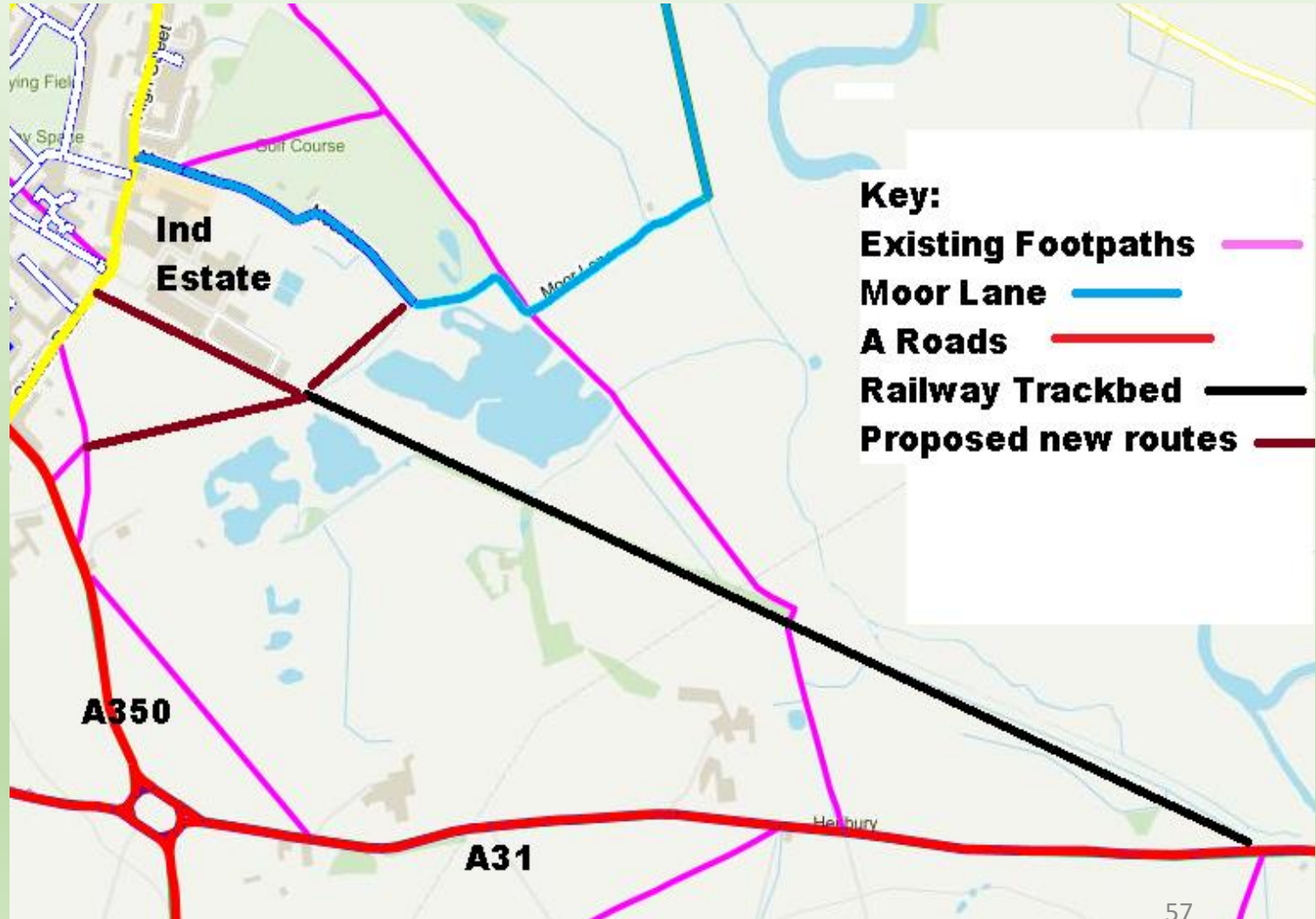




# Proposed additional Rights of Way (2): East of Station Road

**Additional bridle paths proposed to:**

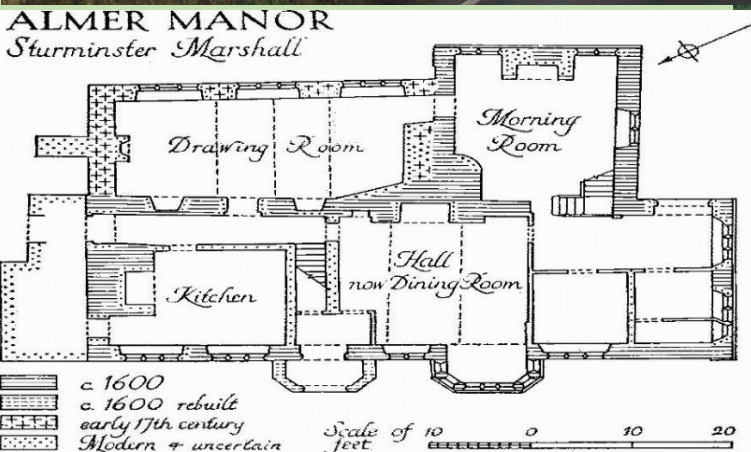
- Provide more circular routes
- Provide alternative routes when current paths are wet
- Allow extension of Trailway to links to Corfe Mullen and Poole for local and tourist cycling



# **Heritage and Character**

## **Non Designated Assets in the Parish of Sturminster Marshall**





## Heritage and Non Designated Heritage Assets







## Heritage and Non Designated Heritage Assets



# Heritage and Character (1 of 2)

## Settlements within our Parish:

- Sturminster Marshall
- Almer and Mapperton
- Henbury
- Jubilee Cross

In the 2020 household survey, people told us their main concerns about new buildings were:

- That new building would not be in keeping with the character of the area.
- The size of houses built in recent developments being too big and not suitable for the needs of young families and local people.

**Heritage assets** have already been defined in the parish through a combination of previously designated conservation areas, those buildings which are designated as listed and open spaces defined in the Local Green Spaces assessment study.

# Heritage and Character (2 of 2)

## Settlements within our Parish:

- Sturminster Marshall
- Almer and Mapperton
- Henbury
- Jubilee Cross

There are also **Non Designated assets** which contribute to the social history and the street scene of the parish, either by their design or setting, that lie outside these areas. These assets maybe a building, a monument or a place.

In order to conserve and protect the historic environment we wish to identify these in the Neighbourhood Plan and are compiling a list of non-designated heritage assets. This is a work in progress.

We are using local knowledge, a local architect, old maps and research articles to build up evidence and establish the characteristics of the settlements within the parish. This evidence will be used to help inform future designs – so that when we talk about ‘local character’ it is well defined.

*The list of buildings and monuments is on the NP website. If you know of any other places of interest that should be included please let us know!*

# History of Settlements in the Parish:

## Sturminster Marshall

People have lived in and around Sturminster Marshall since Mesolithic times. The village was first mentioned in the Anglo Saxon Charter of 880AD as *Sture Minster*. The northern part of the village lies within a conservation area and includes key buildings and places such as the Parish Church, the village greens like Maypole Green and listed cottages such as Trafalgar Cottage. Parts of Kings Street as far south as South Lodge and Cotman's are also included.

Throughout the nineteenth and twentieth centuries the village grew and extended down the High Street, and along Station Road toward the A350, with infilling taking place. Some of the older properties still remain like Joe's and Johnnie's cottages, giving the village street scene valuable character and historical relevance.

On the outskirts of the village, **Moor Court** was recognised as a distinct settlement in 1469 as was **Newton Peveril**. Today Newton Manor and the Forecourt Walls are grade 2 listed features.

## **Almer and Mapperton**

Almer was known in Saxon times as *Aelmere* and within the conservation area, Almer Manor and Parish church can be found. There is also a stump of an ancient preaching cross in the churchyard. Stag gate is also a grade 2 listed monument.

The conservation area of Mapperton extends approximately one field depth around the hamlet and includes the farm and sites of a number of cottages that once stood to the west of this.



## **Henbury**

Although not a distinct settlement with historical origins, the land south of the A31, around Henbury Manor, Henbury House and nearby farms contribute to the development and population of the parish. Henbury Manor was destroyed by fire in the 1990s and has been rebuilt. Henbury House or Henbury Hall as it is sometimes called has grade 2 listing. It was used as a billet in WW2.

## **Jubilee Cross**

This is a relatively modern area of properties built post WW2, but there are older style properties like Forest Hill House with its lodges and Stony Down Potteries that are located in Rushall Lane. The Potteries used local materials in their production. Nearby Barrow Hill, has links with a possible Roman burial site.

## And Finally

If you are interested in being involved in the next stages of The Neighbourhood Plan, then please contact the Parish Clerk.

[sturminstermarshall@dorset-aptc.gov.uk](mailto:sturminstermarshall@dorset-aptc.gov.uk)

The Steering Group have been working hard for the last two years to gather evidence to develop the Neighbourhood Plan. This has not been easy during the pandemic period so please help us by completing the Questionnaire.

You know your area best so the more responses we receive to the Questionnaire the more the Neighbourhood Plan will reflect the thoughts of the whole community.

*A link to the Questionnaire can be found on the next page*

# Options Consultation Questionnaire

- We hope to have a draft Neighbourhood Plan ready for you to comment on by Spring 2022.
- However, before we can get to that stage, we need feedback from everyone living in the parish on key issues, so if you would like to comment on some of the emerging ideas, here is your chance. The link below takes you to a short questionnaire. We have tried to keep it simple by using tick boxes, and you can add comments where you feel it is important to explain some of your points.
- The Questionnaire can be completed online at <https://www.surveymonkey.co.uk/r/SMNP-Options> or *scan the QR Code opposite to go direct to the survey.*



- or hard copies can be obtained from and returned to the NISA, Coop, Mapperton Farm or Lytchett Motors.
- Return completed questionnaires by Friday 15<sup>th</sup> October 2021.