



Dorset Council Local Plan



St Leonards and St Ives 2021 Consultation Summary of Responses

January 2023



Dorset
Council

Contents

Contents.....	2
1. St Leonards and St Ives	3
1.1. Introduction	3
1.2. Vision.....	3
1.3. Development Strategy	3
1.4. Town Centre Strategy	4
1.5. Policy STSL1: Matchams Stadium and House	4
1.6. Omission sites	7

1. St Leonards and St Ives

1.1. Introduction

Paragraph 12.1.3

RSPB

- Paragraph 12.1.3 – The language is unhelpful in describing the Dorset heathlands as a constraint on development. We suggest that rather than refer to heathlands as restricting settlement growth, the plan refers to the presence of these heathlands and the need to protect them from the adverse impacts of additional recreational pressure (as in paras 8.3.3 and 9.3.3 or para 14.1.3). We welcome recognition of the 400 m and 5 km buffer zones to the Dorset heathland sites.

1.2. Vision

Approach

Dorset Wildlife Trust

- Dorset Wildlife Trust support the vision that in 2038 St Leonards and St Ives (12.2) will sit within an area of important biodiversity where the surrounding environmental; designations are maintained at high quality.

Chapman Lily on behalf of WH White Ltd

- A further ambition is to increase the range of local facilities.

1.3. Development Strategy

Paragraph 12.3.1

St Leonards and St Ives Parish Council

- The Parish Council support the need to protect the Heaths in our area from further human pressure. For this reason, we strongly support that there be no further large housing development in the Parish.
- Infill development also needs to be limited to lessen the pressure on the local environment.

East Dorset Environment Partnership

- Supports the proposal for no further expansion of housing in St Leonards and St Ives for the reasons given.

RSPB

- We acknowledge the intention not to significantly expand St Leonards and St Ives and welcome and support this intention in paragraph 12.3.1.

Chapman Lily on behalf of WH White Ltd

- The reliance on infilling with no allocations goes against the plan's overall strategy to focus growth at the most sustainable locations, in line with the settlement hierarchy. Not all options have been considered through the SHLAA process including Brocks Pine.

Paragraph 12.3.2

RSPB

- Paragraph 12.3.2 – we support the requirement to mitigate any adverse impacts arising from additional recreational pressure through small-scale expansion of housing. It is not clear what measures DC proposes to take however, and we wish to see specific measures set out and agreed with Natural England before plan adoption. These should be set out in a separate policy and include SANG or equivalent greenspace requirements as set out in our general comments on SANGS provision.

1.4. Town Centre Strategy

Paragraph 12.4.1

L Saxby

- Supports the need for additional convenience (food) floorspace to reduce care-based trips.
- Land at 221 Ringwood Road, St Leonards should be released from the Green Belt for the erection of a convenience store and a new dwelling and associated parking and open space

1.5. Policy STSL1: Matchams Stadium and House

Paragraph 12.5.2

Natural England

- Natural England welcomes reference for the potential redevelopment of the site offering an opportunity for significant ecological enhancement, however, the paragraph should make it clear that the site lies within 400m of international heathlands and therefore would not be suitable for residential development

Dorset Wildlife Trust

- We welcome acknowledgement that redevelopment of the Matchams Stadium site could offer opportunity for environmental and ecological improvements including heathland restoration (12.5.2) and policy STSL1 that includes 'alternative use or redevelopment would be subject to prior submission of plans for the restoration and management of the heathland, prepared in conjunction with Natural England and other appropriate bodies'.

RSPB

- Policy STLS: Matchams - we support policy STLS1 and the accompanying text in para 12.5.2. This is an important brownfield site with much potential for BNG through heathland restoration.

Heritage Assets

Historic England

- Historic England notes the presence of scheduled monuments to the north and south of Matchams Stadium with those located to the north on Historic England's Heritage at Risk Register 2020. We are seeking the introduction of a new criterion in Policy STSL1 requiring development on the site to conserve, and where possible, to enhance the setting and significance of these designated heritage assets.

Light rail system

South West transport network and Rail future Severnside

- The provisions of a light rail system in Bournemouth Poole and Christchurch would help from Bournemouth and Poole to Corfe Mullen, Wimborne, Ferndown, West Moors, Verwood, St Leonards and St Ives to Ringwood.

Water and Sewage

Wessex Water

- Site not connected to public sewer network; some distance to public sewer network; appraisal required to consider how best to serve site to sewer; sewerage costs likely to be high.

Highways

St Leonards and St Ives Parish Council

- Concern over the use of unsuitable local roads for 'rat running', i.e. Woolsbridge Road and Boundary Lane.
- There is concern about the existing over-capacity and poor road quality of the Horton Road.
- Local access on to the A31 is also a significant problem.
- If the commercialisation of the A31 Corridor is to continue, means of safe local access on to it will be required. Measures should be taken to control and limit the speed of traffic.

Approach

St Leonards and St Ives Parish Council

- Matchams House no longer exists having been demolished and is now Matchams Close.
- While the Parish Council would not wish to rule the site out altogether for development, we would not support any use which would potentially harm the local environment. Of particular concern to us would be any increase in footfall on the Heath.
- Harmful development might include housing, holiday accommodation and leisure activity where those attending might go on to protected areas.
- Examples of possible acceptable uses could be a corporate headquarters or a high-tech facility. These would be contingent on suitable containment measures and mitigation.

Inspired Villages

- Generally supportive of Policy STSL1: Matchams, which allocates the site in accordance with adopted Policy SL6 acknowledging the opportunity that exists to address the adverse impacts of the existing use on the protected heathland through redevelopment of the site.

Alternative proposal

Inspired Villages

- Recommend land at Matchams Stadium for a Continuing Care Retirement Community. The site represents a suitable location to accommodate growth and meet the specialist needs of the Local Authority Area's ageing population. Development could be delivered in conjunction with improvements to the Special Protection Area (SPA) and Special Area of Conservation (SAC).
- Proposals include 316 Extra Care units of accommodation and a 60-bed care home, equivalent to 59% of the 536 anticipated required Market Extra Care units by 2035. The remaining 36 hectares will be subject to substantial environmental and biodiversity improvements.
- Proposal would provide a village transport service for residents, their visitors and staff reducing car access and egress to the site – suggested amendment to the policy.
- An additional criterion to Policy STSL1 is suggested.

Criterion I

Sport England

- Part I bullet point I of policy requires clarification on time (day/ week/ year) and baseline to ensure soundness.

Amphibian and Reptile Conservation

- Amend to include new bullet two 'existing priority habitats, protected species and ecological networks within the site are not adversely affected by any uses'.

Inspired Villages

- The proposed developable area comprises brownfield land totalling approximately 30% of the total Matchams Stadium site area (52 ha). This developable area should therefore be proposed for release from the Green Belt. Amended text to read 'they do not result in a significant increase in vehicular traffic' and 'Release of land within the Green Belt is limited to previously developed land within the site'.

Criterion II

Natural England

- We support the policy, subject to the second bullet specifying that residential development would not be permitted at this sensitive location.

Inspired Villages

- Delete reference to national green belt policy.

Criterion III

Dorset Cyclists Network

- Support for part III of policy.

Inspired Villages

- The existing road links to St Leonards via Hurn Road and Boundary Lane are unsuitable for pedestrian and cycle use, with speed limits on these roads varying between 40mph and 60mph, with no footway. Amend text to read 'Any proposals must deliver appropriate ~~pedestrian and cycle links~~ sustainable transport links to the existing urban area of St Leonards'

1.6. Omission sites

221 Ringwood Road, St Leonards and land adjacent

L Saxby

- Land at 221 Ringwood Road, St Leonards should be released from the Green Belt for the erection of a convenience store and a new dwelling and associated parking and open space.
- The existing property needs to be demolished due to its proximity to the busy A31 and current condition. Neighbours are supportive and there are no Highways issues.
- There is demand for new homes and jobs in St Leonards and St Ives. The site is located just outside the settlement boundary (or within when considering the adjacent Victory Oak scheme). The proposed convenience store will increase local provision and decrease trip lengths.
- The Council has demonstrated there is a need to alter Green Belt boundaries and in the context of the Victory Oaks scheme, this site would no-longer fulfil the purpose of Green Belt policy by maintaining openness, check unrestricted sprawl and prevent neighbouring towns merging.

Brocks Pine (LA/SLSI/013)

Chapman Lily on behalf of WH White Ltd

- The land (67 ha) is suitable for a mixed-use development, comprising up to c.227 residential homes across 7.4 hectares; employment use (principally B8 storage and distribution) across c.11.2 hectares; leisure use (in the form of a surf lagoon); as well as SANG and heathland support area, providing direct mitigation and extending Avon Heath Country Park.
- St Leonards possesses a variety of shops, services, education, employment, and leisure opportunities.
- The land enjoys excellent access to/from the strategic highway network via Brocks Pine.
- There is an opportunity to provide better pedestrian links via the existing pedestrian footbridge at the northern end of the site to help address severance issues.
- A preliminary ecological assessment and phase 2 surveys have been carried out.
- The land is predominantly within flood zone 1 with a negligible risk of surface and ground water flooding.
- The East Dorset and Purbeck Area Landscape and Heritage Study had not identified any overriding landscape or heritage reasons for exclusion.
- The site lies within the South East Dorset Green Belt, however, in isolation, the land does not appear to fulfil any of the five purposes of green belt.
- The mainstay of the land is within 400m of designated heathland sites, within which there is a moratorium on net additional residential development. However, other forms of development could be suitable, including employment and leisure uses, subject to mitigation measure.
- Natural England advice has been sought on environmental matters and has been supplied.