



Dorset Council Local Plan



Sturminster Marshall

2021 Consultation
Summary of Responses

January 2023



Dorset
Council



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1. Sturminster Marshall

1.1. Introduction

Neighbourhood Plan

Sturminster Marshall Parish Council

- The Neighbourhood Plan Steering Group was established in 2018 and is a sub committee of Sturminster Marshall Parish Council.
- The progress on the Neighbourhood Plan has been positive and two consultation exercises have been completed to gather the views of the residents.
- We are concerned that the Local Plan policies in Section 20 (Sturminster Marshall) may impose too much restriction of the Neighbourhood Plan in shaping the development.
- We would like to see the Neighbourhood Plan take a lead role in determining the detailed release of Green Belt land (under the strategic guidance of the Local Plan) and what goes on each site, including possible phasing, related infrastructure and the master planning process.
- The Steering Group are using planning experts to undertake site assessments following a 'Call for Sites' exercise and will conduct an Options consultation in Summer 2021.
- The group will also use external expert support for design codes and master planning.

Dorset Springs

- The Dorset Local Plan does not appear to be collaborating with the Sturminster Marshall neighbourhood plan in a fair capacity.
- The sites currently allocated are highly promoted by land agents and developers and not necessarily with much consideration for those living in the village.
- The recent "call for sites" has been virtually disregarded by Dorset Council and many viable alternatives have been assigned as "not suitable" with little consideration to what they could contribute.
- The Sturminster Marshall neighbourhood plan is working very hard to explore all alternative locations.

Heritage

Historic England

- Historic England welcomes the supporting text's recognition of some of Sturminster Marshall's heritage assets in the introduction.

1.2. Vision

Focal Point for smaller settlements

Public response

- There is no reason to suppose that Sturminster Marshall will act as a focal point for any smaller settlements nearby aside from Shapwick, nor develop its role to provide facilities for everyday needs.

Employment opportunities

Sturminster Marshall Parish Council

- The Vision for Sturminster Marshall states that the village will create employment opportunities for the surrounding area, however the Sturminster Marshall Neighbourhood Plan survey has shown that very few people from the village work on the Industrial Estate.
- A study by Newcastle University in 2016 concluded that Sturminster Marshall is seen as a dormitory settlement within and serving Poole and Bournemouth.
- We believe the expansion of both the industrial estate and housing development will exacerbate this situation with greatly increased vehicle movements and associated environmental problems, such as air pollution.
- Within the plan the implication is that the expansion of the Bailie Gate Industrial Estate will provide employment for local people. From my experience this is extremely difficult to achieve.
- If the Industrial Estate is to be expanded, then direct access from the A31 or A350 is needed to reduce traffic on Station Road.

Site promoter of eastern half of STMR2 - Grasscroft Homes and Property Ltd

- Grasscroft strongly supports the vision for Sturminster Marshall which provides a clear focus on housing development in the village, as well as the creation of new employment opportunities.

Site promoter of western half of STMR2 - Brown Family

- Support this vision, which would be delivered by allocation ref. STMR2 (land at Station Road).

Development will support its enhanced role

Public response

- There is no "enhanced role" for development to support.

Clearly defined edge inset within the Green Belt

Public response

- It is not visionary for Sturminster Marshall to "retain a clearly defined edge inset within the Green Belt".
- The Plan alters the edge drastically in ways the village doesn't want.

Area of Outstanding Natural Beauty (AONB)

Cranborne Chase AONB Partnership

- The Vision does not recognise the proximity of the village to the AONB and the focus seems to be on developing an inset within the green belt. Sturminster Marshall is southwest of the AONB just across the Stour Valley.

1.3. Development Strategy

Population projections

Public response

- The amount of housing suggested is based on flawed and out of date figures.
- Population projections should be recalculated when the results of the 2021 census are known.

- Concern with the scale of development at Sturminster Marshall in light of low population increase forecasts.

Settlement Hierarchy

Public response

- Sturminster Marshall should fall outside of this categorisation (tier 3) as it is a distinct rural village location rather than edge of urban settlement locations.
- housing can be easily met by better allocation and higher density of development of Tier 1 and Tier 2.
- Agree with a managed development of Sturminster Marshall as it is well located and has the potential capacity.
- The geography of this village constrains what expansion it can comfortably accommodate.

Sustainable location

Public response

- Development should be concentrated in existing urban areas, where it is more sustainable.
- Bulk of new buildings should be in towns where people can walk or cycle, not on Green Belt land outside a village hemmed by major roads.
- Sturminster Marshall is not a sustainable location, the convenience stores / Post Office / School meet day to day needs but residents must drive for health needs, education, retail, employment, recreation and entertainment.
- Houses should be built in and around areas where employment is provided, so travel, especially in cars, is kept to minimum.

Sturminster Marshall Parish Council

- Extensive housing development in Sturminster Marshall is not sustainable given the lack of facilities and public transport routes.

Brownfield sites / empty homes

Public response

- Disused brownfield and industrial sites within Dorset should be used first.
- Our urban areas have adequate brownfield sites with access to sufficient amenities.
- There are hundreds of houses standing empty across the country that should be used first.

New settlement

Public response

- If more houses are needed, build a new independent town.

Scale of housing (Cumulative)

Sturminster Marshall Parish Council

- We object to the level of development (over 73% increase) proposed in Sturminster Marshall. This level of development is not 'small scale', but exceptionally high.
- It is not clear why the village has been given such a high level of growth. This exceeds the allocations for Wimborne which is a far larger settlement.
- Given the over allocation of housing in the Local Plan, the target for Sturminster Marshall should be reduced to give a more reasonable level of development.

Public response

- The Plan proposes 425 new houses which is too many for a rural village and disproportional to its current size.
- Two thirds of Villagers surveyed in February 2021 want no more than 100 new houses in the next 10 years.
- Natural growth of 5-10 properties per year using existing space and pockets of land would be acceptable.
- Limited to 150 properties up until 2038 with the provision of adequate infrastructure and amenities.
- Development of around 200 houses.

Village character

Public response

- Out of scale and out of character in a rural village.
- Proposals will destroy the character of a village and the ethos of village life.
- Villages are the sorts of places people choose to live because of the lack of services.
- Social structure and community spirit of this village could be adversely affected.
- Sturminster Marshall would also lose its village status.

Green Belt

Sturminster Marshall Parish Council

- It is not clear whether the exceptional circumstances set out in the NPPF to build in the Green Belt at Sturminster Marshall have been properly tested.

Public response

- Green belt should be retained.
- There are no 'exceptional circumstances' requiring development on Green Belt land.
- The Green Belt is hugely important to minimise environmental impact.

Opportunities for development

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Grasscroft strongly supports the inclusion of the proposed STMR2 allocation as part of the development strategy for Sturminster Marshall.

Education

Public response

- Sturminster Marshall First School which is already full to capacity.
- Need for a larger school will be required.
- Older children would need busing to outlying schools adding to traffic congestion.
- School places in the village are limited up to year 4 and other schools are out of area and need transport.

Health

Public response

- No Doctors surgery in the village.
- Medical facilities would be overwhelmed by new development.

- No dentist surgery in the village.
- The Plan promotes healthy lifestyles yet proposes the loss of existing amenities.
- No detail given regarding local health services - fails to mention that Sturminster Marshall shares its GPs with Wimborne.
- I am happy that we do not have many facilities, if I wanted a doctors, dentist etc on my doorstep I would have chosen to live in a town.
- I don't think the Clinical Commissioning Group will be interested in a clinic even if the village is expanded. The trend is to have larger hubs eg Wimborne and move some routine activities out from hospitals, but to concentrate at that sort of level.

Recreational pressure

National Trust

- Extra 1000+ people living in the village.
- Likely to increase visitor and recreational pressures at the Trust's Kingston Lacy estate nearby.
- We suggest that mechanisms (such as developer contributions) are secured in order to ensure Existing open spaces are safeguarded and new opportunities (such as the Stour Valley Park) are able to move forward.

Paragraph 20.3.5

RSPB

- We welcome recognition of the need to protect heathlands in the wider area through the deployment of SANGS to prevent adverse impacts from additional recreational pressure from new housing. All proposed allocations lie within the 5 km Dorset heathlands buffer.
- In order to provide greater weight and for consistency with other policies in the plan, we would like to see inclusion of a requirement for SANGS to offset recreational pressures from new housing in these policies.

1.4. Village Centre Strategy

Retail need

Public response

- Is there a formula relating retail provision to housing numbers?
- There appears to be something of a circular argument in the Options Consultation: further housing development will generate the need for more retail outlets and more retail outlets will require additional housing development.
- To suggest this would "support the existing facilities" is naïve and inaccurate.
- New retail could follow large expansion in housing within the village.
- We do not need further retail outlets in the village.

Existing shops

Public response

- The village has two convenience stores already. Planning another by Churchill Close will only result in the closure of one of the others - with or without 425 new houses.
- The 2 village shops are used for day to day odds & ends and we have Vines Close farm shop and Church Farm for other fresh produce.

- The retail outlets in the village of Sturminster Marshall serve the local population and workers at the industrial estate as convenience stores.
- The co-op is only small as is Nisa as some of the surrounding villages eg Spetisbury and Shapwick do not have a shop and they also use Co-op and Nisa.

Important function for the surrounding area

Public response

- No other village looks to Sturminster Marshall for anything else to any notable extent.
- What local settlements? Can only think of Shapwick, others settlements will look to Blandford, Corfe Mullen and Wimborne for their daily needs.
- Sturminster Marshall may offer convenience shopping, a Post Office counter and a first school to the wider area. But in that case the wider area would only be sundry hamlets and Shapwick village.
- If it is to become a hub, the smaller settlements would be Mapperton and Almer to the West, Shapwick on the far side of the River Stour and Henbury along the A31: Jubilee Cross tends to feel itself closer to Lytchett Matravers. Beyond these settlements, other communities look to Blandford, Corfe Mullen, Wimborne and Poole. Thus the role of the village as a focal point is somewhat limited.
- The only retail locations that attract people from further afield are Vines Close farm shop complex and the Baillie House reclamation warehouse.

Basic shopping

Public response

- The basic shopping is at the major supermarkets in Blandford, Wimborne and Poole.
- During the last year it has become clear that more people do their main shopping online and have it delivered.

Village Centre

Sturminster Marshall Parish Council

- The Parish Council question section 20.4.1 of the Plan. The Plan acknowledges that the village does not have a defined centre.
- Where is any intended retail going to be located as stated in the village centre strategy?
- As a Parish Council we cannot think of any location in this area that would be suitable so this will need to be rethought in the next reiteration of the Plan or this can be left to the Neighbourhood Plan to decide.

Dorset Springs

- We need a true "village centre" with retail infrastructure.

Historic England

- We note from 20.4 that development should be focused in the centre of Sturminster Marshall around the village green, which is located outside of the Sturminster Marshall Conservation Area.
- the Council should consider the impacts of this policy intent on the special interest of the Sturminster Marshall Conservation Area, which contains an historic high street, market places and village core as described in the adopted SPG 13 Conservation Area Character Appraisal (2016).

Public response

- What is meant by retail development close to the village green?
- The precise location is not immediately obvious.
- Presumably meaning Churchill Close, as there is no available land here.

Station Road opportunity

Public response

- Presumably there would be opportunity to provide some limited retail provision at the Station Road site with the provision of appropriate parking facilities.

1.5. Main development opportunities

The following sections include summaries of representation received regarding the following policies:

- Village wide issues
- STMR1 Bailie Gate Industrial Estate and its Extension
- STMR2 Station Road
- STMR3 Springfield Farm
- STMR4 Sturminster Marshall Golf Course
- STMR4 Barton's Ground

1.6. Village wide issues

Infrastructure Requirements

Sturminster Marshall Parish Council

- The village suffers from flooding, traffic flow problems, sewerage issues, lack of parking and poor road maintenance.
- From consultation through the Neighbourhood Plan a need has also been identified for additional adult and youth football pitches and a flood lit 3G facility.
- The school also needs a new Hall, improvements to the main building and another permanent classroom.
- The village is currently without a building suitable for a health clinic and there is a need for allotments and youth facilities e.g. skate park; Infrastructure (facilities).

Public response

- Concerned about infrastructure & large scale sudden inflation of this community.
- Provision for teenagers and young people.
- There should be sports facilities provided particularly for young people.
- The village has suffered from power cuts on a regular basis, sometimes up to 30 times a year.
- Broadband facilities increased and better mobile signals.
- Better internet/electric/draining.
- No mandatory requirement by developers to develop leisure facilities in the village.
- The Memorial Hall and recreation field on Churchill Close would be the main amenity.
- A desire for a highly eco efficient infrastructure.

- Travel is necessary to access education above first school level, to access health services and to access retail, apart from the small village supermarket.
- The Churchill Arms has closed leaving only the Red Lion at the other end of the High Street.
- There are not enough amenities or facilities; medical, health and chemist facilities, community or youth centre, retail, shops, café's & pubs, recreation & open spaces, a new school.

Strategic Alternative Natural Green Space (SANG)

Dorset Wildlife Trust

- We welcome the recognition of the presence of internationally protected heathland and the need to provide SANGs through a co-ordinated master planning approach between developers, Dorset Council and Natural England (20.3.5).
- We consider this should be written into policies STMR2-4, in line with other policies within the draft Local Plan.

Habitat

Dorset Wildlife Trust

- We recommend prior ecological survey and assessment of development sites and areas for proposed SANG.
- Without sufficient ecological information on the presence of priority habitats and protected species, the scope for avoidance/mitigation to protect biodiversity on site and within the wider environment, opportunities for net biodiversity gain on site, and the possible position/design/size of development and open space/SANG cannot be assessed, or the viability of the development determined.

Public response

- Devastating impact on the local wildlife and fauna.
- Destruction of natural habitat.

Public open space

Public response

- More green spaces for recreation activity such as football pitches and parks.
- The village green in the Churchill Close is used for football and cricket. It also provides a large open space for children to safely play.
- Larger areas of green spaces.
- Green spaces to walk dogs and allow them to run.
- We need to keep the village lifestyle, with plenty of green open spaces and trees.

Climate change

Public response

- Climate Crisis.
- Renewable energy generation.
- Sustainable energy efficiency.
- Mitigation of Global warming.
- More tree planting.
- All houses built to meet high level, eco standards so they are fit for the future.
- A zero emissions policy and density low enough to support that.

- The green belt areas need to be planted with trees to help with climate change.
- Options for significant daily travel to and from the village using green modes are extremely limited.
- Experimental environmental technologies.

Landscape

Cranborne Chase AONB Team

- Any development in the village should, of course, need a lighting strategy owing to its proximity to the international dark sky reserve.
- Release of green belt for development on the eastern side of the village would impact adversely on the appearance of the village within the setting of the AONB – unlikely to be acceptable.

Public response

- Impact on an Area of Outstanding Natural Beauty.

Flood risk

Sturminster Marshall Parish Council

- The village has many issues already with flooding and there are many concerns that further development will exacerbate this.
- Sturminster Marshall is built on springs, some only being activated periodically.
- Building so many homes and laying hectares of tarmac and concrete on land close to flood zones that experiences groundwater and surface water flooding will be detrimental to the environment, causing more problems with flooding.

Public response

- Flooding.
- Ground water flooding.
- Clean water drainage, particularly when the rivers are in flood.
- Most of this community is in an unusually low-lying position with regard to the Rivers Stour and Winterbourne and is largely built on shale gravel beds which, though firm, are porous allowing rapid changes in groundwater level.
- The original system of ditches to drain the habitable site is not in good condition with signs of major blockages which can stop groundwater running toward the river.

Sewerage

Sturminster Marshall Parish Council

- There are concerns about how the sewerage system will cope with 472 new properties and the industrial estate expansion.
- Shapwick have serious concerns about the impact the development will have as the sewerage from Sturminster Marshall passes through this village to get to the treatment plant at Tarrant Crawford.
- The Parish Council would ask Dorset Council to raise this with Wessex Water as part of the consultation process.

Wessex Water

- Wessex water have provided site specific response to each of the proposed allocations.

Public response

- The drainage and sewerage cannot cope.
- This village is a sump or cul-de-sac out of which sewage has to be pumped uphill for a distance until it can be removed by gravity.
- I spoke to a person from Wessex Water who commented the drainage and sewage system in Sturminster Marshall was one of the worst he had ever worked on.
- The village drains are not adequate and the village floods without any new development.
- New investment needed in sewage facilities.
- Water pressure abysmal for school.

Footpath & cycle links

Public response

- Cycle links and footpaths should be improved.
- No one will cycle the A31 or A350.
- Pathways/cycle ways to and from Wimborne to encourage less vehicular use.
- Loss of rural footpath.
- The plan mentions link with footpaths and cycle paths. There are very few of these within the village.

North Dorset Trailway

Sturminster Marshall Parish Council

- The Parish Council would like to see the North Dorset Trailway joined from Spetisbury to Corfe Mullen to create walking and cycle routes to benefit health and wellbeing.
- Sturminster Marshall is the missing link in the North Dorset Trailway between Corfe Mullen and Spetisbury.
- We would like to see a commitment to safeguard land and infrastructure funding as is proposed for the North Dorset Trailway north of Sturminster Newton.

Public response

- Opportunities for an East Dorset trailway to follow the course of the old Somerset and Dorset railway track by utilising its northern boundary with the Industrial estate.
- There should be more of a commitment on the Trailway - a link to Spetisbury.
- Problem of crossing the A350 heading north.
- There is also no mention of extending the trailway along trackbed towards Corfe Mullen.

Castleman Trailway

Dorset Springs

- Castleman Trailway expanded North and South to give access to an extensive network of footpaths and cycleways.

Pollution

Public response

- Existing noise, light and environmental pollution.
- Impact on "dark skies".
- Lighting- the village benefits from natural moon and starlight. Street lights for such a development would ruin this.

- Noise and disturbance to the village.

Housing size and type

Sturminster Marshall Parish Council

- Responses to the Neighbourhood Plan household survey indicate that there is already a strong local need for smaller properties and bungalows.
- The survey also showed that residents also wanted small groups of houses, not big estates.
- This is also supported by the Sturminster Marshall Housing Needs Assessment.
- It is crucial that the affordable housing percentage is not negotiated down by the developer.

Public response

- Latest forecasts from the ONS suggest the biggest increase in households will be for over 75's, so building family homes on a site will not meet the need for specialist older people's homes and will lead to many more second homes for people from outside the area.

Affordable housing

Public response

- Younger and local people are unable to afford homes in the village.
- Need for affordable homes but also market homes.
- Smaller properties and properties for rent are needed.
- Homes for young families are needed.
- Homes for older people to downsize are needed.

Highways (Sturminster Marshall wide)

Sturminster Marshall Parish Council

- The impact of development in the whole Dorset Plan area on the A350 has not been assessed fully.
- Mitigation measures for the A350 route need to be published.
- The Parish Council is concerned about the development at Blandford and the impact on the A350.
- If Sturminster Marshall has an additional 472 new homes the existing road network will be unable to cope with this level of new traffic movement.
- The additional traffic through the village will have a detrimental impact on air quality.
- Traffic will impact on Mill Lane and Back Lane in used as a shortcut to and from Wimborne.

Public response

- A350 and A31 are busy especially during summer and school drop-off.
- Need enhanced junction onto A350.
- Speed Cameras are needed on A31 - the village needs a bypass.
- Station Road parking and A350 junction create road safety issues - every property should have parking.
- Walking and Cycling from the village is difficult due to barriers of A350 and A31 – poorly connected - Busy roads mean walking and cycling is not safe.
- Minor country roads will not be able to cope with increased traffic – village used as a short-cut especially when A350 / A31 are busy.
- Bailie Gate Industrial Estate extension will make traffic worse – including the impact of HGV traffic and associated congestion.
- Rural area – horses and farm machinery need to use the roads.

- Public Transport not an option.
- Lack of a frequent bus service except to Poole and Blandford.
- Bus service to Poole (X8) is invaluable but needs improving.
- Congestion through village is an issue exacerbated by on-street parking.
- Station Rd is already overrun with lorries/Vans of all sizes up to 40ft long and this plan will only lead to more pollution/noise and danger for the current inhabitants.

Highways (White Mill Bridge)

Sturminster Marshall Parish Council

- This additional traffic will also be using White Mill Bridge, the oldest bridge in Dorset, which can not take two way traffic.

Public response

- The White Mill Bridge is one-way and there are regular issues with vehicles meeting in the middle and one having to give way and reverse.
- An additional bridge over the Stour.
- The narrow blind bend by Church Farm and the ancient bridge which already struggles with the volume and weight of vehicles to service the village as it currently stands.
- White Mill Bridge is Dorset's oldest bridge and is should be preserved not ruined.

1.7. Policy STMR1: Bailie Gate Industrial Estate and its Extension

Sustainable Growth

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Grasscroft supports the principle of the extension to the Baillie Gate Industrial Estate (STMR1) as both housing and employment will complement one another and act as a catalyst for sustainable growth.

Site promoter of western half of STMR2 Brown Family

- Support draft allocation ref. STMR1 (Bailie Gate Industrial Estate and its Expansion).

Public response

- Bailie Gate is an ideal brownfield site to develop for residential homes possibly affordable housing.
- Surely as a brownfield site this should be developed before other proposed sites.
- With town centres becoming vacant businesses could go there.
- Build houses on the proposed extension of the industrial estate to maintain current amenities and protect the existing countryside.

Employment

Public response

- The Bailie Gate Industrial Estate is not a focus in any evident sense for village employment. People drive in to work there and drive away again. It is in the Village but not essentially part of it.
- Employment patterns have changed over the past 50 years such that employment and housing are not as intimately connected as they once were.

- Personal mobility means that people can now work much further from home.
- It is not a sustainable location, most villagers travel to work in Bournemouth, Poole and further away.
- The majority of business owners and employees at the Bailey Gate industrial estate live outside the parish.
- There is a massive sign at the gates of Bailie Gate industrial estate advertising current vacant units.
- There are some empty industrial units and many users have indicated they will not be renewing current lease when they expire, so the current site is large enough to meet future demand from new employers.
- COVID has changed the way we work and industrial requirements in Dorset need to be re-assessed to learn the lessons from the pandemic.
- Unlikely to create local employment opportunities.
- The expansion of Bailie Gate Industrial Estate would make sense if it provides more jobs for people living in the village but at the moment most employees travel from outside so this is not helping with the traffic congestion and global warming concerns.

Highways

Public response

- Any expansion of the industrial estate will also contribute to more traffic and heavy vehicle movements.
- There is no mention of access to the industrial estate, currently via Station Road.
- Many articulated vehicles use this route.
- This route is not easy for large vehicles with the parked vehicles making it too narrow to pass another vehicle.
- Increased traffic using both Bailie Gate and the new proposed housing development.
- The amount of "Heavy Transport " accessing the Ind. Est. and tailbacks frequently lead to traffic waiting on the A350 to turn into the village due to congestion.
- Ideally access to Bailie Gate should not come through the village at all.

Flood risk

Sturminster Marshall Parish Council

- The Parish Council believe this land is subject to groundwater flooding as on the OS map it is marked as marshland.
- Paragraph 20.5.1 – reference to Sturminster Marshall Dairy and Cheese Factory should be changed to Bailie Gate Milk Factory.

Environment Agency

- Modelling of the ordinary watercourses may be required in the SFRA in order to better understand current and future flood risk.

Public response

- Flood plain of the Rivers Stour & Winterborne even with the bund this still remains an issue within the village.

Drainage

Environment Agency

- We welcome that a drainage strategy is to be required for this site. However, this should also consider the potential impact on water quality issues, in order to avoid pollution to the water features in the area.
- Appropriate pollution prevention measures may need to be put in place.

Public response

- Drainage.

Landscaping

Sturminster Marshall Parish Council

- Any development should be screened by hard or soft landscaping.

Pollution

Public response

- Land may be contaminated due to the removal of the old sewage works which was replaced by mains drainage.
- Existing noise, light and environmental pollution.

Infrastructure

Public response

- Any expansion of this site should include contributions in some way to Village Amenities as proposals are to the detriment of the community.

Biodiversity

Natural England

- Natural England has no objection in principle to the allocation, however, no information has been provided regarding the existing biodiversity interests on site.
- In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.

Alternative approach

Pure Town Planning / Birchmere Ltd

- Landowner of Moorside and Braemar houses, accessed off Moor Lane. Also own the Bailee Gate Industrial Estate to the south.
- The site contains two detached buildings which comprise a former therapy centre (D1) and office (B1 no Class E).
- Wishes this land to be re-classified for housing delivery, can deliver around 8 to 10 family homes.
- Access along Moor Lane would not be suitable for commercial vehicles associated with industrial units.
- There are three large, protected trees on the site which limit efficient redevelopment of this site.
- This site is located directly adjacent to Sturminster Marshall First School.

- Land owned by our client, adjoining the existing industrial estate allocated as an employment extension providing further 3.3ha of key employment land to help meet future needs. The employment extension is better suited than this site.
- The redevelopment of this previously developed site within the settlement boundary of Sturminster Marshall should be considered before green belt release on other allocations.
- The redevelopment of this site would not have a detrimental impact on visual amenities and the surrounding landscape character.

1.8. Policy STMR2: Station Road

Principle of development

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Grasscroft supports the policy wording for STMR2 which does not appear to introduce any particularly unreasonable requirements.
- The site is available, suitable and achievable.
- Grasscroft is committed to providing an element of open space on the Station Road site.
- The allocation boundary and associated boundary must take into due consideration the different land ownerships.
- The Illustrative Masterplans within the Development Statement (Appendix I) demonstrates how the site can be delivered either in its own right, or as part of the wider proposal.

Site promoter of western half of STMR2 Brown Family

- Fully support draft allocation STMR2.
- Support the observation that the site is adjacent to existing residential development and is located within walking distance of shops, a school and employment.
- Support the conclusion that it is visually contained by the topography and existing residential development.
- Support SHLAA conclusion.
- The site is both deliverable and developable.
- A high-level concept masterplan to show how their site could be developed.

Sturminster Marshall Parish Council

- This site is locally known as Arch Ground.
- Paragraph 20.5.12 – Dorset Fishing Lakes should read Marshall Fisheries.

Village survey

- Comments from Villagers in a Survey Conducted During the Consultation Period January – March 2021 have been supplied.
- Villagers scored the site as an average 3.7/10 in a recent survey.

Public response

- A very suitable site for development.
- I am opposed to any development on this site.
- Outside the development boundary.
- Other sites with better services and facilities should be considered.
- This Location has the least adverse effect of the three planned locations.
- This site could host the housing for all of STMR4 and save the Golf Course.

- It's on the edge of the village and is not going to impact those too much that live within the village.
- The field is used for farming.
- The last development of this was in the size 90's and the village has still not managed to accommodate the level of increase.

Sustainability Appraisal (SA)

Site promoter of western half of STMR2 Brown Family

- The site is assessed under ref. STUR E and ref. 03_STMA. The site is scored double negative for soil quality (grade 2) but closer analysis suggests (grade 4).
- The site is also assessed as double negative in landscape terms but does not match the conclusions of the East Dorset and Purbeck area Landscape and Heritage study or green belt assessment which do not note any serious sensitivity.
- The SA accepts the level of harm to green belt is lower than surrounding sites.

Future direction of growth

Public response

- Use the land to the South of Sturminster Marshall and expand the village in this direction.
- Head south if you have too but keep the development contained to a single large well designed expansion.
- The old trout fishery could develop a number of luxury homes whilst providing some of the much needed cycleway expansion.

Dorset Springs

- Yes, expand towards Dorset Springs fishery (south) that site can provide more housing, sang open space, cycle path via old railway, traffic management and in doing so, save the golf course.

Scale of housing

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Delivery of over 5.67ha of residential development (up to 170 units at 30dph) with the potential to provide a range of house types satisfying local need.

Site promoter of western half of STMR2 Brown Family

- This site proportion is estimated to be in the region of 70-80 homes.
- Support the observations that the site is flat and with few constraints; it is close to the village centre; and that the wider site has capacity to deliver around 225 new homes.

Public response

- The proposed size of this development is far too large for the village to absorb.
- We agree this is a more ideal location than the other options but don't think there is a need for 225 houses to be built here.
- A smaller development (with affordable housing) of a size more in keeping with Railway Drive and Churchill Close would be better.
- Opposed to the density of housing proposed.
- Various limits to the scale of housing have been proposed between 20 – 140 homes maximum.
- About 6 houses next to the road would be the only viable solution.

Infrastructure (Station Road)

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- The site is adjacent to the settlement boundary of Sturminster Marshall. Therefore, it is anticipated utilities infrastructure comprising electricity, gas, broadband and water, should be accessible within the vicinity of the site.
- The site is located within 400m of Sturminster Marshall First School Primary School, with other Primary Schools located in neighbouring villages of Corfe Mullen and Pamphill. The nearest Secondary School, Lockyers Middle School, is located in Corfe Mullen, approximately 3 miles from the site.

Site promoter of western half of STMR2 Brown Family

- Acknowledge that the site should contribute towards education and health.

Public response

- Housing on this site must be considered as vital infrastructure.
- Health and education.
- Provide significant open green space with dog walks / circular walks.
- Need to maintain more open spaces.
- Recreational provision.

Sewage

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Wessex Water sewer records identify both foul and surface water sewers in the area. There are no sewers identified as passing through the site.

Wessex Water

- In accordance with Wessex Water's responsibilities as sewerage and water undertaker for the area we have no objections to this allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Significant improvements are likely to be required to serve cumulative development.
- We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.

National Trust

- Local services including sewage treatment facilities from this quantum of new housing should be considered.

Public response

- Drainage and sewerage.
- Wessex water must upgrade sewage provision.

Flood risk

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Professional flood risk and drainage advice has been sought from a qualified drainage engineer (BWB Consulting).
- The site is identified by the EA to be located in an area considered to have a 'very low' susceptibility to flooding.

Environment Agency

- There is potential surface water flooding within the site. The Lead Local Flood Authority (Dorset Council) is the lead for this type of flooding and should be contacted.

Wessex Water

- Surface water and flood risk strategies will need to be in accordance with local and national policies.

Sturminster Marshall Parish Council

- The Parish Council do not object in principle to this site but there is concern that the southern portion of the site is subject to groundwater flooding having flooded historically.
- The Neighbourhood Plan group intend to feed more details on the design and layout of this proposal through the Neighbourhood Plan document.

Dorset Springs

- Dorset Springs controls and manages the floodwater for all surrounding fields.
- It would be wise to understand the geology of this site before allocating land.

Public response

- Station Road. This site is low-lying and cannot be used safely without fundamental alterations to the flood protection in that area.
- Station Road is the site most suited for development in Sturminster Marshall due to access, minimal flooding and topographic considerations.
- The southern portion of the site suffers from groundwater flooding.
- This site is adjacent to the fishing lakes and a land drain and is a very wet site.
- If drainage problems could be overcome then the building of houses could be considered.

Playing Pitches

Sturminster Marshall Parish Council

- There is concern that the playing pitches in the previous East Dorset Local Plan Options consultation for this site have been removed.
- The Parish is in need of new playing pitches and would like to see these retained in the Plan.

Public response

- The site has been marked for sports pitches for many years by EDDC.
- Ideally there should be provision for sport, especially for young people.
- This site could be developed but to provide sporting facilities including netball, football, and cricket and tennis facilities.

Footpath & cycle links

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- The Wareham Forest Way (National Trail) runs to the north of Sturminster Marshall skirting the boundary with the golf course and running south past the fisheries.
- A footpath runs through the site diagonally. Various other public footpath routes connect the village with the wider landscape to the south and north.

Site promoter of western half of STMR2 Brown Family

- Pedestrian and cycle links are deliverable.
- A footway link on the northern end of the site is shown.

Public response

- There is a footpath across fields.
- Footpaths and bridleways need to be still accessible.
- It is also used regularly by dog walkers.
- Open spaces, footpaths and cycleways are a must.
- Many people use this field to access the footpath to the Farm Shop.

North Dorset Trailway

Public response

- The north east side of the site is bounded by the route of the old Somerset and Dorset Railway.
- The Council should make a firm commitment to the objective of opening up this route as a trailway to Corfe Mullen.
- I would like to see the North Dorset Trailway brought through any development of the Bailie Gate Estate and Station Road sites in a relatively straight line, and with a spur off to the Vine Close shops on the A31.

Retail

Public response

- Shopping, NISA & Co op will not be adequate.
- Put all of the development in this location - you can then expand a new town centre with facilities.
- Ideally the CO OP store should relocate to within the housing development with sufficient car parking for shoppers.

Green Belt

Site promoter of western half of STMR2 Brown Family

- The assessment concludes that the site performs weakly in respect of meeting the purposes of the green belt, with the exception of purpose 3 (assisting in safeguarding the countryside from encroachment), which has a 'moderate' role.
- The same could be said of almost any edge-of-settlement location and the conclusion goes against the comment in the assessment that 'there is a weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside'.
- The site is well related to the existing settlement and that the defensible boundaries formed by hedgerows and the access to the fishing lakes provide a strong sense of enclosure to the site.

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- There is a compelling case for removing land at Sturminster Marshall from the South East Dorset Green Belt during the forthcoming Plan Period.
- The proposal site offers the best location for Green Belt release compared to all of the other alternative locations.

Public response

- Loss of Green Belt.
- A policy to develop in the Green Belt requires "exceptional circumstances".

- We do not consider that the contribution of land removed from the Green Belt to meet Dorset's housing need outweighs the negative impact new development in this area will have on either the wider Green Belt itself or indeed the setting of Sturminster Marshall.
- It is not justified to use green belt land for this housing, when it can be accommodated elsewhere.
- Adverse effect on the character and appearance of Green Belt land.
- It would not cause undue harm to the Green Belt and would maintain the altered boundary well beyond the current Plan period.
- Other green land allocations that do not consist of the green belt land can provide more sustainable new development with better services and facilities rather than spilling further development in the green belt.

Habitat

Natural England

- Natural England objection, further information required.
- The site appears to support permanent grassland.
- No information has been provided regarding the existing biodiversity interests.
- In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed.

Public response

- Abundance of wildlife: kingfishers, Water Voles and Otters.
- The wildlife in the area of the old gravel pit lakes to the SE will be diminished.
- Infill of the old gravel ponds for more homes rather than destroying the Golf Course.
- Green areas within the development.
- Green spaces and recreational facilities should be included.
- Urbanising of a semi rural and rural area.
- An ecologist, has been studying the wildlife on the Lakes to the south for 24 years and has written a report on all the wildlife here; The ecologist report is attached.

Green Infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

Strategic Alternative Natural Green Space (SANG)

Natural England

- The allocation will provide for a significant development within 5km of the heathland Habitats sites and would give rise to a likely significant effect both alone and when combined with other allocations in the whole Plan HRA.
- In line with the Dorset Heathlands Planning Framework 2020-2025 SPD the development must provide a Suitable Alternative Natural Greenspace (SANG).
- Details need to be provided within the policy and proposals map of the location and scale of the SANG that will be provided for the allocation.

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Discussions will be undertaken with the Council and Natural England on appropriate mitigation, such as the provision or contribution towards SANG.
- In the absence of any clear policy requirements for the provision of SANGs i.e. specific size, typologies, thresholds etc.
- Grasscroft would encourage the Council to take a flexible approach to the provision of housing and open space in Sturminster, including on the Station Road site.

Site promoter of western half of STMR2 Brown Family

- Acknowledge the need for heathland mitigation.

Public response

- No mention is made of incorporating a SANG at this site.

Landscape and Heritage

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- The landscape surrounding the site is generally flat with mature hedgerows and hedgerow trees common as field boundaries and along lanes and roadways.
- The site is a sufficient distance from the Conservation Area to not affect the setting of the area of any listed buildings.

Site promoter of western half of STMR2 Brown Family

- Support the conclusion within the East Dorset and Purbeck Area Landscape and Heritage Study that the site is found to have low sensitivity.

Agricultural Land

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- An Agricultural Land Classification Survey has been undertaken by Soil Environmental Services Ltd. This demonstrates that the site is on Grade 3b agricultural land.

Environmental Buffer

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Further clarity is requested in relation to the provision of open space between the built form and the southern boundary and the technical justification for this requirement.
- Planting and open space (over 10m) between the built form and the eastern boundary to provide effective mitigation of noise and other amenity impacts from the adjacent Industrial Estate.
- Extensive tract of open space (over 40m) between the built form and the southern boundary to provide effective mitigation of its impact on the adjacent fishing lakes.

Dorset Springs

- We are the single most affected resident of the proposed development.
- If this development proceeds it will have a significant impact on the peace and tranquillity of the fishery and therefore the ongoing viability as a business.
- The local plans suggestion of planting and screening in the boundary is most likely inadequate, the proximity of the development to the boundary will also be critical.
- We are keen to discuss diversification of stmr2 site including the potential of reopening of the old railway line.

Public response

- A wide wild margin should be planned to buffer the wildlife from disturbance.
- This site has natural boundaries which are important habitat for birds and other creatures.
- The same concern for the peaceful enjoyment of fishermen should be extended to residents of the adjacent housing as well.
- Care must also be taken regarding the lakes around Marshall's fisheries.

Play Parks

Public response

- Lack of play space and clubs for pre-teens and teens.
- This site would need adequate playing space.
- One small, enclosed play area, not enough.
- Community Recreation Ground for the general use of both the youth and walkers.

Pollution

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- Grasscroft considers that matters relating to noise and amenity impacts would be effectively addressed through a future planning application.

Public response

- Light pollution from the streetlights by the industrial estate.
- Noise pollution.
- Air pollution.

Highways (Station Road)

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- The site can be accessed via an existing pedestrian footway located along Station Road.
- The site can be accessed within 5km by bicycle from the settlements of Sturminster Marshall, Almer, Shapwick, Kingston Lacy, Lytchett Matravers and parts of Corfe Mullen.
- The site is well served by the existing public transport network, with bus stops located adjacent to the west of the site along Station Road.
- Poole Train Station is located 8km south east and can be accessed via the X8 bus from the bus stop adjacent to the site on Station Road.

Site promoter of western half of STMR2 Brown Family

- The transport appraisal concludes that the site is suitable for a residential development and there would not be a severe impact on the local highway network.

Public response

- 225 homes would mean another 500 cars at least.
- Station Road is too narrow and cars parked along its length.
- The Coop car park is too small.
- Don't put traffic lights at the Junction between station road and the A350.
- A suitable roundabout for traffic flow.
- Bus service could be curtailed if the bus cannot access the village via Station Road.
- Traffic from construction.

Access

Site promoter of eastern half of STMR2 Grasscroft Homes and Property Ltd

- The site is accessible via Station Road. The site has a substantial frontage with Station Road and the frontage is all within an existing 30mph speed limit and has street lighting and footways on both sides of the road.
- The site access junction is proposed to be located in a reasonably central location along the Station Road frontage.

Site promoter of western half of STMR2 Brown Family

- Transport appraisal statement includes an analysis of a point of access via Poole Road.

Public response

- Exit and entrance on A350 and not Station Road.
- A direct junction with the A350 would be possible or access could be in Station Road.
- An access road should be incorporated with a roundabout out onto the A 31 by-passing the village centre possibly through or around the industrial estate.
- Keep access onto A350 to a minimum - the less entrance/exit points the better.
- Entrance to Townsend which is a residential road directly opposite the site is already blighted with vehicles parking too close to the junction with Station Road, making it a dangerous exit (Picture attached).
- Villagers are concerned (124 specific survey comments, appended) that Station Road is already busy and prefer the vehicle entrance to be on the A350, Poole Road.
- When the Railway Drive development was planned, there was a hope that it could be accessed onto the A350. This was considered an unsafe option at that time due to traffic volumes, which have only increased over time.

Design

Public response

- Detrimental effect on the character of the local area.
- Will be overlooked and suffer a loss of privacy.
- Single storey homes for the elderly.
- It shouldn't look like a modern day housing estate.
- Would like to see well built quality and quality value for money housing built.

Amenity

Dorset Springs

- Dorset Springs is a tranquil, quiet fishery and the whole business model is based on its undisturbed surroundings, STMR2 proposal directly adjoins all of our boundary, the effects of this development will be negative to our site and business.

1.9. Policy STMR3: Springfield Farm

Principle of development

Sturminster Marshall Parish Council

- The Parish Council do not object in principle to this site.

Village Survey

- Recent survey, villages scored the site 3.8/10.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- The Site is a sustainable and deliverable proposition.
- The site is on the edge of the existing urban area, within reach of jobs, schools, services and other facilities.
- There are good, realistic vehicular access opportunities.
- Creation of extensive SANG.
- A mix of different housing types, sizes, design and tenure.
- Public open space, including a children's play area.
- Careful design of landscaping and street layout.

Scale of housing

Site promoter of Eastern half (Paul Newman / Mr L Smith)

- The illustrative plan shows how land at Springfields Farm could be developed to provide up to 50 dwellings along with associated access and public open space.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- Approximately 53 units could be provided on Maggs Bridge Field, at an average density of 29 dwellings per hectare.
- The houses proposed to the north of the Site are likely to be at a lower density to those proposed to the south, to help create an appropriate transition between the urban area and the countryside beyond.

Public response

- 15-20 houses here is plenty.
- A maximum of 50 houses.
- 60 houses in this area is too many.
- Reflect the development of Railway Drive density of houses.

Green Belt

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- Existing substantial hedges and road boundaries, would provide a long term, more defensible boundary to the Green Belt.
- The nearest settlement to the north along the A350 is Spetisbury, some 4km away.
- The River Winterbourne and Newton Road restrict further development to the immediate north.
- Strategic Green Belt Review, Parcel SM1 has 'Weak/No' contribution to the following purposes of the Green Belt, purposes 1, 2 & 4.
- SM1 has a moderate contribution to safeguarding the countryside from encroachment, and a negligible impact on the contribution of adjacent Green Belt.
- The entirety of Parcel SM1 should be released to allow for the delivery of the maximum number of dwellings and provision of SANG and open space.

- The difficulty in meeting housing needs provides the “exceptional circumstances” to amend the Green Belt boundaries where appropriate.

Public response

- Green belt land.
- There are no 'exceptional circumstances' requiring development in this Green Belt land.

Sewage

Wessex water

- Wessex Water has no objections to this allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Significant improvements are likely to be required to serve cumulative development.
- We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.
- A pumped main crosses the site which will require protection and easement.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- A Drainage Report was been prepared in 2018 and concludes the portion of the land parcel that is located within FZ1 is suitable for development without a Sequential or Exception Test being required.
- as the site is greater than 1 hectare, a detailed FRA would be required at planning.

National Trust

- Local services including sewage treatment facilities from this quantum of new housing should be considered.

Public response

- Wessex Water have done extensive works to alleviate drainage in this area to no avail.
- Problems on Newton road and Kings Street with overflowing sewerage and flooding as the drainage system simply cannot cope.
- Further development in this area would diminish the natural drainage of the area.

Flooding

Environment Agency

- Parts of this site are within flood outlines. The development boundaries should be adjusted to reflect the flood zone boundaries and the site must be included within the SFRA.
- Current flood warnings and modelling for future schemes to include climate change are based on level gauges on the Lower Stour.
- These require further improvement in the Sturminster Marshall area, and developer contributions towards this infrastructure should be considered for the continued effective presence of flood defences to Sturminster Marshall.

Wessex water

- Surface water and flood risk strategies will need to be in accordance with local and national policies.

Site promoter of Eastern half (Paul Newman / Mr L Smith)

- A Flood Risk & Drainage Strategy has been prepared by Cole Easdon Consultants.

- Assessment confirms that the development proposal outlined can be satisfactory accommodated without worsening the flood risk for the area and without placing the development itself at risk of flooding.
- Considerable grounds to challenge the flood mapping held by the EA, and Ambiental Consultants are currently undertaking some modelling for part of the site.
- Land currently occupied by the farmhouse and its associated outbuildings, and where there has been no recorded instances of flooding during the three generations that my clients have owned the land.
- The policy should be made to be more flexible to allow for a higher number of dwellings to be allocated to this parcel of land in particular.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- The EA require a permanent 8m maintenance corridor adjacent to the river.
- All of the proposed built up area for housing in Figure 4 is currently proposed to be within Flood Zone 1.

Public response

- The fields often flood as it is right next to the river.
- Winterbourne and its associated flood meadows are a valuable natural habitat.
- Drainage strategies of a development of this size are likely to be unsuccessful and thereby putting the rest of the village at great risk of flooding due to its proximity to rivers and high water table.
- Water table in this area is high and further development will increase the possibility of flooding.
- The River Winterborne has only flooded badly twice in the last 30 years.
- Surface water.
- Likely to exacerbate flooding down stream by taking up storage capacity in the flood plain.
- This field has a number of underground springs.
- Concern with facilities - drains, flooding - will not cope.

Habitats

Natural England

- Natural England objection, further information required.
- The site appears to support permanent grassland.
- No information has been provided regarding the existing biodiversity interests on site.
- In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- An ecological appraisal was undertaken in 2018 concludes: 'residential development on the site would not cause indirect degradation to the identified designated sites as a result of increased visitor pressure'.
- New roads would be positioned through existing gaps in hedges where possible.

Public response

- The River Winterborne is so close and run-off from the development threatens a valuable habitat there.

- There are bats in the area.
- This site is near the river which is home to otters and a whole eco system from pike to kestrels and kingfishers.
- The fields & hedgerows are important for wildlife - pheasants, foxes, buzzards, sparrow hawks, woodpeckers & other garden birds, hedgehogs.
- It is the yearly breeding ground for Buzzards.
- Recently, a rare species of bat (grey long-eared) was discovered in the tower of Sturminster Marshall church; The Bat Conservation Trust classifies them as “very rare”. Springfield Farm is one of their feeding grounds, being open land fringed by trees.

Green Infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

Strategic Alternative Natural Green Space (SANG)

Natural England

- Natural England has had prior discussions with the promoter of the site and understands the proposal includes provision for a SANG, as required by the Heathlands SPD.

Site promoter of Eastern half (Paul Newman / Mr L Smith)

- A parcel of land has been agreed with Natural England that it is suitable for use as a SANG, and this has the capacity to accommodate up to 200 dwellings, which is sufficient to allow for both Springfield Farm and Station Road.
- both pedestrian and cycle access can be provided to the existing public right of way network and also to the North Dorset Trailway.
- supporting ecological and highway reports for the SANG, which can be made available upon request.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- The northern part of the site retained as public open space / SANG.
- An appropriate SANG strategy can be agreed with Natural England.
- At the regularly applied SANG’s capacity requirement of 8ha/1000 population, the minimum area of SANGs necessary would be just over 1 ha.
- Of the 4 ha site, only 1.8ha is proposed for residential development, leaving approximately 2.2 ha potentially available for recreational open space and any attenuation ponds needed.
- Net biodiversity gains may be delivered through appropriate SANG management.

Public response

- Green space / sang needed.
- The fields surrounding the farmhouse could be an area of SANG, planted as woodland or retained for current purpose for livestock and crops.

Footpath & cycle links

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- New recreational footways within the areas of public open space, as well as a children's play area.

Public response

- Loss of rural footpath.
- Safe cycling routes.
- Footpaths and bridleways need to be still accessible.
- Opportunities for country walks around the village.
- The ramp at Newton Road is too steep for disability access or for inexperienced cyclist.
- There are no footpaths along Newton Road and Kings Street.
- Permissive path from Railway Drive to Newton Road needs to be made bridleway.
- A new footway to link Newton Road and the existing footway on the A350.
- A path on the west side of the A350 could be provided either to Green Lane where Bridleways 18 and 16 meet and cross, or further south to cross the A350 near the Golden Fox.

North Dorset Trailway

Public response

- We would like to see the proposed cycleway extended to join Spetisbury, to offer a means, other than cars or buses to get to Blandford.
- Footpath 20 is referred to by villagers as "Trailway" but is not connected to the trailway from Spetisbury to Sturminster Newton.
- The challenges of connecting to Spetisbury should be addressed in the Neighbourhood Plan by a commitment to safeguard the trackbed within the parish and to resolve the problem of crossing the A350.
- Linking the trailway to Blandford and Corfe Mullen.

Highways (Newton Road & Railway Drive)

Public response

- Extra traffic flows will be dangerous for pedestrians and car drivers.
- Traffic calming is needed along Newton Rd.
- The T Junction on to the main road does not have clear vision towards Blandford - so needing traffic lights or large roundabout.
- Newton road already has speeding vehicles who use it as a rat run - pavements/speed bumps required whole length.
- Helpful to connect to railway drive.
- We live in a part 16th century, part cob cottage in Newton Road, there are no foundations to a cob cottage and it will be simply washed away.
- This road is used by horse riders and dog walkers.
- Reducing the speed limit in Blandford Rd to 30 at the entrance to the village, by the Golden Fox pub.

Access

Site promoter of Eastern half (Paul Newman / Mr L Smith)

- A Transportation Assessment, prepared by iTransport confirms that the site can be accessed and the level of development proposed, including a provision for any increase in housing as a result of the modelling work being undertaken can safely be accommodated from Newton Road.

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- There is the potential for a safe and suitable access to the Site to be achieved from Railway Drive.
- Railway Drive provides the best opportunity for access to the western parcel of land and also likely to be suitable to serve the wider allocation.
- A road link could also be created close to the boundary of Springfield Farm to facilitate housing development on that portion of the proposed allocation.

Public response

- Easy access onto Newton Road, and then out onto the A350 without causing major traffic issues to the centre of the village.
- Traffic should not access Railway Drive it needs to go directly onto the A350.
- Where would traffic enter and exit? The A350 is a main road and very busy. Newton Road is quite narrow and is in very poor condition.
- Access should be good to the West and South however this access has always been via two restrictive 'country lanes'.
- Some new homes should face and have driveway access to A350 and to Newton Road.

Infrastructure (Springfield Farm)

Public response

- Repairs to Newton Rd.
- Sporting/recreational facilities/open space.

Green Space

Public response

- Clearly intended Green Space for recreational purposes.
- Valuable farmland for food security and soil protection.
- Only greenfield in village.
- The development should include green spaces and areas for walking.
- An area of football pitches.

Landscape and Visual impact

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- The existing robust Site boundaries with strong hedge lines, the level nature of both the site and the surrounding countryside mean that the Site is well contained in views from the wider landscape.
- There is little visibility from the A350 or Newton Road.
- The Site is not covered by any landscape character designations.

- The proposed SANG and open space would bring significant ecological and landscape enhancements to the Site and surrounding area.

Public response

- Impact on the residents on Park Lea but if done with sympathetic landscaping I see no problem.

Design

Sturminster Marshall Parish Council

- The Neighbourhood Plan group intend to feed more details on the design and layout of this proposal through the Neighbourhood Plan document.

Public response

- Provision for off street parking for both visitors and residents.
- A small development replacing the farm buildings would be more appropriate.
- The land already includes a farmhouse and outbuildings which could be considered a windfall site with development limited to the existing footprint.
- Housing here will also block natural daylight into our house/garden.

Heritage

Site promoter of Western half (Savills / The Parke Family), known as Maggs Bridge Field

- The Sturminster Marshall Conservation Area is approximately 160m from the Site.
- The proposed development would have minimal adverse impact on the Conservation Area.

Public response

- Nearby village conservation area.

1.10. Policy STMR4: Sturminster Marshall Golf Course

Principle of development

Sturminster Marshall Parish Council

- The Parish Council strongly object to the inclusion of this site in the Plan.
- There have been strong local representations to this site with many residents attending the Parish Council meeting to give their views.
- In the absence of a consultation event in the village this has showed the strength of feeling about the Local Plan and the majority of comments have been in reference to this particular site.
- The site at the Golf Course should be removed from the Plan in its entirety.

Cranborne Chase AONB Team

- Opposes the proposed allocation.

Village Survey

- Recent village survey showed that of the 3 major strategic developments the Golf Course/ Bartons Ground is the least popular with 99.5% of respondents objecting to any development on either site.
- 89% of 313 householders said they didn't want any houses built on the golf course.

Bellway Homes Ltd (Wessex)

- Policy STMR4: and allocation of 140 dwg is strongly supported.
- Bellway Homes Ltd (Wessex) has a sole controlling interest.
- The site lies immediately adjacent to the Sturminster Marshall First School (primary school), and the Baillie Gate Industrial Estate.
- A potential community building which gives it advantages over greenfield sites.
- Block Plan illustrates how the site can be sensitively developed to deliver 140 new homes whilst at the same time providing significant landscaping to its countryside edges, open space (SANG) in excess of Natural England requirements is supplied.
- In a recent survey only 4 respondents identified the golf club as being important to them (Q38) the golf club is not regarded as a valued local facility by the 317 village resident respondents.

Public response

- 140 homes is excessive growth.

Sustainability Appraisal

Bellway Homes Ltd (Wessex)

- SA – Support STUR C, 02_STMA & Table 8.78.

Green Belt

Sturminster Marshall Parish Council

- In the Green Belt Review Figure A4.16 the Golf Course is judged as having a ‘strong’ contribution in assisting in safeguarding the countryside from encroachment and the results of the SHLAA concluded that it was unsuitable for development.
- The SHLAA did find other areas (Springfield Farm and Station Road) suitable even though they also fell outside of current policy.
- The Parish Council does not believe that the tests set out in NPPF paragraph 99 have been met.

Bellway Homes Ltd (Wessex)

- Reviewed Green Belt Review (January 2021) site SM7. Disagree with the conclusion of the site's contribution to Purpose 3 with detailed justification supplied.

Public response

- Loss of Green Belt.
- Greatest harm to the Green Belt of the 3 sites.
- Green Belt study - moderate-high harm.
- We do not consider that the contribution of land removed from the Green Belt to meet Dorset's housing need outweighs the negative impact new development in this area will have on either the wider Green Belt itself or indeed the setting of Sturminster Marshall.
- The green belt areas need to be planted with trees to help with climate change.

Landscape & Area of Outstanding Natural Beauty (AONB)

Bellway Homes Ltd (Wessex)

- East Dorset and Purbeck Areas Landscape and Heritage Study (January 2021) site STURM1. The site is assessed as having overall Moderate landscape sensitivity and Low heritage sensitivity which is agreed.

Sturminster Marshall Parish Council

- The conversion of the golf course into housing would significantly alter the edge of the village that faces towards this AONB and the associated public access routes.

Cranborne Chase AONB Partnership

- The proposal fails to acknowledge that the golf course provides a gentle green edge to the village that faces towards this AONB. That site is, therefore, a key feature in the setting of the AONB and development on that site would be intrusive and harmful.

Public response

- Buffering the landscape impact on the Wareham Forest Way and the open landscape to the east is a poor response in what appears to be a very unpopular proposal.
- Its boundary will only be 210m from Corfe Mullen Pastures which are part of the protected Dorset Heathlands and loss of the Golf Club recreational space will increase the pressure on the Heathlands.

Access (Moor Lane)

Sturminster Marshall Parish Council

- Access to the golf club site via Moor Lane is substantially inadequate particularly where it joins the High Street.
- This is a point in the village where congestion is already a significant problem because of its proximity to the school, the NISA store and the turning into Churchill Close.

Public response

- Vehicular access where and how will a potential extra 280 vehicles access this site?
- The access from Moor Lane onto the High Street is very restricted.
- Access to the site via Moor Lane is not feasible as it is too narrow and would endanger the lives of school children unnecessarily.
- The Highways Department has previously imposed wide splayed sight-line conditions on a single house in Newton Road which would not be possible at the Moor Lane junction unless Ellen; Cottage on the south side of the junction was demolished.
- Only feasible if a new access road was constructed maybe along the disused railway track to the SE to meet the A31 which could also service the industrial estate.

Impact on the Primary School

Dorset Springs

- Consideration for the current primary school.
- Adequate space should be assigned to provide an exercise/athletics/PE area and all weather playground directly adjacent to the school.

Public response

- Significant impact on the small village school.
- The entrance to the proposed development site is at a very narrow section of the High Street and the School entrance.
- Moor Lane borders the Village First School playground so the enjoyment of the children when utilising their playground/outside areas will be adversely affected.
- The school and Station Road have already been identified over many years (in both Parish Plan and Neighbourhood Plan surveys) as areas of concern about traffic movement and congestion.

Footpath & cycle links

Bellway Homes Ltd (Wessex)

- The Illustrative Block Plan also shows a high degree of connectivity by non-car modes with both the facilities in the village and the network of public rights of way extending into the adjoining countryside including the Wareham Forest Way.

Public response

- Loss of rural footpath.
- Walking area for Dog owners.
- Its green space is appreciated by 50 walkers a day.
- Wareham Forest Way which is a popular footpath.
- This area is a natural open green space where numerous people walk and use the designated footpath around the site.

Flooding

Environment Agency

- Parts of this site are within flood outlines. The development boundaries should be adjusted to reflect the flood zone boundaries and the site must be included within the SFRA.
- Note that new flood risk mapping outlines are available for the Lower Stour and will need to be considered for this site as part of the SFRA (update due).
- The new flood zones cover small parts of the east of this site.
- Current flood warnings and modelling for future schemes to include climate change are based on level gauges on the Lower Stour.
- These require further improvement in the Sturminster Marshall area, and developer contributions towards this infrastructure should be considered for the continued effective presence of flood defences to Sturminster Marshall.

Bellway Homes Ltd (Wessex)

- A Flood Risk Assessment will be prepared in due course.

Wessex Water

- Surface water and flood risk strategies will need to be in accordance with local and national policies.

Public response

- The site is low lying and could be liable to flooding.
- The area suffers from high levels of surface water and regular flooding.

Surface water

Environment Agency

- Surface water should be retained or held back within the site, where possible. A Sustainable Drainage Systems approach should be considered.
- However, these should be located and designed to take account of the sensitive SPZ2 in the site, as well as any other flood risk/ ecology/ water quality requirements.

Sturminster Marshall Parish Council

- Although the Golf Course is not within Flood Zones 2 or 3 it still suffers from surface water/groundwater flooding as does the road leading to it.

Sewage

Wessex Water

- In accordance with Wessex Water's responsibilities as sewerage and water undertaker for the area we have no objections to this allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Significant improvements are likely to be required to serve cumulative development.
- We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.

Bellway Homes Ltd (Wessex)

- A Drainage Strategy will be prepared in due course.

Public response

- Drainage problems.
- The recent new housing in Jubilee Way has put a strain on drainage.

Heritage

Bellway Homes Ltd (Wessex)

- The site's heritage sensitivity is considered in more detail in the "East Dorset and Purbeck Areas Landscape and Heritage Study" where it is concluded that the site has "low" heritage sensitivity not requiring specific mitigation.

Habitats

Natural England

- Natural England objection, further information required.
- The site appears to support permanent grassland.
- No information has been provided regarding the existing biodiversity interests on these allocation sites.
- In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed.

Public response

- There are several copses of trees, which act as habitat to a wide variety of wild life.
- Wildlife – Squirrels, birds, kingfishers, owls, badgers, deer hedgehogs, bats, watervoles, otters, amphibians, grass snakes and lizards.
- The boundaries of the fields/ Wareham Forest Way, Dorset Springs and Moor lane are important habitats for wildlife and native/migrating birds.
- It links wildlife areas towards the Stour to the important wildlife habitat at the Dorset Springs and Marshall Fisheries lakes to the SE.
- The golf course also acts as a corridor joining Bartons Ground to the uncultivated area towards Henbury Farm.
- 30 percent of all the bird species ever recorded in Dorset have been spotted here.
- The golf course has many mature trees.
- Dr George Green's report on the effects of development on the local wildlife is supplied.

Green Infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

Strategic Alternative Natural Greenspace (SANG)

Natural England

- The allocation will provide for a significant development within 5km of the heathland Habitats sites and would give rise to a likely significant effect in combination with other allocations.
- In line with the Heathlands SPD the development must provide a Suitable Alternative Natural Greenspace (SANG).
- Details need to be included within the policy and proposals map of the SANG that will be provided.
- Given the number of houses proposed for STMR4 a SANG provided on the eastern part of the golf course looks likely to be too small.

Bellway Homes Ltd (Wessex)

- The Illustrative Block Plan layout demonstrates that a ready-made SANG with water features is present on this site together with parking for visitors, subject only to introducing new paths to create a walking route with adjacent public rights of way, and a more naturalistic management regime.
- A SANG will provided on site to mitigate any potential impacts of the site's development on the Dorset Heathlands.

Public response

- Is a housing estate, even with SANG going to be as attractive?
- Please note the use of acronyms such as SANG is confusing and does not deliver clarity or transparency that is a requirement of plans such as these.

The Golf Course is a 'valued community asset'

Sturminster Marshall Parish Council

- The Golf Course is a valuable facility for all age groups.

Public response

- This is a valuable community asset.
- Important local facilities for jobs and recreation.
- The Golf Club has more value to the community as a recreational site than it does for housing.
- A group of golfers are exploring an ACV for the site in order to preserve it as an asset in the community for future generations.
- A recent village survey demonstrates low support for the use of the golf course for housing.
- Given the local community's overwhelming support in favour of retaining the golf course and clubhouse, the possibility of registering the golf course and facilities as Assets of Community Value will be explored.

The Golf Course is not 'Underused'

Sturminster Marshall Parish Council

- The Parish Council have received many representations from the community that the golf course is popular and well used and the FOI request for the justification of the 'underused' description has provided no evidence that it is unprofitable.

Bellway Homes Ltd (Wessex)

- The wording of draft policy STMR4 is agreed.
- 20.5.10 It is accurately noted that the existing golf course is underused.
- In a recent survey only 12 respondents regarded the golf course as a valued green space (Q36).

Public response

- This is an established well-run club, widely used and very popular.
- We challenge your statement that the golf course is underused as the facility brings in golfers from far and wide.
- NPPF para 97 states that sports and recreational building and land should not be built on unless it is surplus to requirements. This is not the case.
- Accepting that current Covid-19 lockdown restrictions have badly affect recent golf club income, the course has always appeared well patronised.
- No evidence that the golf course is surplus to requirements nor underused.
- Golf in recent times has experienced an upsurge in popularity nationally and this facility is no exception.
- The owners have a current planning application for a large extension to the club house with a new road access from Moor Lane.
- The local community also uses the club.
- The course booking times are fully booked.
- It is open 364 days, (Christmas Day closed!).
- The Golf Course and Club are not unprofitable, underused, and exclusive.
- Exhibit 2 is an extract from the club's golf calendar. It provides details of the organised golf (1above) played during August & September 2020 which amounts to 1,374 rounds of 9-hole golf.
- It is not unreasonable to suggest that more than 3,000 rounds of 9-hole golf were played at SMGC in the months of August & September 2020.
- Addendum Exhibit 3 is an email dated 16th May 2020 from SMGC's golf professional and co-owner, announcing the implementation of a new online tee-time booking system with integrated payment module.
- A recent survey stated that 82% of the respondents use the course two or more times in every week.

The Golf Course is not 'Unprofitable'

Public response

- The assertion the course is unprofitable is incorrect with no evidence of lose making.
- Exhibit 1 is a tabulation of the Golf Club's accounts filed at Companies House for the years ended 30th June from 2014 to 2019.
- Addendum - Exhibits 1 & 2 are the 'Clubhouse Report' and the 'Owners' Annual Report'. Taken together, both reports are evidence of SMGC's viability as an ongoing business.
- The published accounts show no indication of financial distress.

Replacement by a better or equivalent Golf Course

Sport England

- By allocating this site without addressing the requirements of paragraph 96 in the NPPF, Dorset Council have created an unsound policy.
- Dorset Council should engage with England Golf and Sport England to ensure that a suitable assessment is carried out to prove that there is no need for the course.
- The course would either have to remain or be relocated.
- It maybe the 9 hole is not required but there still may a requirement for a golf offer on site or in the area.
- Finally any loss of a sporting facility is required to be mitigated.

Public response

- Existing open space, sports and recreational buildings and land, including playing fields, should not be built on - NPPF, Para 97.
- The building of houses on SMGC only be allowed if the planning permission is made conditional that a new course of equal or better standard is built to replace it; This would have to be developed so there is no break in golf availability.
- With the loss of the 9 hole course at Canford and the nearest courses being Ashley Wood, and Bulbury Woods, much longer courses and more expensive Sturminster Marshall fills a gap in the market.
- The NPPF at para 97 states, "Existing open space, sports and recreational buildings and land, including playing fields (on Green Belt), should not be built on unless (...) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- No evidence has been presented that land adjacent to the existing golf course will be available for relocation of the golf club with assurance of the uninterrupted provision of golf to its members and other users.
- Exhibit 4 is an aerial view of the golf course and surrounding land.
- The DCLP should provide assurance of such uninterrupted provision through a contractual obligation between the planning authority and the developer, not the current owners.
- We are concerned that a new golf course on this land may not drain as efficiently as the existing site which is an important qualitative feature as it allows golf to be played all year round.

Quality and uniqueness of the Golf Course

Public response

- The golf course has unique characteristics that make it suitable for players of limited skill and/or athleticism.
- Exhibit 3 is a comparison of all the golf courses in the region which highlights SMGC's uniqueness.
- Golfers of any ability, or no ability are welcome. This differs from representations made to promote the course for redevelopment that imply its exclusivity.

- 40% of the respondents would stop playing altogether if the course were to close and a further 52% stated they would play elsewhere but less often.
- There is no other proprietary club within 20mins drive.
- Membership of SMGC has doubled in the period 2015-18, a bigger rated increase than any other local club.
- SMGC offers the cheapest 9 and 18 holes green fees within the 20 mins radius.
- The report acknowledges the unique position SMGC holds in the golf marketplace: "Owing to it being a shorter course and nice and flat, it is very popular with older members as well as those just starting in the game or making a return after years away. This ensures it has maintained a healthy membership number over time."
- SMGC is an important golf provider and losing the course would significantly impact on the opportunities for residents of East Dorset to participate in physical activity.
- There are unique characteristics of the course at SMGC (a short course on flat terrain) that makes it ideal for, "...children, beginners, elderly players, and others who have limited athleticism or ability and find the challenges of an 18-hole championship-style golf course beyond them".
- The course is unique in that it is particularly suitable for juniors and seniors and, also, used by golfers of all ages and handicaps.
- One of only 2, 9 hole courses in Dorset catering for all ages and abilities at an affordable cost.
- The Golf Course provides an important social amenity by way of activity for golfers and walkers and a restaurant and bar for social occasions.
- The golf course have an active Ladies, Seniors and Junior Section.

Seniors Fixture Secretary at Charminster Golf Club

- The course is flat but demanding of playing skills despite not being long and is somewhat unique.
- The flat terrain is a further benefit to these members, who probably would not play on longer or undulating courses.
- The course fees are not immense compared to those at the more elite clubs in the area.
- The club is very welcoming to visiting players and many friendships would be lost with closure of the course and club.

The Golf Course is ideal for senior players

Wincanton Golf Club – Senior Section

- We have been playing Home and Away matches against Sturminster Marshall golf club senior section for many years now.
- We find that the senior section is always very well supported with most living locally.
- The golf course is ideal for all Seniors, local and visiting alike.
- The course is level, with an interesting variation in hole design, creating diverse and challenging golf.
- This club provides a very valuable resource to the local, and wider community, very suitable for all ages and abilities.

Public response

- I play golf there at least 3 times each week and I know that the course is well used by many seniors such as myself for whom it is a vital form of health giving exercise the importance of which has most surely been highlighted by the current cover crisis.

- As for senior players, playing regularly on a suitable course like Sturminster helps me maintain a level of fitness that hopefully supports my overall health.
- The more senior people that are relatively fit and healthy reduces the strain on the NHS and this benefits all ages in society.

Physical and mental health

Sturminster Marshall Parish Council

- Its loss will impact on the health and wellbeing of all that use it.

Public response

- The loss of the well-used golf course will negatively impact the physical and mental health of its users or be mitigated by the installation of SANG.
- Exhibit 5 is an aerial view of the planned development at SMGC on Green Belt.
- A round of 9-hole golf at SMGC requires approximately 90 minutes of physical exercise.
- Exhibit 6 is but one example, relating to children, of the value that golf can contribute to the public's physical and mental wellbeing.
- Good for exercise and mental health.
- The Government has pledged that sport and physical activity will be at the heart of its Covid-19 recovery plan as part of a new 10 year Sport England strategy.
- The department of Digital, Culture, Media and Sport highlight the importance of Golf Courses for physical and mental well-being.

Golfer Survey 2021

- 90% of 132 golfers surveyed in 2021 say they would play less or give up if the course closes.
- 73% of 132 say its modest size and affordable fees have opened up the sport for them.
- 52% say it's their main source of exercise.
- 29% say it's the only place they can play due to their fitness level.

Golf Academy

Public response

- December 2011 report, published in 'The Golf Business' provides some insight into the scale of golf played by juniors and children at SMGC.
- The academy has well over a hundred children every week coming for lessons.
- The course provides a valuable place for children to learn to play golf.
- Dorset County Girls use the facilities for their training.
- Encouraging outdoor activities for young people.
- The Club has a resident Professional golfer who is active in training youngsters.
- A number of local schools use the facility for lessons.
- The Club is renowned for its Junior Section and some of these young people have gone on to play at County level and represent their country.

Seniors Fixture Secretary at Charminster Golf Club

- The academy has been responsible for the development of many fine young players.

The Club House is a Community Building

Bellway Homes Ltd (Wessex)

- The Illustrative layout retains the existing club house building for community type uses, for instance health care or meeting space over a café.

Public response

- The clubhouse is popular with people of all ages from children to retirees.
- The club house is used by young mothers, cycling groups and locals from the village.
- Meetings are held in the function room upstairs.
- there are events run jointly with the local community, particularly the Village School.

The Golf Course is an employer

Public response

- The Golf Club employs 15 local people to manage the course, pro shop and restaurant.
- The Golf course makes a significant contribution to Dorset's Rural Economy through visitors to the course and its restaurant.

1.11. Barton's Ground

Scale of housing

Public response

- Uncertain if 10 house on Barton's Ground would increase in total to 150 rather than the 140 of the Golf course.

Green Space

Sturminster Marshall Parish Council

- This land is a valued greenspace in the village and is in different ownership to the Golf Course, although included within the Golf Course site.

Public response

- Barton's Ground is a valued greenspace.
- This is a public open space provided by Eton college for the benefit of village people.
- Much hard work was done by volunteers to plant trees, construct a wildlife pond and an oak bench to sit and enjoy the peace and quiet.
- Barton's Ground is extensively used as an area for casual recreation by walkers and dog walkers, providing a link between the village centre and the wider footpath network.
- Barton's Ground, has been used as a local green space for more than 20 years and a recent survey of its use showed a minimum of 30 persons day use Barton's Ground for exercise and walking.

Local Green Space

Public response

- Researching the procedure for designating Barton's Ground a "Local Green Space".

Green Belt

Public response

- The policy takes Barton's Ground out of the Green Belt too.

Habitats

Public response

- Barton's Ground also has a dew pond which is a very rare habitat for plants and wildlife.
- Barton's Ground softens the village edge and provides an ecological more diverse area (mesotrophic grassland, groups of broadleaf trees and a temporary pond) than that afforded by the sown grassland of adjacent agricultural fields.
- It is rich in wildlife with Buzzards and Red Kites seen there in the last 2 weeks.
- Attached a recent photograph of the pond in Barton's ground.

Flood risk

Public response

- Flood water from the High Street via a drainage pipe, which floods the entire south west area of Barton's Ground in bad weather.
- There is a large ditch that cuts across Barton's ground that takes the surface water away from the high street and the new properties at Elm gardens.
- Barton's Ground acts a natural reservoir for the surrounding area and High Street and the adjacent properties would be at increased risk of flooding if 10 house were allowed to be built on Barton's Ground.

Access

Sturminster Marshall Parish Council

- Access to this space is very restricted.

Public response

- Entrance to Barton's Ground is via narrow gravel track, currently maintained by the residents of Elm Gardens, and is totally unsuitable to manage additional traffic from 10 more houses.
- The exit/entrance onto the High Street is a blind spot and road traffic accidents have already occurred due to vehicles from Elm Gardens having to join traffic on the High Street travelling at 30mph.
- There is minimal space for vehicles to pass on Elm Gardens due to width restrictions which makes the entrance unsuitable for more development and traffic.

1.12. Omission sites

Moorside and Bramar Houses, Moor Lane, Sturminster Marshall (LA/SMAR/013)

Pure Town Planning

- The respondent suggests that the site is not appropriate for employment uses (access onto Moor Lane not suitable for commercial vehicles, protected trees, the relationship between the site and a school and because the council has made an allocation for employment land nearby) and could be re-developed instead with between 8 and 10 new homes.

Dorset Springs (LA/SMAR/001)

Dorset Springs

- Our site is 22 acres of which 13 acres would represent development space, 10 acres would make up SANG, greenspace & cycleway development. The site could easily host 200 homes on a very spacious ratio of 20 homes per acre.