

Application for designation of Sutton Poyntz Neighbourhood Area & Forum

The following combines an application for the designation of a Sutton Poyntz Neighbourhood Area, and an application for the Sutton Poyntz Society to be designated as Neighbourhood Forum for this Neighbourhood Area.

1. Neighbourhood Area application

1.1. Organisation submitting application

Sutton Poyntz Society (For contact details, see section 2.2 below)

1.2. Map identifying proposed area

The map is shown on page 4 below. This map has been generated electronically from a "KML file", a standard type of file used to store geographic data; the file defines the boundary as a sequence of latitudes and longitudes. This KML file can be downloaded from

http://suttonpoyntz.org.uk/images/Neighbourhood/neighbourhood_area_draft_b.kml

or viewed on the Sutton Poyntz village website at

<http://suttonpoyntz.org.uk/index.php/neighbourhood-area>.

The map displayed at that website address can be panned and zoomed in order to see the precise relationship between individual houses and the boundary.

1.3. Statement of why this is considered an appropriate area

Rationale for chosen boundary: The area contains the village of Sutton Poyntz, with its surrounding farmland. On the West, North and East, the boundary follows the boundary between Weymouth & Portland Borough and West Dorset District. On the south, there is no 'official' or historic line separating Sutton Poyntz and Preston; the southern boundary has been aligned roughly with the narrowest point of the River Jordan valley, between Rimbury and Winslow Hills; it has also been drawn to include most but not all of the Important Open Gap land identified in the Local Plan, which helps to separate Sutton Poyntz from Preston, and hence to keep Sutton Poyntz as a village.

On the northern side, the boundary between Weymouth & Portland and West Dorset divides the village, with 8 houses at the top end of Plaisters Lane being in West Dorset. Those houses cannot be included in the Neighbourhood Area, but we will include their occupants in our consultation, and hope that they can be included in the Referendum.

Consultation on chosen boundary: The first draft of the proposed neighbourhood Area was publicised by means of a Newsletter distributed to all households within this area, as well as to households beyond the southern boundary along Sutton Road and Puddledock Lane, where the village merges into Preston. We received a number of representations from people living at the southern end of Puddledock Lane whose properties are registered with the Land Registry as being part of Sutton Poyntz and which should be included within the Plan Area. As a result of these representations we agreed to move the boundary to include the 16 additional houses fronting onto this part of the Lane and in the three culs-de-sac leading off it (Rimbrow Close, Millers Close and Reynards Way).

We also received two representations from people living close to the end of Sutton Road, whose deeds reference "Preston cum Sutton Poyntz". This is the name of the extensive Ecclesiastical Parish covering all of Preston out to Lodmoor and Littlemoor, and we did not change the boundary here as Land Registry records clearly show that this part of Sutton Road is in Preston. As with the properties at the top end of Plaisters Lane, we nevertheless intend to include this area in future consultations.

Planning Portal criteria: The Planning Portal suggests several criteria that need to be considered in selecting the Neighbourhood Area boundaries. We have assessed these as follows:

- Village or settlement boundaries – The compact core of the village, dating back as far as the 10th century, centres around the stream and Millpond between the historic Northdown and Sutton Farms. The village has grown outwards ever since along main thoroughfares - north up Plaisters Lane, and south towards Preston. Open countryside surrounds the village and penetrates southwards along the Jordan Valley between Puddledock Lane and Sutton Road, giving this part of the Plan area a semi rural character, though urban pressures have drawn development in Preston right up to the southern boundary of the village.
- Catchment area for local services – Sutton Poyntz relies for most of its services (shops, schools, medical) on Preston and the wider Weymouth area. There is a pub and a Village Hall in the village, and an hourly bus service to Weymouth; small businesses providing childcare, yoga tuition, B&B accommodation and car repair services also exist within the village..
- Community-based groups – Sutton Poyntz has a very active village community life, based on the village pub and the village hall (Mission Hall). There are Women’s and Men’s groups (WI and “SP Action Men”), reading groups, art groups, a biodiversity group, a history group, bridge, whist, dog training. Both the Sutton Poyntz Society and the Mission Hall Trust run well attended social events for village. Every 2 years, the village comes together to run its Victorian Street Fayre, currently raising over £20000 for a variety of charities, and there are a number of other regular village events that raise money for charity.
- Physical appearance/character – (See the Conservation Area Appraisal in the Local Plan for more information). The old village centre close to the stream consists primarily of houses and cottages (many modest in size) in rural style, with rubble walls and thatch or slate roofs. Plaisters Lane has a number of notable pre-war properties built in similar local materials. Much recent development outside the village centre has respected this character though there are some unsympathetic developments from the 1950’s and 1960’s. Preston is more generally suburban, although the historic centre around the church is of similar character and was added to the Sutton Poyntz Conservation Area. The farmland around the village is now more or less all owned and worked from outside the village; however there is an abrupt boundary between the developed area and the surrounding fields, a high percentage of houses in the village back onto fields, and so the farmland is important to villagers.
- “Coherent estate” for business or residents – There is a very strong sense of community among village residents, and a determination to protect the special

character of the village, and not to allow it to become simply a continuous part of the Weymouth conurbation. There is little industry left within the village though the Waterworks and its museum, the Cartshed repair works and particularly the Springhead PH are viewed as assets by the community.

- Natural boundaries – The village sits in the northern part of the River Jordan valley, in a broad valley almost surrounded by hills (the Ridgeway to the north, the Osmington spur to the east, Chalbury to the west, and Winslow to the south). This is separated from the southern part of the River Jordan (where Preston sits) by a narrowing of the hills at a point between Chalbury, to the west, and Winslow to the east. The eastern end of the valley is in Osmington parish, and is separated from Preston cum Sutton Poyntz parish by a thick ancient hedge. A local government reorganisation in the 1930's divided the ecclesiastical parish of Preston cum Sutton Poyntz in a way that never made much sense, so that the western extremity of the valley now sits in Bincombe civil parish, in West Dorset. This means that the physical and civil boundaries are not now well aligned.
- Natural setting – The whole village lies within the Dorset AONB and the surrounding hills which frame the view from many parts of it are important for their archaeological and ecological significance as well as their natural beauty. Chalbury has an early example of a Hill Fort which is scheduled and is also an SSSI, while White Horse Hill with its figure is also protected as a Monument and a SSSI.
- Size of population – The Neighbourhood Plan area contains about 230- 240 properties and has an estimated population of around 500 persons, though it is intended to refine these figures when Census data and household surveys become available.

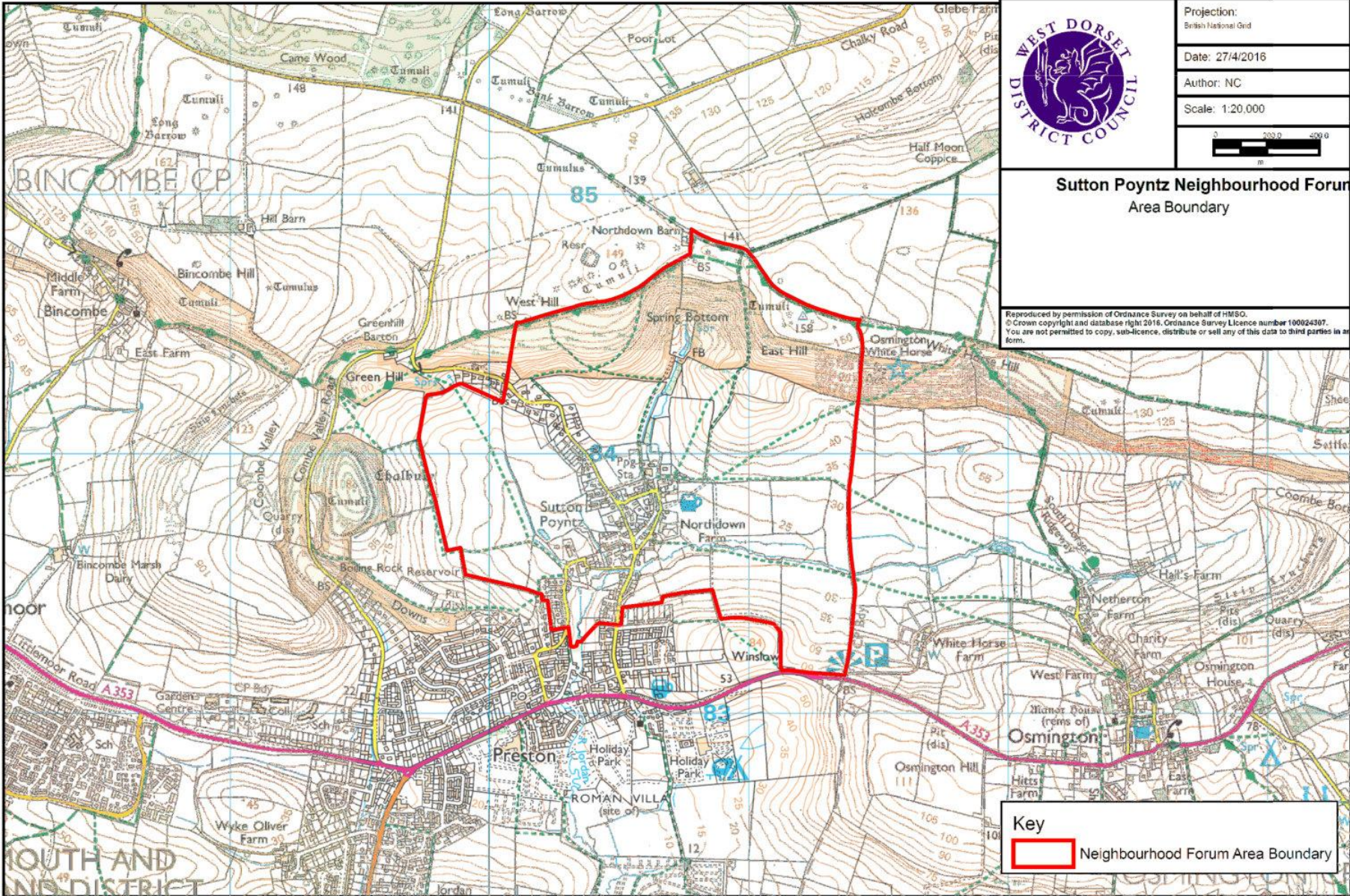
1.4. Statement of why Sutton Poyntz Society is a qualifying body

There is no Parish Council for this area; therefore a Neighbourhood Forum needs to be designated. The Localism Act 2012 creates a new Section 61F for the Town & Country Planning Act 1990, which defines the qualification criteria for a Neighbourhood Forum. The Sutton Poyntz Society qualifies under these criteria as follows:

- The body must be established for the express purpose “of promoting or improving the social, economic and environmental well-being” of the Area. In the Constitution of the Sutton Poyntz Society (attached) the top level Object of the Society is “promoting the social, economic and environmental well-being” of the village. The Constitution gives further details of how the Society attempts to achieve this objective;
- The body must have membership open to those living in the Area, those who work there, and those who represent the Area as Councillors. Rule 3 of the Society's Constitution explicitly satisfies all those criteria.
- The body must have actual membership of at least 21 individuals each of whom lives in the Area, works there, or represents the Area. Using the latest data available (subscriptions collected for 2015/16), the Sutton Poyntz Society's current membership is 295 members. Of these, 3 are Borough Councillors for the Preston Ward, 3 work in the Area but live elsewhere (there are others who both live and work in the Area), 11 live in the 8 Sutton Poyntz houses in West Dorset, and 25 live

outside the village and qualify for membership by subscribing generally to the Society's objectives. The other 253 members live in the proposed Neighbourhood Area (comfortably over 50% of the adult population).

- The body must have a written Constitution – a copy of this is attached, along with a copy of the proposed Terms of Reference for the Steering Group that will be set up to write the Neighbourhood Plan.



2. Neighbourhood Forum application

2.1. Name of Neighbourhood Area:

Sutton Poyntz (for map, see section 1.2 above)

2.2. Name of organisation making application:

Sutton Poyntz Society

2.3. Contact details for organisation:

Bill Egerton (Secretary, Sutton Poyntz Society)

Northdown Farmhouse, 106 Sutton Road, Sutton Poyntz, Weymouth DT3 6LW
01305 832872

society@suttonpoyntz.org.uk or wmegerton@gmail.com

2.4. Statement that organisation is a relevant body:

For a statement of how the Sutton Poyntz Society meets the legal criteria for a Neighbourhood Forum, see section 1.3 above.

The Sutton Poyntz Society was founded in 1968 as a village social and conservation society. It has always taken a close interest in planning matters affecting the village, and has tried to react positively to planning issues. For example, in 1971 when the development of what is now Old Bincombe Lane was proposed, the Society accepted the principle of developing that area but commissioned architect's sketches that led to a much more sympathetic development than had originally been proposed.

The Sutton Poyntz Society assisted in the creation and later extension of the Sutton Poyntz Conservation Area, and has generated a series of village plan documents (a Conservation Policy in 1972, a Village Survey in 1999, a Village Plan in 2007, and a Planning Policy since 2008). The Planning Policy is used to ensure that all planning applications are assessed objectively.

The Society is one of the bodies in the village that run social events in order to foster the village's strong sense of community. The annual round of events include monthly Coffee Mornings in the winter, a Dorset Cream Teas event, a Vegetable Show, and a Scarecrow Competition – some of these raise money for charity. The Mission Hall Trust, the local WI, and the Village's Street Fayre Committee are the main other village organisations running social events.

The Society's original objectives were social and environmental, but we have now added an economic objective to our Constitution, and are investigating how we can help and encourage small local businesses.

The Society's Constitution now offers membership explicitly to village residents, those who work in the village or own businesses in the village, and those who represent us as Councillors, as well as others who subscribe to our objectives of "promoting the social, economic and environmental wellbeing of the village". In practice we have had members in all of those categories for some time – all three Preston Ward Borough

Councillors are members, and for example the proprietors of the Cartshed motorworks have been members for many years, although living at Lulworth.

The village contains 238 houses (including the 8 in West Dorset at the top of Plaisters Lane). A number of these houses are holiday lets or holiday houses. We have a total of 264 members who live in Sutton Poyntz (including 11 in the 8 West Dorset houses). In order to show the broad geographic distribution of our members, the following table splits the village into areas, and lists the approximate percentage of member households, non-member households, and holiday lets, holiday homes etc. We intend that our work should be as inclusive as possible and will make every effort to engage all interests in the Village whether Society Members or not.

Village area	Number of houses	% member households	% non-member households	% holiday lets, second homes etc.
Plaisters Lane (West Dorset)	8	75%	12.5%	12.5%
Plaisters Lane north	35	74.3%	17.1%	8.6%
Sutton Court Lawns & Sutton Close	15	93.3%	6.7%	0
Plaisters Lane south	16	68.8%	25.0%	6.2%
Mission Hall Lane & Fox Lane	16	56.2%	6.2%	37.5%
Silver Street & Sutton Rd west of pond	17	23.5%	58.8%	17.6%
Sutton Road north & White Horse Lane	29	48.3%	37.9%	13.8%
Old Bincombe Lane & Brookmead	22	77.3%	22.7%	0
Sutton Road south	31	71.0%	25.8%	3.2%
Puddledock Lane north & Cornhill Way	17	88.2%	5.9%	5.9%
Puddledock Lane south	32	56.2%	43.8%	0

2.5. Contact details for individuals wishing to become involved:

Mark Cribb (Steering Group Secretary)

The Cottage, Puddledock Lane, Sutton Poyntz, Weymouth DT3 6LZ

01305 834729

neighbourhood@suttonpoyntz.org.uk or markcribb.thecottage@gmail.com