



Dorset Council Local Plan



Stalbridge

2021 Consultation Summary of Responses



January 2023



Dorset
Council

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1. Stalbridge

1.1. Introduction

General comments

South Somerset District Council

- Clarify in references to Henstridge Airfield that that the industrial estate is located in South Somersets administrative area.

Developers/Landowners/Agents

- Inconsistent references to the size of Stalbridge's population (between Figure 28.1 and paragraph 32.1.1). (David Lock Associates on behalf of Hallam Land Management).

Public response

- Accurate population estimate is 2,600 people. Para 32.1.1 therefore not accurate.
- Inconsistent references to the size of Stalbridge's population (between Figure 28.1 and paragraph 32.1.1).

1.2. Vision

Paragraph 32.2.1

Public response

- Vision should include gradual/sustainable growth, investment in infrastructure, the need to respect the character of the surrounding countryside and to encourage business/employment opportunities.

1.3. Development Strategy

Development strategy and scale

Grassroots

- Support Stalbridge being defined as a Tier 2 Settlement (this reflects its role as a local hub for services/facilities and the opportunity for sustainable travel via nearby Templecombe Railway Station).

CPRE

- Not a sustainable location for growth.

Public response

- Object to the proposed levels of growth for the settlement.
- Planned growth disproportionate.
- Planned growth will destroy the settlement's character.
- Housing allocations need to provide affordable homes.

- Suggestion to reallocate approximately 200 homes from Stalbridge to Sturminster Newton.
- The council should consider land to the west of Stalbridge (between Thornhill Road and Wood Lane) for development because of issues around delivery of the southern part of the allocation at STLA 3.

Regeneration/economy

Public response

- Policy needed encouraging businesses and employment opportunities.
- Plan does not support a corresponding supply of jobs with employment land.
- Further land to the south of station road should be safeguarded for employment uses rather than new homes.
- Allocation of homes without a supply of jobs is likely to encourage unsustainable travel.

Infrastructure

Lightwood Strategic

- Local plan does not include a specific policy, or identify a site, for a new primary school in Stalbridge.
- All site allocation policies (for those sites without PP) require contributions towards the construction of a new primary school at Stalbridge - development in Stalbridge should be capable of funding delivery of a new school.
- Allocations for homes are not deliverable without a site for a new school.

1.4. Policy STAL1: Town centre development

Paragraph 32.4.2 - District Centre

Grassroots

- Agree that Stalbridge acts as a 'District Centre' for the local area.

Retail and services

Public response

- Support for identifying town centre boundary.
- Vitality and viability of Stalbridge's shopping area effected by the busy road, lack of on-street car parking and absence of commercial competition for Dike and Son.
- Investment and allocations (including an allocation identifying sites for small modern retails units/second supermarket) in the shopping area would enhance it vitality and viability.
- Scope to promote specialist shops in the town's shopping area.
- Unlikely that new retail units will establish in the shopping centre.
- Limited bus services.
- Lack of services – despite further homes shops/services have closed (including bank, newsagent, convenience store, hairdressers and GP surgery).
- Primary school at full capacity.

Heritage

Historic England

- Policy STAL1 should reference heritage assets, with particular reference to the Stalbridge Conservation Area.

Flood risk

Wessex Water

- Sustainable Drainage Systems (SuDS) should be used in town centre improvements to reduce surface water flow from impermeable surfaces.
- Further development should not damage existing drainage infrastructure.

Criterion II

Thornhackett Parish Council

- STAL1.II gives no indication how out of town centre developments will be resisted. Is it to be assumed that the sequential test would be applied.

1.5. Main Development Opportunities

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

- Settlement wide issues
- Policy STAL2: Land to the east of Thornhill Road
- Policy STAL3: Land to the south of Station Road
- Policy STAL4: Land to the north of Lower Road
- Policy STAL5: Land to the south of Lower Road
- Policy STAL6: Land adjacent to The Sidings

1.6. Settlement wide issues

Heritage

North Dorset CPRE

- Adverse impacts on the setting of conservation areas.

Public response

- Cumulatively planned development may ruin historic centre and turn Stalbridge into a dormitory town.

Flood risk

Thornhackett Parish Council

- A policy should be introduced requiring all developments in this area to be supported by a Flood Assessment statement which includes reference to the sequential test in National Policy.

Accessibility/parking/connectivity

North Dorset CPRE

- Suitability of the local roads.

North Dorset Trailway Network

- There should be a commitment to extend the trailway irrespective of delivering new homes.

Public response

- Policies needed relating to the extension of the North Dorset Trailway and proposals to link Stalbridge and Sturminster Newton, and Stalbridge and Henstridge/Templecombe.
- Extending the North Dorset Trailway would create opportunity for related hospitality businesses to develop which would benefit the local economy and encourage people to move to the area.

Infrastructure

South Somerset District Council

- Should the local plan include proposals for a GP's surgery in the settlement.

Public response

- Local plan should identify a site for a new primary school which should be funded by development.
- Allocations for homes are not deliverable with a site for a new school.
- Insufficient services within the town to support the planned growth – primary school oversubscribed; GP surgery closed.

1.7. Policy STAL2: Land to the east of Thornhill Road

Green infrastructure

Environment Agency

- Green space delivered in site and positioned to form/enhance links to existing green corridors and managed to create habitats for wildlife.

1.8. Policy STAL3: Land to the south of Station Road

Housing strategy

Gladman Homes

- Support proposed housing allocation and consider that homes can be delivered on the site.
- Site is subject to an outline application for planning permission (2/2019/1799/OUT). Proposals are for 130 new homes (30% of which are to be affordable).

Lightwood Strategic

- Multiple ownership and re-development of part of the site could frustrate housing delivery across the area (in particular the southern part of the site) as a whole.
- Council to consider revising the allocation to reflect deliverability and identifying sites to meet this need elsewhere.

Paragraph 32.5.5 - Rooksmoor SAC

Natural England

- In relation to Rooksmoor SAC the paragraph assumes mitigation measures will be required. This may not actually be the case and we suggest that the wording is changed to read “may be required” rather than “will be required”

Dorset Wildlife Trust

- Impacts on Rooksmoor SAC.

Paragraph 32.5.5 - Stalbridge SNCI

Natural England

- The proposed allocation will, with the land already allocated, completely enclose the Stalbridge SNCI a site supporting species rich neutral grassland and scrub communities. While Natural England welcomes the aspiration to have a “positive impact” on the SNCI it is difficult to see how this will be achieved without further safeguards to ensure the site maintains a strong ecological link to the wider countryside and provided with long term habitat and visitor management.
- In order to achieve this the policy and Proposals map should be amended to identify a requirement for the provision of significant informal open space that connects the SNCI with the wider countryside.
- In addition the long term management of the open space and adjoining SNCI should be secured by a policy requirement for its designation as a Local Nature Reserve and an appropriate financial contribution to its long term management.

Dorset Wildlife Trust

- Impacts on the adjoining SNCI (section of railway line forms part of the SNCI).
- SNCI should not lose its ecological connectivity.
- Footpath running across the site needs to be referenced and the potential for recreational pressure on the SNCI.
- Green infrastructure provided along the full length of the SNCI to divert recreational pressure (important that the SNCI does not lose its ecological connectivity).

Biodiversity

Environment Agency

- Green space delivered in site and positioned to form/enhance links to existing green corridors and managed to create habitats for wildlife.

Gladman Homes

- With mitigation, there would be not significant effects on biodiversity or ecology (and developer is amenable to considering measures to address impacts on nearby Stalbridge Site of Nature Conservation Interest).
- It would be possible to achieve net gains in biodiversity.

Flood risk

Environment Agency

- Modelling may be required to define current and future flood risks from ordinary water course/surface water flooding.

Heritage

Gladman Homes

- Does not consider there would be adverse impacts on Stalbridge Conservation Area or the Grade II* Church of St Mary.

Infrastructure

Wessex Water

- No objection.
- Local connections to foul/water networks subject to separate consent.
- Cumulative impacts of proposed allocations on water supply and foul network require further assessment (improvements likely to be needed).
- No surface water connections to foul sewers.
- Rising main crossing the site requires protection.

Gladman Homes

- The site is in a sustainable location with good access to local shops/services/facilities (including primary school, village hall and library).
- Possible to form connection to utilities (gas/water/electricity/sewer/telecommunications) and prepared to make developer contributions to ensure that the development is supported by appropriate infrastructure.

Education

Public response

- Council should consider capacity of existing schools (specifically the primary school) and the demand created for further school places from the proposed development.
- New primary school provided on the same site as existing primary school.

Access/parking/connectivity

Gladman Homes

- The site can be safely accessed from Station Road and developed in a way that supports access to adjacent land (as part of the wider allocation).
- Possible to form a safe access via Station Road. Intention to form links along Station Road to the west. Site access could be designed to serve wider STAL3 allocation to the south (possible to put safeguards in place to secure connection to the wider development site).
- Opportunity to support delivery of the extension to the North Dorset Trailway.

Public response

- Support for the principle of extending the North Dorset Trailway.
- More specific detail required around extending and developing the trailway.
- Work on the trailway could progress in advance of development.
- There is a need for a permanent all-weather link between Sturminster Newton and Stalbridge.

Deliverability

Public response

- Multiple ownership and re-development of part of the site could frustrate housing delivery across the area (in particular the southern part of the site) as a whole.
- Council to consider revising the allocation to reflect deliverability and identifying sites to meet this need elsewhere.

Additional criteria - SUDS / Biodiversity Net Gain

Natural England

- “The development should provide high quality multifunctional SuDS designed and appropriately maintained to achieve a high level of attenuation of urban silt and phosphorus.
- Opportunities for biodiversity enhancement on the site should be considered at the earliest stage in order to deliver the minimum 10% net gain required”.

1.9. Policy STAL4: Land to the north of Lower Road

Flood risk

Environment Agency

- Modelling may be required to define current and future flood risks from ordinary water course/surface water flooding.
- Development should open existing culvert which runs across the site.

Biodiversity

Natural England

- Natural England has no objection to the policy and supports the requirements for safeguarding the wildlife interests of the adjacent SNCI.

Environment Agency

- Green space delivered in site and positioned to form/enhance links to existing green corridors and managed to create habitats for wildlife.

Public response

- Inconsistent to propose homes on a site of Special Nature Conservation.

Education/Infrastructure

Public response

- It would be viable to enlarge the existing primary school to meet the demand for school places arising from the proposed housing allocations.
- No site for new primary school.
- Guarantees required to ensure that commitments to invest in infrastructure will be delivered.
- Limited services/facilities for young people.

Access/parking/connectivity

Public response

- Development likely to increase traffic - no bus service to Templecombe Station and creation of links between the development and shopping centre will not reduce journeys made in cars.
- Unlikely North Dorset Trailway will be extended because of objections from landowners.
- Further vehicle trips would negatively impact listed buildings.

Amenity

Public response

- Development will create light pollution.

1.10. Policy STAL5: Land to the south of Lower Road

Housing strategy

Grassroots on behalf of Land Value Alliance

- Support the proposed allocation at STAL5 for around 150 homes.
- No technical constraints in respect to highways, flood risk/drainage, landscape or visual impact.
- Likely to be net gains in biodiversity.
- Redevelopment of the site would 'round off' the edge of the settlement having regard to planning permissions to the north west (2/2017/0741/OUT and 2/2019/0162/REM) and west (2/2017/1095/OUT and 2/2019/1710/REM).
- Planning obligations to deliver supporting infrastructure.
- Current planning application subject to planning appeal (2/2020/0406/OUT).

Biodiversity

Natural England

- Natural England has no objection to the policy, but recommends that the policy includes provision for providing management support for the nearby Stalbridge SNCI and a strategic approach to green space provision.

Environment Agency

- Green space delivered in site and positioned to form/enhance links to existing green corridors and managed to create habitats for wildlife.

Grassroots on behalf of Land Value Alliance

- Clarify the evidence base used to justify the statement in paragraph 32.5.14 in respect to air borne nitrates emissions on habitat sites.
- Policy should make reference to Rooksmoor SAC and potential mitigation to be achieved through delivery of the trailway.

Public response

- Loss of further green space, countryside and ecosystems.
- Loss of trees/hedgerow/natural habitat/light pollution.

Infrastructure

Wessex Water

- No objection.
- Local connections to foul/water networks subject to separate consent.
- Cumulative impacts of proposed allocations on water supply and foul network require further assessment (improvements likely to be needed).
- No surface water connections to foul sewers.
- Rising main crossing the site requires protection.

Access/parking/connectivity

Public response

- Improvements to local public transport services needed to support planned development.
- Development likely to increase commuting between Stalbridge and larger towns in Dorset and South Somerset.
- Support for the principle of extending the North Dorset Trailway.
- More specific detail required around extending and developing the trailway.
- Work on the trailway could progress in advance of development.
- There is a need for a permanent all-weather link between Sturminster Newton and Stalbridge.

Additional criteria - SUDS / Biodiversity Net Gain

Natural England

- “The development should provide high quality multifunctional SuDS designed and appropriately maintained to achieve a high level of attenuation of urban silt and phosphorus.
- Opportunities for biodiversity enhancement on the site should be considered at the earliest stage in order to deliver the minimum 10% net gain required”.

1.11. Policy STAL6: Land adjacent to The Sidings

Development strategy

Oliver J Keates on behalf of William Hughes Ltd

- Land at the Sidings (STAL6) should be allocated for housing as part of the STAL3 allocation.
- In land use terms, this site of my clients relates to the housing allocation STAL3 and is more obviously included as part of this housing site.
- Development would meet policies such as access to jobs/ services, the avoidance of flood risk, conserving heritage features and providing a mix of housing.
- This site at Stalbridge does not lie in a flood zone or are there any heritage features on or close to the site.

Flood risk

Environment Agency

- Modelling may be required to define current and future flood risks from ordinary water course/surface water flooding.

1.12. Omission Sites

Land north of Station Road, Stalbridge (LA/STAL/004)

Gladman Homes

- Promotion of Land North of Station Road alongside proposed allocation South of Station Road for residential development, as shown within the Vision Document provided.
- Site A, the northern site extends to 11.6 hectares and is capable of delivering up to 210 dwellings.
- It is stated that the site is sustainably located in relation Stalbridge's existing range of services and facilities and the ability to access these by non-car modes of transport.
- The sites offer large amounts of Public Open Space.
- Overall, the proposals can achieve a net gain in biodiversity.
- Appropriate contributions will be made to local education, medical and library facilities.
- Any impact on St Mary's Church from the northern site will be minimised with suitable landscape buffering on the western boundary.

Land to the west of Stalbridge (LA/STAL/006)

Lightwood Strategic

- The council should consider land to the west of Stalbridge (between Thornhill Road and Wood Lane) for development because of issues around delivery of the southern part of the allocation at STAL3.