

Sutton Poyntz Neighbourhood Plan Steering Group

Agenda for the meeting on 15th May 2018 to be held in the Blue Duck Bar of the Springhead Pub, Sutton Poyntz commencing at 7.30pm.

- 1. To Receive Apologies.**
- 2. To Approve the Minutes of the previous meeting held on 17th April 2018 (attached along with amendments requested by John Crisp and Liz Crocker).**
- 3. To Receive an update on actions arising from the previous meeting (not otherwise on the agenda).**
- 4. To Consider the impact of changes to the Grant Funding arrangements (update on re-submission of invoices to Groundworks Ltd, sources of additional funding and scheduled costings of remaining work).**
- 5. To Receive an update on income and expenditure**
- 6. To Receive an update regarding consultation with landowners (spreadsheet attached along with holding letter from Wessex Water and re-circulated 'lost' correspondence from L Rookes).**
- 7. To Receive sub-group reports:**
 - a) Biodiversity and the Natural Environment (including update on Local Green Space proposals)**
 - b) Employment, Business and Tourism including IT/Communications**
 - c) Heritage (record of meeting in March outstanding)**
 - d) Housing and Planning (including update on Key View proposals)**
 - e) Sports and Recreation**
 - f) Transport**
- 8. To Receive an update on revisions to the draft Place Appraisal (Spreadsheet attached)**
- 9. To Receive an update on progress with the production of the draft Neighbourhood Plan (attached)**
- 10. To Review the Draft Consultation Statement (latest version attached).**
- 11. To Review progress against the Neighbourhood Plan Timetables (attached).**
- 12. To Address items of correspondence**
- 13. Any Other Business**
- 14. Date and Time of the Next Meeting**

To confirm the date and time of the next meeting as Tuesday 19th June 2018 at 7.30pm.

ITEM 2 PREVIOUS MINUTES AND SUGGESTED AMENDMENTS

Sutton Poyntz Neighbourhood Plan Steering Group

Minutes of Meeting held on Tuesday 17th April 2018 in the Blue Duck Bar, Springhead Pub, Sutton Poyntz, commencing 19.33 hours.

Present: Mike Blee, Bill Davidson, Peter Dye (Chair), Bill Egerton, Andy Hohne, Keith Johnson, Huw Llewellyn, Colin Marsh, Liz Pegrum.

A total of six residents/landowners were in attendance and were welcomed by the chair who invited them to comment on any matters on the agenda in addition to those for which they may have specifically chosen to attend.

1. Apologies

Apologies had been received in advance of the meeting from Sue Elgey, Tony Ferrari, Keith Hudson. The meeting were informed of the resignation of Susan Higham due to ill health. The chair asked that a vote of thanks to Susan be recorded in respect of her valued contribution to the work of the Steering Group.

2. To appoint a vice chair

In order to cover for potential future absence the chair reported that he had spoken to Tony Ferrari who was prepared to take on the role of vice-chair subject to the agreement of the Steering Group.

3. To Approve the minutes of the previous meeting.

PD outlined his role as chair in terms of leading meetings and providing focus. In order to provide an overview he would not become involved in the sub-groups and saw his primary role as an external scrutineer who would stand back from the process detail and challenge and test outcomes. He would however provide a leading input into the Place Appraisal document and the Consultation Statement. In referring to the code of conduct he requested that internal disputes be raised with him in the first instance in order to try to seek a resolution at an early stage.

The minutes of the meeting held on 20th March 2018 were agreed as a correct record subject to the following amendments.

- Section 9b, paragraph 2, sentence 3, to read "HL proposed ... was agreed with one abstention (BD)".
- The latter sentence to be immediately followed by an additional sentence of "BD asked that the population estimate of 456 as mentioned in the Place Appraisal be used consistently for the newsletter and on the web site and BE agreed to action this."

- Final sentence of section 9e to read; “LP commented that advice from the consultant that density of housing rather than specific numbers should be included within the Neighbourhood Plan appeared to be contradicted by the Loders Neighbourhood plan which had included specific numbers and had been ‘made’.”
- BD requested that the comment attributed to himself in sentence 2 of Any Other Business should in fact be attributed to MB.

4. To Receive an update on any actions arising from the minutes of the previous meeting (not otherwise on the agenda)

The chair noted that all actions from the previous meeting were either to be addressed elsewhere on the agenda or those actions had been completed. This was agreed.

5. To Address any items of correspondence

Item 5a – In receiving the e-mail count it was noted that e-mails were publicly accessible and the main point of recording them was for traceability purposes. BE questioned whether this needed to be a regular agenda item. It was agreed that mention of this process of tracking e-mails should be made in the Consultation Statement.

Item 5b – The letter from Blue Cedar Homes was considered. Some members considered that it was appropriate to invite this developer to attend the Steering Group, while others felt that this would have limited value, particularly in view of the Development Boundary proposals. The chair felt that allocation of a specific time slot at a future Steering Group meeting would demonstrate good will. It was finally agreed to support the proposal by LP to seek more information on the intentions and specific proposals of Blue Cedar Homes with a view to a possible future meeting.

Action:PD

6. To Receive an update regarding consultation with landowners

PD reported that he had written to all landowners with land outside of the development boundary and any replies received had been circulated with the agenda. The responses were being recorded in a spreadsheet. Relevant landowners had also been sent the consultant reports on Local Green Space and (when available) the report on Key Views. All responses were similarly being recorded. After some discussion regarding the optimum means of updating the spreadsheet it was agreed that PD should act as the single point of accountability for this. BE proposed that the spreadsheet be sent out each month with the agenda.

Action:CM

7. To Receive Consultants reports on the assessment of Key Views and Local Green Spaces

7.1 Local Green Space. The chair introduced the Local Green Space report produced by the consultant’s and requested the response of the Biodiversity sub-group. CM explained that the group had only considered a few minor

corrections of a factual nature by e-mail round and these had been incorporated into the final report. In commenting on the report BE considered that there needed to be much greater focus on green infrastructure and that the assessment criteria could have been broadened beyond the basic NPPF criteria such that areas such as the 'Open Gap' would have been more likely to have been recommended for designation. He offered to circulate some information distinguishing between green infrastructure and local green spaces.

Action:BE

L Rookes who owned the 'Open Gap' land to which reference had been made reported that she had not received any communication from the Steering Group or a reply to her communication to the neighbourhood@ e-mail address. PD apologised on behalf of the Steering Group and explained that there was still plenty of time to provide responses. He agreed to provide copies of all previous communications to landowners and to try to trace the e-mail communication referred to.

Action:PD

Liz Crocker (resident) commented that she had shared the consultants survey with Nick Cardnell (Weymouth and Portland Borough Council) who was satisfied with the criteria used and questioned why BE wished to broaden these criteria. Commenting on the question of the open gap, PD noted the importance of separating the issues associated with the development boundary from those of local green space.

In referring to land area G10 in the consultant's report Liz Crocker identified several areas of suggested 'corrections' which had been provided in a written response and sought to establish the sources of evidence. PD proposed that a detailed response to these points be addressed by the Biodiversity sub-group prior to discussing the specific landowner concerns and making a decision whether to recommend inclusion of local green spaces inside or outside the development boundary and the focus that this should take.

Action:Biodiversity sub-group/Steering Group

L Rookes noted that most of the open gap land was in Preston rather than Sutton Poyntz, to which BE responded by noting that there had never been a 'legal' boundary and this was the first time that a defined boundary had been considered.

PD summarised the next steps as follows; ensuring that all landowners had seen the consultant's report; the biodiversity group were to address each landowner's response as appropriate, to consider whether to focus on designation within or outside the development boundary and take into account the impact of designation of local green space on other policies, returning to the SG with specific proposals.

Liz Crocker noted that 3 of the 14 LGS areas considered were privately owned and in response to a question from CM spelled out her objections to designation as loss of financial value, no guaranteed management or benefits arising from designation and the existence of other levels of protection. PD commented that it was important to define what it was hoped to achieve by the designation of local green space in the final analysis. In this respect he offered to facilitate any meetings with landowners to help maintain focus on

the purpose of proposals and provide a structured approach to address these issues

7.2 Key Views. LP referred to the report and to the minutes of the Housing and Planning sub-group meeting on 4th April and expressed personal dissatisfaction with the objectivity of the report, for example certain views such as that from the beacon had not been included on the initial schedule and there had been a failure to involve landowners during the assessment process. She expressed the view that those sites included must be seen as chosen fairly and that failure to do so would cause landowners to 'put up barriers' and in this respect urged caution when considering 'key views'. The chair recognised the potential for such a counter-productive response and commented that there were many known views but protection of these would be limited in practical terms. LP commented that there were a number of important views looking into the village and some new views to be incorporated such as that across the village pond and proceeded to list a number of these with reference to the sub-group minutes, making specific reference to some 'sweep views'.

BE felt that there were two distinct classes of view to consider, those looking into and those looking out from the village, since both would be impacted by development. He also felt that the policy should include those views from outside the Neighbourhood Area boundary, although he recognised that this was contrary to the advice from the consultant's. It was felt that green infrastructure should be taken into account and in this respect BE gave some examples from the North Dorset criteria that were most likely to be adopted by the West Dorset and Weymouth and Portland local authorities. The chair considered that there was adequate time to revisit the issue of key views and asked the meeting to consider whether it was better to focus on some principal key views rather than trying to cover everything.

LP recognised that the sub-group had differences of opinion on this issue with some members expressing the view that no key views should be included. She referred to a list of principal key views as outlined in the Housing and Planning sub-group minutes (V0, V2, V8, V10, V12A, V13, V15) as a basis for a compromise. BD noted his disappointment that he had not been consulted as a landowner and had only seen the report as a result of being on the Housing and Planning sub-group. The chair posed the question as to whether the focus should be on the "key key views".

BE suggested that now the report had been produced it may be appropriate to consider the original survey feedback on key views. LP disagreed on the basis that the original questions were unfair and leading, although this was contested by CM on the basis that this was a matter of opinion and that both the local authority and consultants had not raised any concerns in this respect when asked to review the draft stage two survey.

The chair proposed that the consultant's report with suggested amendments be considered alongside feedback from landowners once these had been identified and contacted, in order to engage in a broader discussion. He noted that main points for such a discussion were whether to include views both into and out of the area, the issue of reducing the list of key views to a few principal ones and the green infrastructure considerations.

MB noted the imminent publication of the revised Local Plan by the local authority and the need to take this into consideration.

The chair asked that the Housing sub-group provide him with an up-to-date copy of the Key View Report and identify the landowners involved to allow him to contact them for their comments and feedback.

Action:LP and PD

8. To receive sub-group reports including the final draft Neighbourhood Plan sections.

- a) Place Appraisal – BE confirmed that this sub-group had not met since the last Steering Group meeting and nothing had been progressed. The chair suggested that he meet with BE and CM in order to identify the next steps.

Action:PD,BE and CM

- b) Survey/Consultation – CM confirmed that there had been no meeting since the last Steering Group. BE informed the meeting that his input would be limited in the coming seven weeks as a result of being called for Jury service. It was noted that the Consultation Statement was the responsibility of this group and it was agreed that CM and PD retain joint responsibility for this.
- c) Biodiversity and the Natural Environment – CM reported that the group had not met but had reviewed the consultant's reports on Local Green Space by e-mail round and found it to be objective.
- d) Employment, Business and Tourism – AH had circulated a report earlier in the day. He noted that no policies were proposed following advice from the consultant and that there would be only action points.
- e) Heritage – BE reported that an updated draft in the common format was being produced and noted that due to a lack of funding a professional heritage asset assessment was looking increasingly unlikely and consequently this aspect may have to be limited to an aspiration or action point within the Neighbourhood Plan. It was also proposed to include heritage and history information provision as part of the Plan. He also made reference to a heritage working paper that it was proposed to publish.

On a general note the chair emphasised the need to ensure that the objectives aligned with the vision and policy within each section of the Neighbourhood Plan.

- f) Housing and Planning – LP noted that the sub-group needed to address the issue of holiday homes/lets in terms of policy following the receipt of feedback. CM who had raised this issue explained that this should be included since there was significant feedback on the issue in the first public survey; he noted that this may take the form of a policy, an aspiration or a rationale for the subject not being included. MB confirmed that he had recently circulated the decision on the St Ives policy. Some members questioned the scale of the problem relative to other villages such as Osmington, although it was noted that this may change over the life of the plan. John Crisp felt that the High Court decision in the St Ives case was wrong and felt that the issue would have to be carefully thought through. The chair considered that this topic should be commented upon within the plan and this was a matter for the Housing and Planning sub-group to deal with.

Action:H and P sub-group

The chair expressed concern as to the level of evidence in support of the housing policies, in particular whether the suggested 20 new homes could be accommodated within the existing defined development boundary. He stated that it would be necessary to show that there was sufficient room within the current development boundary and to better understand what the 'red lines' were. BE considered that research could be undertaken based upon current housing densities in order to demonstrate that adequate space existed and it was agreed that it would be necessary to prove this to the examiner. The chair emphasised that policies would need to add value and be both justifiable and evidence based if they were to pass the scrutiny of the inspector. In this respect it was important when using the results of surveys to tease out the rationale and the evidence. The implications of policy decisions also needed to be fully understood. In summarising the chair emphasised that the plan must not impede development in comparison to the current rate of build and stressed the importance of avoiding incompatibility of policies between the different sub-groups. . It was agreed that the draft policy would be reviewed on this basis and that an analysis would be conducted to assess the actual capacity for new houses within the existing Designated Development Boundary.

Action:H and P sub-group

- g) Sports and Recreation – KJ referred to the draft policy previously circulated and noted that no changes had been made. One item of feedback from MB had questioned the viability in the absence of an obvious source of finance of an aspiration to draw up a list of assets of community value. This matter was left open for further consideration.
- h) Transport – CM reported that there had been no further meeting since the last Steering Group in the absence of any feedback on the draft policies and aspirations.

9. To consider the incorporation of the draft vision and objectives into the Neighbourhood Plan.

CM reported that no further feedback comments had been received and re-affirmed that the objectives should evolve from the sub-group draft policies. The chair reminded sub-groups to revisit the objectives and ensure that these aligned with the vision. It was agreed that PD and CM meet to propose arrangements for the incorporation of the vision and objectives into the draft Neighbourhood Plan.

Action:PD and CM

10. To Consider the arrangements for the production of a draft Neighbourhood Plan.

MB commented in relation to the timetable that we appeared to be falling slightly behind the projected schedule for April to July and that moving the timetable 'one month to the right' for this period should address this such that the plan would be back on track by August 2018.

The chair noted that in view of funding issues we would now need to do more work ourselves but was of the opinion that this should not impact the timetable

significantly. CM suggested that we progress this by collating the information that already existed into a basic framework, noting that this would be underpinned by the work undertaken in the Place Appraisal. John Crisp in his capacity as a member of the Housing and Planning sub-group requested a deadline for policy submissions and the chair proposed that these should be completed in time for the Steering Group meeting on 15th May. It was agreed that the chair and secretary meet to prepare an initial framework for the draft Neighbourhood Plan before the next meeting.

Action:PD/CM

11. To Consider the impact of changes to Grant Funding rules

The chair confirmed that following changes in the funding rules the Neighbourhood Forum would now be limited to a maximum of £9k under the current arrangements and that a total of around £700 was the maximum eligible funding that could be requested before the £9k limit was exceeded. He reported that TF had explored funding options through the local authority but without success so far. It was noted that the National Lottery and other funding sources were an option but it would take time to process applications. It was suggested that the best use of the remaining accessible funding would be to use 3 x half days of consultancy for an overview of the draft Neighbourhood Plan, Regulation 14 consultation proposals and the Basic Conditions Statement and to seek a small source of funding for printing loan copies of the draft Neighbourhood Plan. It was noted that the Place Appraisal would probably have to be finalised without further consultant input. PD will discuss these proposals with the consultants.

Action:PD

BE reported that Groundworks Ltd who administer the grant funding applications had just rejected some printing cost invoices associated with the stage two survey since the dates on the invoices preceded the grant award date by one day. The amount involved was in excess of £900 and BE suggested that the only viable source to cover this shortfall was the Sutton Poyntz Society unless the issue could be resolved or other funding sources identified.

In summarising the situation the chair suggested that in the first instance he would seek to resolve the issue of the rejected invoices by speaking to Groundworks.

Action:PD

The chair stated that pending an outcome to these discussions, planning should be on the basis that a total of only £780 remained available to complete the task.

12. To Review progress against the Neighbourhood Plan Timetable

It was agreed that the timetable be amended slightly as noted under item 10.

Action:CM

13. To Review the Draft Consultation Statement

CM had provided further updates to the Consultation Statement. It was suggested that CM retain this role with PD providing an overview. BD requested that all dates should be given in full and asked that 16/2 be amended to include the year (2018). Liz Crocker (LC) made a number of observations regarding inclusion of comments of any weighting applied to the survey results, a clearer explanation of how policies had been arrived at and clearer definitions for example in relation to terms such as 'significant'. CM informed the meeting that the report was work in progress and suggested amendments would be incorporated; he asked LC and others who had any comments to forward these by e-mail in order that they could be considered for inclusion. BE stressed that the consultation statement referred to the informal stages of consultation and that there would be formal opportunities to respond, such as at the Regulation 14 consultation stage of the process.

Action: Liz Crocker

14. To receive a report on income and expenditure.

A written report prepared by LP had been circulated in advance. In the absence of any comments the chair advised the meeting that all work carried out by Brian Wilson (consultant) had been invoiced and accounted for. The report was accepted by the meeting.

15. Any Other Business

The chair asked each member present if they had any items of other business. No issues were raised.

The meeting closed at 22.04. hours.

The date and time of the next meeting was confirmed as Tuesday 15th May 2018 at 19.30 hours.

ITEM 2; Proposed amendments to the minutes.

The minutes secretary having consulted with the chair suggests the following as representative:-

Under Item 7.1 - LC proposed amendment.

In referring to land area G10 in the consultant's report Liz Crocker identified several corrections including the field owners' names and the fact G10 is misreported as being both inside the historic core and the development boundary- which it is not, these points were submitted in writing. The main frustration was that the report did not clarify which area of the G10 was considered nor did it reference the evidence sources for the wildlife claims. Liz Crocker asked for the evidence to be shared with landowners. All landowners present supported this request.

Suggest - In referring to land area G10 in the consultant's report Liz Crocker identified several corrections with reference to her e-mail to the Steering Group dated 16/4/2018. It was agreed that a detailed response to these points be addressed by the Biodiversity sub-group prior ... this should take.

Under item 7.1 - LC proposed amendment

Liz Crocker noted that 3 of the 14 LGS areas considered were privately owned. CM asked Liz Crocker why she was against LGS designation for G10, and in response Liz referred the group back to all correspondence from the Crockers in which their objection has been made clear; she reminded the group that designation has a financial implication for land owners, that LGS does not guarantee land management practices and that there are existing levels of protection for the land such as AONB status and it is outside of the development boundary. Liz asked the group to set out the added value of LGS designation. PD commented that it was important to define what it was hoped to achieve by the designation of local green space in the final analysis. PD agreed it would be beneficial to meet with landowners in the coming months and he offered to facilitate these meetings to help maintain focus on the purpose of proposals and provide a structured approach to address these issues.

Suggest –

Liz Crocker notedowned. CM asked Liz G10. With reference to previous correspondence she reminded the group that designation has a financial implication for land owners, that LGS does not guarantee land management practices and that there are existing levels of protection for the land such as AONB status and it is outside of the development boundary; she asked the group to set out the added value of Local Green Space designation. PD commented that ... final analysis.; he agreed that it would be beneficial ... months and offered to facilitate issues.

Under Item 7.2 – LC proposed amendment

Paragraph 4 second sentence to begin with LC not LP.

Under Item 8f - JC proposed amendment

Housing and Planning – LP noted that the sub-group needed to address the issue of holiday homes/lets in terms of policy following the receipt of feedback. CM who had raised this issue explained that this should be included since there was significant feedback on the issue in the first public survey; he noted that this may take the form of a policy, an aspiration or a rationale for the subject not being included. MB confirmed that he had recently circulated the decision on the St Ives policy. Some members questioned the scale of the problem relative to other villages such as Osmington, although it was noted that this may change over the life of the plan. ~~John Crisp felt that the High Court decision in the St Ives case was wrong and felt that the issue would have to be carefully thought through.~~ The criteria defining second homes seemingly enshrined in the High Court decision on St Ives' NHP (listing on the electoral roll or 270 days residence in a calendar year) do not seem reasonable nor workable in Sutton Poyntz where, in the residency case, working in London during the week would fail the test. For this reason it was

suggested that the NHP should not make firm policy on second homes as to do so would open the Plan to challenge. The chair considered that this topic should be commented upon within the plan and this was a matter for the Housing and Planning sub-group to deal with.

Suggest –

LP noted ... life of the plan John Crisp considered that the criteria defining second homes do not seem reasonable ... the test. For this reason he suggested that the Neighbourhood Plan should not make firm policy on second homes. The chair considered within the plan and this was a matter for the Housing and Planning sub-group to discuss and return to the Steering Group with specific recommendations.

**ITEM 4 OUTSTANDING WORK TO COMPLETE SUTTON
POYNTZ NEIGHBOURHOOD PLAN**

Ser No	Task	Cost	Notes
1.	Drafting of Basic Conditions Statement	£880	2 day's work, based on ten policies in the NP
2.	Advice on drafting policies (wording) and accompanying text	£220	Half a day's work.
3.	Review of full draft of NP document	£220	Half a day's work.
4.	Final review of draft Place Appraisal	£220	Half a day's work.
5.	Advice on presenting Regulation 14 stage responses	£220	Half a day's work.
6.	Printing of Neighbourhood Plan and Newsletter	£50	Assuming 50-60 copies of a 32-page Plan and a single-side Newsletter.
7.	Printing for Regulation 14 consultation	£150	
8.	Advice and drafting for SEA submission	£220	Half a day's work.
9.	Heritage Asset Assessment	£1,300	Awaiting costings
10.	Contingency	£220	
11.	TOTAL	£3,700	

ITEM 6 CONSULTATION WITH LANDOWNERS

From: Alison Creighton

Date: 10 May 2018 at 16:24:43 GMT+3

To: Peter Dye

Subject: RE: INDEPENDENT ASSESSMENT OF KEY VIEWS WITHIN THE SUTTON POYNTZ NEIGHBOURHOOD PLAN AREA

Dear Peter

Thank you for the report about key views in addition to the report about local green spaces.

We have discussed both reports and my colleague, Gillian Sanders, will respond to you shortly.

Regards,

Alison

Alison Creighton

Estates Officer

Wessex Water

**ITEM 7a BIODIVERSITY SUB-GROUP MINUTE AND RESPONSE ON
DESIGNATION OF LOCAL GREEN SPACES**

SUTTON POYNTZ NEIGHBOURHOOD PLAN STEERING GROUP

RECORD OF SUB-GROUP MEETING

Topic sub-group - Biodiversity and the Natural Environment

Date of Meeting 10/05/2018

Time of meeting from 10.00 **to** 10.55

Location of Meeting Springbank, 2 The Puddledocks

Present: Colin Marsh, Jack Winsper

Apologies: Huw Llewellyn

Key Discussion Points

- CM summarised the purpose of the meeting with reference to the action requested by the Steering Group at the meeting on 17th April. The key points to be addressed were to explain the focus and objectives of the policy on Local Green Space, application in relation to the development boundary and provision of specific responses to each landowner who had raised issues or points of clarification following receipt of the Consultant's assessment of suitable Local Green Space.
- A draft response paper was discussed, a number of minor changes made and a reference to the UK Government 25 year Environment Plan added, the latter having been reviewed by JW.
- No response had been received from HL who was currently on holiday.

Actions

- 1. Link to Government 25 year Environment Plan to be provided.
Action:JW**
- 2. Redraft the response paper on Local Green Space and arrange for consideration by the Steering Group at its meeting on May 15th.
Action:CM**

SUTTON POYNTZ NEIGHBOURHOOD PLAN

BIODIVERSITY AND THE NATURAL ENVIRONMENT SUB-GROUP.

CONTEXT FOR ALLOCATION OF GREEN CORRIDOR AND LOCAL GREEN SPACE WITHIN THE NEIGHBOURHOOD PLAN.

Introduction

This paper places the designation of Local Green Spaces and other biodiversity related measures in the context of the wider planning framework further to a request at the 17th April 2018 Steering Group meeting, as below:

“...the biodiversity group were to address each landowner’s response as appropriate, to consider whether to focus on designation within or outside the development boundary and take into account the impact of designation of local green space on other policies, returning to the SG with specific proposals.”

It should be read in conjunction with the Biodiversity and the Natural Environment section of the draft Neighbourhood Plan.

Principles of Green Protection

Current UK Government strategy is outlined in the 25 year Environment Plan which can be accessed at the following link

(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf).

The extract below demonstrates alignment with the strategy and policies proposed within the Biodiversity and Natural Environment section of the draft Neighbourhood Plan for Sutton Poyntz, both generally and in relation to green corridors and local green space.

“Chapter 2,1. Protecting and recovering nature We will support nature’s recovery and restore losses suffered over the past 50 years. We will develop a strategy for nature to tackle biodiversity loss, develop a Nature Recovery Network to complement and connect our best wildlife sites, and provide opportunities for species conservation and the reintroduction of native species. “

The concept of green corridors as wildlife transit routes was first reported in detail and in a local context in the following report which has been referred to in the development of biodiversity policy for the Neighbourhood Plan.

Urban Wildlife Corridors and Stepping Stones -Weymouth & Portland Borough Report for Weymouth and Portland Borough Council by Dorset Environmental Records Centre; September 2010.

Definitions in the context of this report:

Wildlife Corridors form links between sites or through urban areas and out to the wider countryside.

Stepping Stones may be more isolated, like a small copse in an arable landscape or individual veteran trees.

The report identified several important wildlife corridors in the Borough including the River Jordan Floodplain Corridor. It notes – *“The River Jordan supports an important water vole colony and provides a further north-south link through the borough. The river corridor is highly modified with relatively little habitat and is particularly restricted by urban development either side of the A353.”*

This recognises the detrimental impact of development on habitat along the length of the River Jordan and is reflected in the Local Plan Review. It establishes the basis of both preserving and enhancing wildlife habitat within the draft Neighbourhood Plan policies.

The following document develops the concept of green infrastructure in response to national policy requirements - **West Dorset, Weymouth & Portland Local Plan Review Background Paper – Green Infrastructure (February 2017)**

It defines green infrastructure and what it can include as follows - "... network of multifunctional green space urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." As a network it can include parks, **open spaces**, playing fields, **woodlands**, street trees, **allotments**, **private gardens**, **streams**, canals and other **water bodies** and features such as green roofs and walls.

The report quotes the Natural England view of green infrastructure;
'Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland.'

It is with this in mind that the Green Corridor built around the River Jordan and its feeder streams as a natural feature of the environment has been proposed. This has been subject to informal public consultation both within the Sutton Poyntz draft Place Appraisal and the Stage Two Survey and has received public support. The need to provide connectivity both along the length of the corridor and extended connectivity into the wider countryside in order to allow for the free movement of flora and fauna is central to the policy on biodiversity and aligns with the intent stated above. Unhindered movement along this green corridor as a naturally derived feature necessitates passage through areas both within and outside artificial boundaries such as the Defined Development Boundary (DDB) Measures to protect wildlife therefore clearly need to address those areas both within and outside such artificial boundaries, particularly given the tendency for such non-physical artificial boundaries to change over time in response to human pressures and to become 'porous'.

A key finding in relation to Development planning was stated in the Local Plan Review as:
'Local planning policy includes good intentions on the natural environment and resources but we are yet to see if these can be implemented and enforced effectively. Ensuring that new development contributes to environmental enhancement and does not cause undue harm is a key challenge.'

This aligns with the intent of the Sutton Poyntz Neighbourhood Plan policies on biodiversity to ensure that these policies do not become a barrier to development but seek to ensure that development takes into account the protection and enhancement of biodiversity in a complementary manner.

Subsequently the following joint publication was produced and provides greater current focus.
Dorset's Ecological Networks: A Dorset Local Nature Partnership Publication October 2017 (supported by Dorset County Council, Weymouth and Portland Borough Council and numerous signatories in the public and private sectors).

In considering habitat for wildlife the report states:
'When considered together, all sites and areas of wildlife value form a network, some parts of which will be closely interlinked, others less so, which has a value for the natural environment greater than the sum of its parts. This includes all known sites of wildlife importance, together with habitats that may be widespread but are nevertheless valuable for wildlife as part of the ecological function of the landscape, for dispersal (termed corridors and stepping stones) or to cushion wildlife sites from harm (termed buffers).'

From a biodiversity perspective the Green Corridor and the Local Green Space sites have been proposed in order to align with this concept, the majority of the latter being closely interlinked to the corridor and each other and acting as important wildlife buffer zones against potentially harmful human impact.

The Dorset Ecological Network paper states *'Though designated wildlife sites of local, national and international levels are important in their own right, if each individual site is isolated and surrounded by habitats and land uses which are hostile to wildlife, then they become 'closed systems', ever more vulnerable to the impacts of harmful events, either catastrophic (for example extreme weather, disease, fire) or gradual (such as pollution, erosion, invasive species). Sites that are situated within a well-connected and robust network*

of similar and complementary habitats and with connecting and buffering land will be much more resilient.

An effective ecological network will function better not just for wildlife, but at the same time be of greater value for all aspects of life'.

The biodiversity proposals in the Sutton Poyntz Neighbourhood Plan seek to pursue this objective by reaching out into the wider countryside, the preservation of which is a key part of the community Vision. In doing so this provides the capacity to link into other corridors and stepping stones such as Chalbury and Osmington with the potential to form links with other neighbourhood plan zones.

The concept of multiple layers of protection is also embodied in the joint publication – *'Together the national sites, local sites, wildlife corridors, stepping stones and buffer areas create a functioning ecological network. Sites can appear in more than one category, for example a nature reserve (local site) may also be part of a SSSI (national site); in which case the site is mapped as a national site as that takes precedence.'*

The Sutton Poyntz Biodiversity policies including those on the designation of Local Green Space aim to provide several layers of protection with precedence being given to those options that give a higher level of protection where this is appropriate and the criteria are met.

At a local level the following hierarchy of biodiversity protection effectiveness seems reasonable: -

AONB < DDB < Open Gap/ Green Infrastructure < Local Green Space/Policies < SSSI

It is therefore entirely appropriate that the higher level of protection for biodiversity and amenity is sought wherever the relevant criteria can be met. With this in mind the Biodiversity sub-group acknowledge the proposals within the independent consultant's report - Independent Assessment of Candidate Sites for Local Green Space Designation: Sutton Poyntz Neighbourhood Plan

Dorset Environmental Records Centre (DERC) established the Sutton Poyntz Ecological Area in October 2017 as part of the Green Infrastructure proposals of Weymouth and Portland Borough Council.

Basis of Proposed Measures for Sutton Poyntz

The Green Corridor is based on the key habitat and transit route of the natural feature of the River Jordan that runs centrally through the Neighbourhood Plan area from north to south. It is enhanced in value by its passage through a wide variety of habitats for such a small area; this includes wet woodland, fen, lowland meadow and pasture. Additionally, this gravel bed chalk stream is fed by a number of tributaries, primarily the silty waters of the Osmington Brook that flows from the east through lowland pasture. This feature has been recognised in terms of the ecological value in the recent past (1).

From a Biodiversity and Amenity perspective the areas proposed as Local Green Space are a logical choice –

- They are mostly sited along or in close proximity to the River Jordan or its feeder streams and thus provide important connectivity as well as acting as buffer zones.
- The majority are sited close to public rights of way or have a public right of way running through them.
- They encompass a wide range of varied and important habitat.
- They will enhance natural interconnectivity.
- They provide a link into the wider countryside and provide a basis for extended connectivity into areas beyond the immediate Neighbourhood Area.

The suitability of these areas has been independently and objectively assessed and it is suggested that with objectivity in mind the focus should be placed on the land and not the ownership of that land. We would therefore propose that the consultant's recommendations of grouping some of the proposed Local Green Spaces is desirable and suggest combining G1,

G2, G3 (and possibly G4); G5 and G6 with inclusion of the connecting land along the Osmington Brook in between, and G9 and G10 (Woodland Area). It is recommended that each of these areas along with G7, G8 and G13 be designated as Local Green Spaces.

Objections from Landowners

Three landowners have raised several points of clarification and requests for specific supporting evidence. Detailed responses have been provided to each of these and the original objections along with the factual responses (highlighted in red) are provided as Appendix 1 below.

Potential Conflict with Other Neighbourhood Plan Policies

The designation of Local Green Space under BNE2 is complementary to BNE1. The only possible conflict relates to proposed areas G8 (Village Green) and G13 (Mission Hall Orchard) which lie wholly within the Defined Development Boundary (DDB). Housing and Planning Policy HP1 proposes no development outside of the DDB while HP2 sets a cap of 20 houses on new development during the life of the plan. It could be argued that designation of areas of open land at G8 and G13 removes these as options for building land and puts even greater pressure on the availability of sites within the DDB. Both these sites are however very small in area and would appear unsuitable for housing in terms of the proximity to other buildings and we conclude that no conflict exists.

Reference

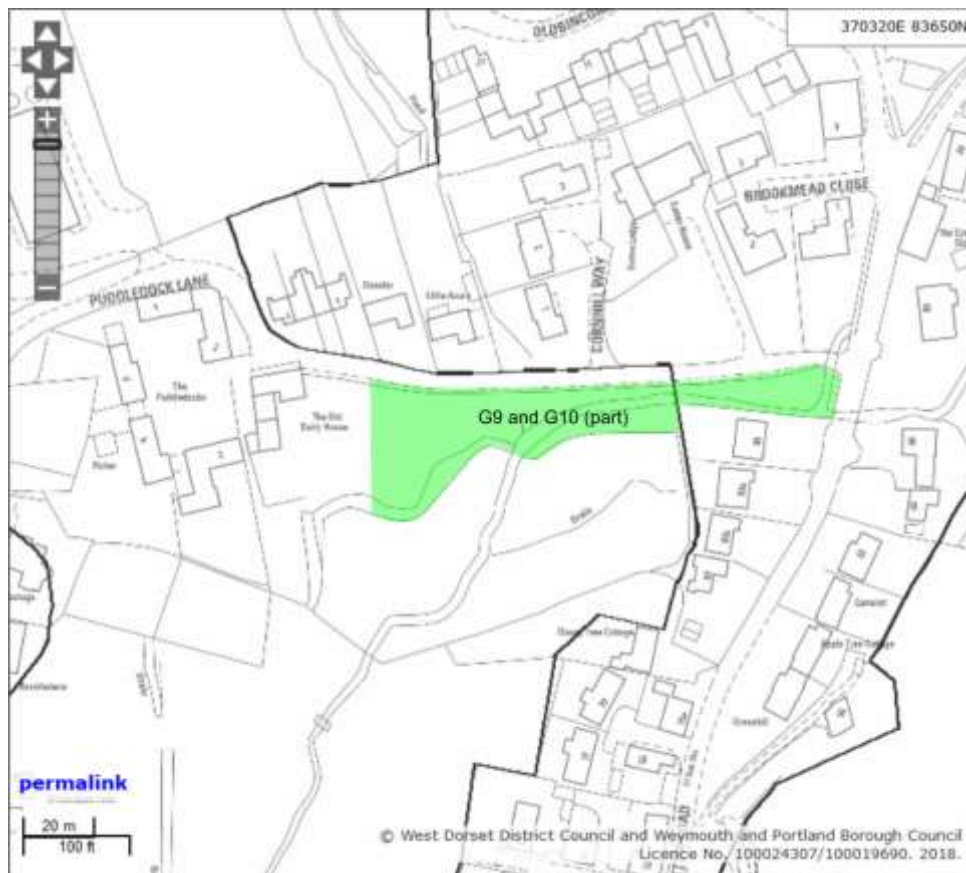
1. Urban Wildlife Corridors and Stepping Stones -Weymouth & Portland Borough
Report for Weymouth and Portland Borough Council by *Dorset Environmental Records Centre*; September 2010.

Annex 1 – Response to Objections by Landowners – Proposed Designated Local Green Space

Liz Crocker To:you + 12 more Details

Dear Peter and Steering Group Members,

We welcome your approach in sharing the LGS report, as you will have seen from our previous correspondence we strongly support transparency and collaboration with Sutton Poyntz landowners. The report states that *only parts* of our land, G10, has been assessed as meeting the NPPF eligibility criteria. We support the removal of the Pig Field from the list of LGS sites and feel it represents a more tailored and proportionate approach to LGS designation. Unfortunately, the conclusions of the report with regard which parts of our land *do* meet the criteria remains unclear. Please may an updated map be provided to clarify what is meant by the G10 ‘riverside area’ (see map below) as this will allow us to provide more detailed feedback.



Please find a number of factual corrections for inclusion within the report as well as feedback on the report’s analysis.

1. The name of site landowner should be listed as Mr & Mrs Crocker.

Acknowledged, this is a consistency of style used by the author and is in keeping with the rest of the report.

2. The size of our land is listed as 0.37 ha. As stated above, the report is not clear as to what part of our land the consultants are referring to, so we can not verify this.

This relates to the whole of G10 as per the map in the original report. The areas are approximate for the purpose of this assessment and help to identify the fact that they are not extensive tracts of land. The Pig Field (G10a) is approx 0.35ha and the Wooded Area (G10b) approx 0.1ha. Should the owners have access to more detailed and accurate figures from land surveys for example we will be pleased to include these.

3. The land is listed as adjoining and crossing the defined development boundary. However we feel this is misleading as the vast majority of the land (over 90%) is outside of the village's housing development boundary. **The consultant's statement is considered to be factually correct and representative as can be seen by reference to the map. If the Woodland area of G10 alone were designated as Local Green Space the land inside the development boundary would be around 30 percent of the total.**

4. Puddledock Lane is listed as a feature in the historic village core, however the field itself is outside of the historic village core.

Puddledock Lane comes within the historic village core as per Section 5.2 of the Place Appraisal (1) and the immediately adjacent area G10 comes within the Green Corridor as per Section 5.7 (1)

5. The recreational value of our land is misleading as it is based on the fact there is a public right of way which runs along its northern boundary. The public right of way is an external feature and is off our land, it should therefore not be included within the assessment of our land. Perhaps the Puddledock Lane public right of way should be assessed individually if it is of such community significance.

This is an independent assessment in which a professional judgement has been made. The statement is factually correct and makes it clear that the public right of way is outside of the area. The public accessibility along this lane enables the recreational and amenity value of the views into this attractive natural area which complements the character of Puddledock Lane, as does the view from the Sutton Road bridge, to be fully appreciated by residents and visitors.

5a. Additionally the report claims that the walk along Puddledock Lane is a favourite walk for residents and visitors. What is the evidence which supports this claim? The statement should be justified, for example through a survey of all resident's favourite walks.

This is considered to be a very reasonable and accurate statement. Puddledock Lane is a public right of way that provides a well used route for residents to shops, buses and other services as well as linking directly into three other public rights of way. Previous public surveys (10) have shown the public rights of way to be of great importance to the community (1) One member of the Steering Group who is a resident of Puddledock Lane and whose home looks east down the lane towards the designated area observes and encounters residents, dog walkers, families, school parties and walking groups enjoying the walk along here on a daily basis. A recent spot survey (21/4/18) identified 29 people passing along the Lane in a one hour period, mid-afternoon. These numbers are almost certainly exceeded during the summer holiday period (particularly in the evenings) as a result of being swelled by tourists from the nearby holiday parks who use Puddledock Lane as part of a circular route starting and ending in Preston. Many families stop off to observe the pigs in G10 as they pass along the Lane.

6. There are inaccuracies in the wildlife assessment of G10: we believe the list of trees is inaccurate, we are not aware of any Aspen in the riverside bank, we believe Brian Wilson was looking at a Black Poplar. **We would welcome evidence of this.** There is also no hedgerow in the riverside bank. (see below) Most significantly we have owned the field since 2000 and we have never been asked for permission for wildlife surveys to be conducted on our land, which has no public access. In order to help track evidence please may the consultant specifically cross reference the secondary evidentiary sources, listed on page 3, which support the wildlife claims for G10. In the interest of transparency we would also like to receive copies/hyperlinks to these sources so that we can review the evidence which relates to our field. It should be noted that whilst we do not accept the list of species which the consultant has listed in relation to our land, we request the opportunity to consider the supporting evidence.

References –

It should be noted that the types of species mentioned do not require access onto the land area G10 for identification purposes and can be determined with ease from adjacent publicly accessible areas.

Black Poplar – the 'Black Poplar' in question has long been referred to by the local Biodiversity Group as Aspen, see supporting evidence (11) provided .

Bat species transit along the River Jordan and Osmington Brook and along the hedgerows of Puddledock Lane and are referred to in several sources (4,5,7,12) . The Sutton Poyntz Biodiversity Group have an on-going program of bat monitoring taking place with results being reported to Dorset Environmental Record Centre (DERC) for verification This is a primary source of evidence that is publicly accessible.

Hedgerow – the wording in the report would appear to be accurate. There is a broken hedgeline (mainly hawthorn) along parts of the northern boundary of the eastern end of the woodland area and a more

substantial one to the south side at the western end of this same area (2) that divides G10 woodland area and pig field.

Grey Wagtail – this bird species follows aquatic corridors and are regularly sighted in the village (8), the range having spread from Silver Street in recent years, with sightings occurring by Brookmead and along the river through G10 as seen from the Sutton Road bridge (1,4, 5,6,8,9)

Water Rail – a secretive rather than rare species has been observed infrequently, although the calls have been heard by members of the Sutton Poyntz Biodiversity Group near the Waterworks in recent months. Two locations of reported sightings are the stream below Bellamy Cottage and 30 metres downstream from the Sutton Road Bridge (5 (Appendix 2), 6)

Water Voles – these have been previously reported by several sources and have a suitable habitat in the immediate area in and around G10. (1,4,5,6,7).

European Eel – Wessex Water are undertaking an on-going survey of the River Jordan which has identified this species at several locations (3). Several sightings have also been reported by villagers in 2017 (1,4,5,11).

Brown Trout – Several sightings have been reported by villagers in the last few years (1,4) and confirmed by Wessex Water in their study (3)

The report states that G10 is already protected by AONB status, Local Plan Open Gap policies and is outside of the village development boundary. Please may the steering group set out what additional local benefit would be gained by designating part of our land as LGS.

Since the whole of the Neighbourhood Area is AONB this leaves the planning authority with little alternative than to allow development within it, thus the AONB provides very little protection in a local context. In this respect reference should be made to paragraph 6 pages 16/17 of the Place Appraisal (1). Note that the eastern part of G10 (along the river, running up to Sutton Road) is within the defined development boundary (DDB) and is not part of the Local Plan Open Gap, so LGS would clearly add value in terms of a higher level of protection.

The western part of G10 (even if the pig field were excluded) would overlap with the Local Gap and be outside the DDB, however, Local Green Space would almost certainly provide a stronger level of protection from development.

We also feel the consultant has missed a very important LGS designation requirement: that Local Green Spaces should only be designated when it is capable of enduring beyond the end of the plan period. This is set out within North Dorset's Neighbourhood Planning Guidance, written by Nick Cardnell.

There is no evidence to suggest that this area is not capable of enduring beyond the plan period and we believe given all the evidence that protection of the area as designated Local Green Space is entirely reasonable.

As the NPPF states, management of land designated as LGS will remain the responsibility of its owner. Calderdal Council's Local Green Space Report, 2017 felt that private ownership of a site could cast some doubt on the future use of the site. Our family's response to the Steering Groups query regarding the use of our land for the next 18 years (response sent on 13 February 2018), states that we could not confirm/guarantee use of the land over that period. Woodland assets, management and boundary vistas may change during our ownership and any subsequent ownerships.

It is clear that 'privately owned' land can be designated as Local Green Space as we understand from the consultant's it has been in other Neighbourhood Plans.

As the Steering Group are meeting this evening, in interest of speed, I have taken the liberty of circulating our response to all members, apart from Mike Blee, who I unfortunately I do not have an email for. We will be attending the Steering Group meeting tonight.

Best wishes,
Richard, Ann, Hannah and Elizabeth Crocker

Hi, thank you for the opportunity to comment on the proposed local green spaces.
I would like to say that we are supportive of the designation of these green spaces in the area, including area G5. Regarding G5 specifically I would like to make the following comments:
· It is stated that the site is crossed by a public right of way, and that a permissive path runs alongside. I believe that:

- o A right of way runs alongside G5 to Osmington **Agreed.**
- o There is no permissive path as such, but a track that is sometimes used unofficially by walkers which crosses it .

Local knowledge suggests that the track was designated as a permissive path by a previous owner (Bond) of the land about 20 years ago and this forms the basis of this statement. Any input you can provide to clarify this would be appreciated.

- A minor point – the hillside is in HLS – Higher Level Stewardship (and yes, funded by the CAP) **This is useful confirmation, thank you**
- The proposed site is actually used for camping (though not as intensively as the adjacent fields). **This is useful clarification, thank you.**

I look forward to hearing from you in due course.

Kind regards
Peter Broatch
01305 833690
07812 736896

From: Simon Grant-Jones
Date: 17 April 2018 at 10:50:38 BST
To: Peter Dye
Subject: local green space assessment

Peter, thanks for providing us with a copy of the consultant's report. We have a couple of issues.

Our garden is indeed used for recreation and you could argue that all gardens are used for recreational purposes, ours however, is used for our own private use .The fact that we allow some of our friends to use some of the space should not be confused with it being a public or community facility. To avoid any confusion we have decided to discontinue to allow it to be used by anyone other than ourselves as from January next year, which is when new agreements are issued.

We are sorry to hear this and whilst we respect your right to make this decision would ask you to reconsider it in the interests of those members of our community who are affected and who clearly benefit socially and health wise from their horticultural activity on this land. It is very clear that the designation of Local Green Space does not in any way affect access rights onto to land such as this.

Historic Puddledock Lane ? The lane was only created in the early part of the 20th Century and I have a photo to prove that there was no footpath or track running past our garden until then.

This is incorrect as confirmed by 19th century Ordnance Survey maps for the area. The photograph to which you almost certainly refer was taken from Puddledock Lane or a position on its northern edge near where the current day Cornhill Way joins Puddledock Lane.

The note below was provided by Bill Egerton who co-ordinates the local history group.- *“Just on the single point of when Puddledock Lane was moved to its present route - the Tithe Map of 1838 shows it going to the north of the old Sutton Farm buildings, coming out into Plaisters Lane more or less opposite Silver Street. The OS Series 1 map of 1888 clearly shows the new farmhouse, with its lake on the west and south side, and Puddledock Lane on its present line. I have not seen any map between 1838 and 1888, but my guess is that the Pope family rerouted the lane quite soon after they arrived in Sutton Poyntz in the early 1840's and had the new farmhouse built with its lake. The lake would have blocked off the old route.*

The Diment family may possibly have more information.”

Colin Marsh (local resident) in a personal research study (unpublished), 'A History of the Puddledocks' dated March 2012 draws similar conclusions to the above.

Our garden provides a habitat for breeding woodpeckers? Where did that information come from and what evidence have you got to support that? We have Woodpeckers frequenting our garden as they do most other gardens in the village. We do not, or have never had to our knowledge had any Woodpeckers breeding in our garden.

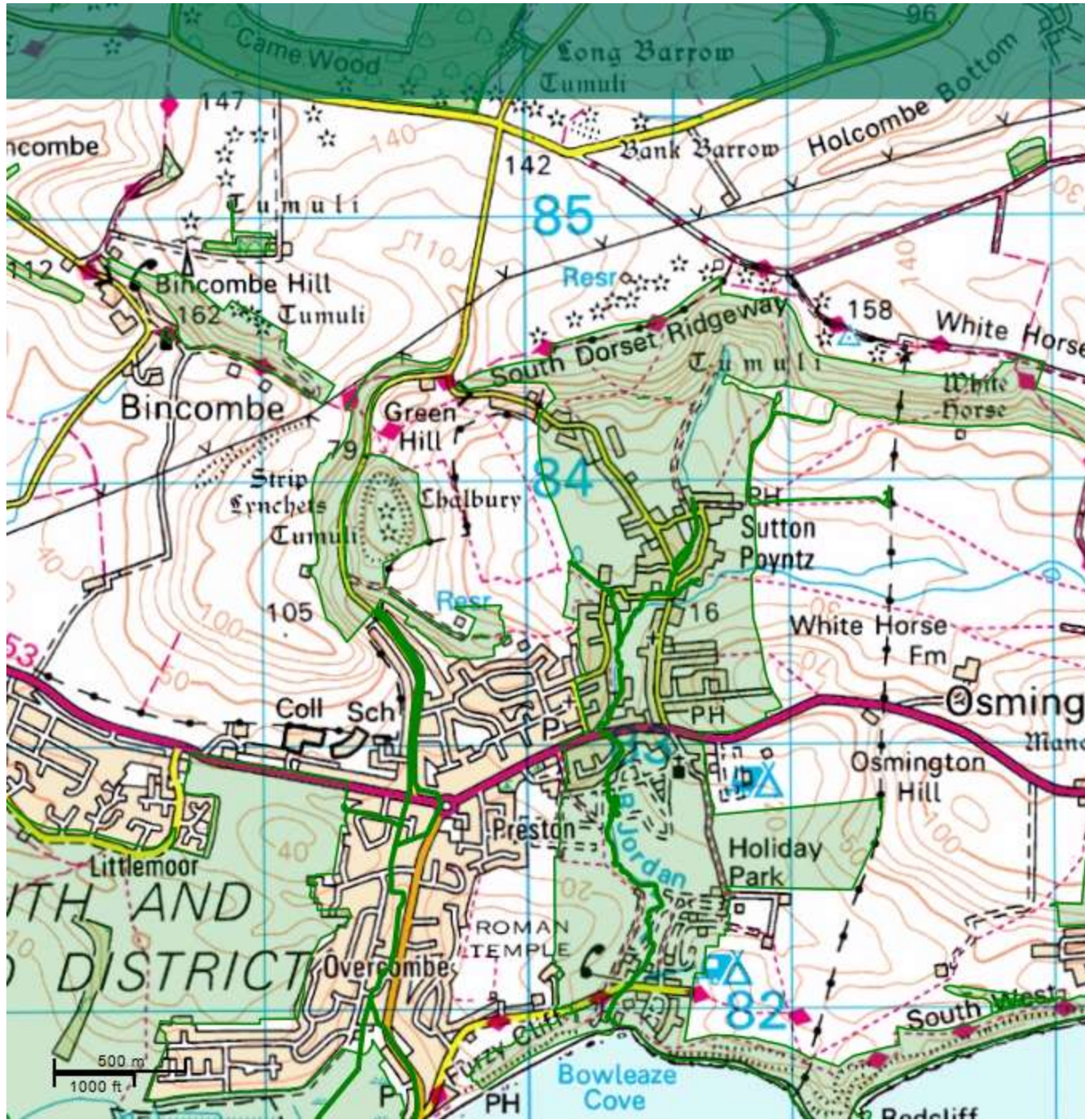
Green Woodpeckers are regularly seen and heard in the area (8) and have bred in an Ash tree immediately adjacent to the boundary of G9 for at least the last 6 years. Great Spotted Woodpecker also have a long term presence (9) and have been observed to breed in Ash trees in the immediate area, more recently pairs have been observed transiting G9 in a north-south direction between deciduous trees in the last two seasons. The following sources of evidence refer – Sutton Poyntz Biodiversity Group, Bird Report 2008 (6) and Sutton Poyntz Biodiversity Group, Biodiversity Report 2009 (5) and can be accessed on the Sutton Poyntz web site.

More importantly there are a wide range of garden bird species that frequent the area including the Priority 41 and red data listed House Sparrow (4) which populate the hedgerows including those bordering G9.

It would have been better for the consultants to actually have consulted the people who own the land to get the full facts rather than facts tailored to suit the required outcome.

Lyn and Simon Grant-Jones

1. *Sutton Poyntz Neighbourhood Plan Place Appraisal*, Sutton Poyntz Neighbourhood Forum (draft 2017)
2. *Hedgerow Survey*, Sutton Poyntz Biodiversity Sub-Group (2017)
Invertebrate Survey of Grassland at Sutton Poyntz, Gibbs D J & Telfer M G (2011)
3. *Fish Survey 2015 and 2016*, author not stated (2016) – internal report data provided by Wessex Water under the terms of a Disclosure Agreement.
4. *List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area*, Sutton Poyntz Biodiversity Sub-Group (2017)
5. *Sutton Poyntz Biodiversity Group, Biodiversity Report 2009*, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site)
6. *Sutton Poyntz Biodiversity Group, Bird Report 2008*, Newbould, Emery, Campbell.
(published on Sutton Poyntz Village Web Site)
7. *Urban Wildlife Corridors and Stepping Stones*, report for Weymouth and Portland Borough, September 2010, pp 27 –29.
8. *Sutton Poyntz Garden Bird Watch Report Summary 2017, 2018.*
9. *Garden Bird Watch Returns (relate to species recorded along Puddledock Lane with particular to Grey Wagtail).*
10. *Public consultation survey (stage one), Sutton Poyntz Neighbourhood Plan Steering Group, October 2016.*
11. *Woodland along Puddledock Lane; J Newbould (Editor Sutton Poyntz Biodiversity News) 2018 - a note on earlier observations.*
12. *Clatworthy, Sutton Bingham, Otterhead, Sutton Poyntz, Tucking Mill, Hawkridge, Hooke Bat Surveys*, Knight Ecology (2011)



ITEM 7D HOUSING AND PLANNING SUB-GROUP REPORTS

Sutton Poyntz Neighbourhood Plan

Notes and comments from the Housing and Planning sub-group meeting, Monday 7 May 2018, 5:00 PM at the Springhead.

Present; Liz Pegrum (EP) John Bellis (JB) Bill Davidson (BD) Mike Blee (MB) John Crisp (JC)

(In attendance Bill Egerton (BE) to discuss the paper he had prepared (attached with H&P comments added) in relation to the development opportunities within the Defined Development Boundary (DDB))

Purpose of the meeting; to reply to questions raised by the Chairman in relation to the DDB in order to agree the Housing and Planning policies in relation to the DDB.

EP went through the email from PD, set out below.

Dear Liz,

Thank you for sight of your analysis.

On a point of detail, Bill probably should have included the 'new' White Horse cottage, either in the build total or as an additional 'house' to go in your green column (in as much as the Cartshed is included).

This means that there are three 'possibles', ten 'controversial' and 11 'impractical' (based on your preferred housing density).

The first step must be for the Subgroup to agree a common position on the analysis and secondly on the methodology employed (including housing density and what constitutes 'possible' as opposed to 'impractical' - and anything in-between).

This is not a task that can be conducted by email. There needs to be a formal meeting and an audit trail.

The Subgroup may come to a different conclusion to either you or Bill, but the analysis reinforces my concern that the existing evidence in support of H&P 1 is weak.

It is for this reason that Brian has advocated we avoid putting the DDB in play, particularly as it appears that the boundary has never been formally reviewed since it was established 40 years ago.

However, if the SG disagree, we must be prepared to defend the proposed policy robustly and with supporting data.

In doing so, we need to handle the analysis, and the information to be included in the Neighbourhood Plan, with considerable care.

As it seems likely we will need to make the analysis available for scrutiny (not least during the Regulation 14 process), the Subgroup should also consider whether we need to commission an independent assessment of the residual housing capacity within the DDB.

This step may be unwelcome (not least financially) but, like the LGS and Key View controversies, it could prove to be the only way to demonstrate the objectivity and professionalism underpinning the proposed policy.

Finally, given that the discussion will centre on both your work and Bill's, you may want to include him in your planned meeting.

I'm very happy for you to share these comments with the Subgroup (and obviously Bill).

In the meantime, thank you to both you and Bill for grappling with this difficult issue. The Neighbourhood Plan will be the stronger as a result.

Yours Peter

This led to the following comments:

MB thought we should not identify any sites but look at density alone which would 'prove' that more houses could be built if the density was increased.

JC thought that the survey said between 0-20 houses so we were not necessarily looking for 20 opportunities, instead we could be looking for half that. EP thought you could play with the numbers however you liked and could say a majority wanted between 10 and 50 houses and still be correct! BE had done a calculation based on West Dorset housing allocations and had come up with c8 houses as the village's share. BE to send his calculations and reasoning on to the H&P Sub-Group. **(Action BE)**

MB thought the list of sites should not be made public, EP disagreed as they would form part of the evidence of proper consideration of the planning opportunities so would need to be in the public domain, besides and the group should be open and honest in all of its dealings. JC agreed with EP. (The point was moot as the papers had already been copied to the neighbourhood email address.)

EP said that in preparation for the meeting she had contacted Richard Burgess (RB) and asked his view on the matters raised by PD, and BE's proposed development sites. He had made the following comments:

Around 20 houses is probably about right for Sutton Poyntz, in view of growth over the past 20 years.

If the village proposes no new buildings the plan is unlikely to get to approval as the whole point of these plans is to promote development.

If the plan is clearly unworkable with no space for the proposed number of houses then the plan will be seen to be one of blocking development which again would get challenged heavily by the planning department.

I discussed BE's list of development opportunities and RB thought it highly improbable that there would be room for 20 houses without moving the DDB. He thought the village was virtually full up and the DDB had been in place for as long as he could remember – over 30 years?

RB agreed that it was unlikely that 11 adjoining houses on Plaisters Lane could be knocked down and replaced with 22. As a rule of thumb he thought that if you could demolish one tumbledown property and replace with 3 larger ones then the developers might be interested but in his experience knocking down a well maintained family house to build 2 similar (or smaller) would not add up commercially.

He went on to say that if there was no change to the DDB it would make it easier for developers to challenge and with no 5 year land supply, property adjacent to the DDB could get planning under current rules. He thought there would be some opportunistic work done by developers to take advantage of this in due course.

I asked if he would be prepared to act as consultant and assess the availability of sites within the DDB. He said he could not as he was conflicted as he worked with people who would be looking at sites once the NHP is out. I asked if he could suggest anyone else and he agreed to sound out Simon Williams a retired planner at Uplyme. EP asked him to do this.

In the light of the comments from RB, EP asked the group whether they felt that the DDB should remain as a policy? BW had said a policy would make it open to challenge and the survey alone was not evidence to support it. There was general agreement that more evidence would be needed but MB thought that reviewing the sites was unnecessary and reiterated that density alone would suffice. No one was quite sure how this could work without reviewing the sites.

It was agreed to review BE's note and EP's comments on the same with a view to agreeing which might be realistic opportunities.

See attached for full details (and cross refs to the map also attached) of discussions and reasoning. As a result of the review we identified the following:

Possible Sites

Cartref Demolish and replace with 4 houses	3
Longmead Garden Grab	1
97 Sutton Rd - demolish and replace with 3	2
Springside - demolish and replace with 3	2
Wyndings - garden grab plus demolish Tru Blue	3
	<hr/>
	11
	<hr/> <hr/>

Definite sites

White Horse Cottage	1
The Cartshed	1
Northdown Farmhouse barn	1
	<hr/>
	3
	<hr/> <hr/>

This leaves us with 14 sites. 3 are realistic potentials the others are subject to owners being willing to sell or demolish their homes. It is unlikely that all would become available and also no reason that the numbers above are correct – for example Springside may be acquired by someone wanting to replace it with just one property, as seen elsewhere on Plaisters Lane.

There was real concern that this would cause upset along the lines of the Key Views and Green Spaces debacle where owners were not consulted so it is stressed that these are only discussions to raise possibilities and nothing is proposed – nor would it be without the owners being fully consulted on any such suggestions.

It was agreed that this review was subjective and not in any way scientific and so the question was asked – should we commission an independent review of potential sites? There were mixed feelings on costs, quality of review, whether it would be useful and so there was no overall conclusion. MB thought we should be more ambitious in our knock down and rebuild plans and suggested that houses on Plaisters Lane be knocked down and a large house replaced with up to 10 flats, using any garden space as parking. There was no support for this suggestion.

There was also discussion that avoiding the issue of DDB, or having an unrealistic plan would leave the future development around the village in the control of opportunistic developers. If there was a 5 year land supply deficit then the land next to the boundary could be granted planning permission. If the village controlled any changes in the DDB such opportunities for developers were reduced.

There was discussion throughout the meeting on the value and weight given to the survey as this was critical to the argument for the DDB remaining unchanged. BE’s email summarises some of the concerns very neatly so I have set it out below:

I would like to suggest that the Housing & Planning Sub-group and perhaps the full SG discuss the following aspects outlined below. I have had a number of conversations with others who have asked about the rationale being used to interpret the survey data. The survey is being used to define policy in a particular way.

The newsletter (Dec 17) that went out prior to the second survey states ‘ Two new surveys are being distributed that will enable us to gather greater detail on specific topics that we need in order to write policies that represent the wishes of the ‘community as a whole’.

Our approach is sometimes discounting a significant number of the community. The majority view has been mentioned several times as the sole criteria for defining policy. Yet the majorities vary, for example in the opinions expressed in question 15. Despite in some cases where the majority is quite small - for example question 15c. Yet all policy is made in favour of the majority – in this case – higher density housing.

The point made to me was that the survey is exactly that – it was not a referendum – this will come later. There were multiple choice answers with 4 nuances: Strongly agree, Agree, Disagree, Strongly Disagree but people are now making black and white policy, grouping together all the agrees and the disagrees.

If you take the example of question 15c you would answer Strongly Agree if you think that higher density is absolute and should always be applied. If you answer Agree you would probably think there could be exceptions but in general it’s a useful idea. Conversely if you answer Disagree you probably think too much is being made of the density and although it might be useful it’s certainly not inviolable. An finally if you Strongly Disagree you think that higher density should never be considered.

So if you want to propose a black and white policy saying ‘ higher density housing must be rigorously adhered to’ you can only say that you represent the Strongly Agrees, not all the shades of Agree. This issue may well apply to other questions.

The current interpretation of the survey questions simply by majority may be an easy way to write policy but does not consider the ‘community as a whole’. It may well be more difficult to define policy considering the whole community but we should at least consider this aspect as a whole group and provide an agreed rationale. I don’t recall the SG discussing how to interpret the survey at any time but I may have missed the particular meeting as I missed a couple around the time the survey was being but together.

Questions for the Steering Group

1. In the light of BW’s comments and discussions outlined above do we need to have a policy on the DDB?
2. If the answer to the DDB question is yes, we do need a policy on the DDB, and it should not be altered how do we gather evidence that there is sufficient space within the DDB to build the requisite number of houses?
3. Do we need an independent review?
4. How do we calculate the requisite number of houses?
5. How do we address contradictory answers from the survey?

ITEM 8 - REVISION OF PLACE APPRAISAL

Sutton Poyntz Neighbourhood Plan Steering Group

PLACE APPRAISAL REVIEW MEETING held at 2 The Puddledocks on Tuesday 1st May 2018
from 19.30 until 22.20 hours

Present : Peter Dye, Bill Egerton , Colin Marsh

This meeting was called in response to the action arising from the 17th April Steering Group Meeting in relation to updating the Place Appraisal.

1. It was agreed that the primary purpose of the meeting was consider the feedback in relation to the Place Appraisal arising from Question 20 of the Stage Two Survey and to incorporate these comments as appropriate into a redraft of the Place Appraisal. PD emphasised that it would be necessary to continue to update the Place Appraisal and make reference to it in the draft Neighbourhood Plan.
2. The spreadsheet of feedback comments and the collated comments (by Section) produced by BE were used to identify issues for consideration. The latter document collated comments as follows:
Table 1; related to the overall process , general comments on the village or the personal status of respondents.
Table 2; those related to distribution and access to the Place Appraisal
Table 3; corrections or suggested improvements – these formed the main basis for consideration as they were specific to the content and layout of the Place Appraisal.
Table 4; General comments, mostly of a supportive nature.
Table 5; These related more to the survey questions as opposed to specific comment on the Place Appraisal.
Table 6; These were specific questions relevant to the development of policy and aspirations by the various sub-groups, to whom they had been forwarded earlier.
3. An overview of each Table was provided with detailed focus on Table 3 since these comments related to suggested changes in content and layout. A summary of the agreed actions (highlighted in red) in respect of each comment in Table 3 is attached to this minute as the file 'Place Appraisal review of feedback'.

ACTIONS

- Update the Consultation Stages referred to on pages 1 and 2 in line with the Consultation Statement.
Action:BE
- Insert sub-section headings into Section 3.
Action:BE
- Complete amendments as per the Table 3 summary - Sections 3 and 5
Action:BE
- Complete amendments as per the Table 3 summary – Section 1,2 and 4 and forward these to BE for incorporation
Action:PD
- Of the two files on Drop Box the larger size file is to be used for amendments.
Action:PD
- BE to act as the single point of contact with Mike Haine on editing and to liaise with MH on the proposed changes.
Action:BE

SUTTON POYNTZ NEIGHBOURHOOD PLAN

DRAFT

MAY 2018

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Vision and Objectives

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Strategic Objective, Background to Policy, Policies, Justification, Summary of Intent, Aspirations, References.

Section 2 - Employment, Business and Tourism

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Section 6 - Sports and Recreation

Strategic Objective, Background to Policy, Policies, Justification, Summary of Intent, Aspirations, References.

Section 7 – Community Aspirations

Vision

By the end of the plan period we want Sutton Poyntz to be somewhere that makes the most of its strengths. It will therefore be a thriving and friendly community, whose residents can enjoy an attractive village centre, can reach nearby shops and facilities, and can easily access the beautiful surrounding countryside.

Issues which otherwise detract from residents' quality of life will be less evident. By the end of the plan period housing will better suite local needs, any new development will add to the village character, recreation facilities will exist, more people will work locally and traffic or parking concerns will be better managed.

Objectives

1. Retain and promote housing which meets the needs of local residents.
2. Protect the character of the village and its buildings of heritage value.
3. Sustain and improve community facilities and assets which add to residents' quality of life.
4. Promote safe and accessible transport options for all those travelling from and to the neighbourhood.
5. Promote biodiversity and conserve our natural environment with its wildlife habitats.
6. Retain and enhance important green spaces found in and around the village.
7. Support small-scale opportunities for business and local employment.

SECTION 1 - BIODIVERSITY AND THE NATURAL ENVIRONMENT.

Strategic Objective

To safeguard wildlife and the natural environment by protecting and enhancing habitat and developing connecting pathways that help species to adapt to change by: -

- Ensuring that new development does not have a detrimental impact on biodiversity, including UK priority species, and aims to provide a sustainable net gain.
- Designating green spaces which connect to a green corridor and interconnect wherever possible.
- Adopting a pro-active approach to the protection of trees

Introduction

Situated within an Area of Outstanding Natural Beauty (AONB) and including a designated Site of Special Scientific Interest (SSSI) Sutton Poyntz and the surrounding countryside provides a particularly rich and diverse variety of habitat and wildlife species (1,6,7,9) given the semi-urban location and proximity to human habitation.

The River Jordan and its feeder streams form a natural Green Corridor (1) which provides an ideal transit route for aquatic and airborne wildlife while the chalk/gravel bed and the banks support a good variety of flora and fauna. The hedgerows (3), trees and limestone walls that spread out across the surrounding landscape provide important connectivity (2,12) to other green islands of habitat and are supplemented by the sympathetic planting of pollinator species in many residential gardens. The non-intensive use of adjoining farmland acts as a barrier to pollution from field run-off while the relatively low traffic flow limits airborne emissions. The resulting green infrastructure and distribution of priority wildlife species (4) is represented in Map 1. This may be used as a secondary source of information in support of the primary source of verified data held by Dorset Environmental Records Centre.

The policies and aspirations in this plan seek to address the potential impact of new development on biodiversity and deal specifically with:

- The protection of wildlife habitat through the creation of green corridors, designated green space and the assessment of the impact of new development on biodiversity with a view to both conservation and enhancement.
- The designation of areas of green space that shall be protected from development and destruction of habitat.
- A proactive approach to tree preservation based upon retention wherever possible and replacement with appropriate trees in a suitable nearby location where loss cannot be avoided.

Given the expressed strength of public opinion (11) that biodiversity should be enhanced as well as protected the policies in this plan seek to both underpin and strengthen the provisions of the Local Plan (14) and place these in a local context.

BNE 1 – PROTECTION AND ENHANCEMENT OF WILDLIFE HABITAT IN RELATION TO NEW DEVELOPMENT.

Development proposals that protect or enhance wildlife habitat on-site and along their boundaries will generally be supported.

Development proposals must demonstrate that they have sought to protect existing wildlife habitat and should seek opportunities to enhance wildlife habitat, for example through incorporating appropriate wildlife-friendly features or measures at the site and along its boundaries. Where they fail to address wildlife habitat protection, development proposals will not be permitted.

Development must not lead to or cause serious risk of environmental harm to the Green Biodiversity Corridor in Sutton Poyntz which has been defined (see Map X) and which follows the River Jordan and its tributaries where these run through the Neighbourhood Plan area.

All development proposals for sites which directly adjoin the Green Biodiversity Corridor will be expected to include a Biodiversity Appraisal and Biodiversity Mitigation Plan.

*National Policy Planning Framework (13) paragraphs 109, 114, 115, 117, 118 apply.
Local Plan Policies (14) ENV 2 and ENV 3 apply.*

Justification for Policy BNE 1

Biodiversity has been highlighted as one of the things that people feel makes Sutton Poyntz a special place (10) and it has been identified as one of the best recorded areas of Dorset in terms of wildlife (15) largely due to an active local biodiversity group. The public consultation survey of 2017 (10,11) identified very strong support for biodiversity conservation and enhancement along with the protection of habitat from inappropriate development through the designation of a green corridor and areas of green space. People considered this was best achieved through a process of co-operation and collaboration between the various stakeholders underpinned by policies encompassing biodiversity protection and enhancement measures relative to new development. National policy requires that the potential effects of a development on the habitats or species of the Natural Environment and Rural Communities Act 2006 section 41 list (in [Biodiversity 2020](#)) must be taken into consideration and a locally derived list is provided (4) as a secondary source to help inform future planning decisions and also to encourage public self-assessment. In support of a policy of enhancement and given the close proximity of priority species to potential development within this small Neighbourhood Plan area it is reasonable to extend the application of a Biodiversity Appraisal (16) to proposed developments where the landholding connects with the boundary of the green corridor or designated green space, where biodiversity was a reason or part reason for that designation. Such measures will add considerably to the protection of the diverse range of birds, mammals, fish, herptiles and invertebrates (several rare or endangered) that are found in the area as well as their habitat.

Summary of Intent for Policy BNE1

This policy is designed to ensure that wildlife habitat is enhanced as well as protected in order to help counteract the effects of global climate change. Protection is

particularly critical along the green biodiversity corridor in order to provide free unhindered movement, though of significant wider importance across the entire Neighbourhood Plan area. New developments should wherever possible incorporate wildlife friendly measures such as suitable nesting/roosting sites for declining bird species, bat tiles, hedgehog gaps in fences, planting of indigenous trees and hedge species and of pollinator species in order to enhance biodiversity habitat. These considerations are likely to become even more important in the future as global warming will impact many aspects of the environment such as average temperature, soil acidity and moisture levels which will mean whole groups of animals and plants will be on the move seeking the conditions that suit them best.

BNE 2 – LOCAL GREEN SPACES

The following areas of open space, as shown on Map Y, are designated as Local Green Spaces and are afforded additional protection due to their demonstrable value to the local community (list to be provided).

Development will only be considered in the areas designated as Local Green Spaces in very special circumstances where:

- **It is to provide appropriate recreation or public amenity facilities, so long as they preserve the openness of the site and do not compromise the sites designation value; or**
- **It is for the replacement or alteration of an existing building and does not result in a significant addition to the footprint or height of the existing building.**

*National Policy Planning Framework (13) paragraphs 76,77,78 apply.
Local Plan Policies (14) ENV 3 applies*

This policy aims to facilitate the maintenance and improvement of listed green spaces (see Table 1) through support to landowners and others in liaison with biodiversity organisations. This would build upon projects such as those carried out by the Sutton Poyntz Biodiversity Group in collaboration with Wessex Water plc and the Garden Bird Watch project. It would also extend to the provision of

Justification for Policy BNE 2

Very strong public support exists for the identification of designated green space within the Neighbourhood Plan area (11). The areas identified meet the National Planning Policy Framework (NPPF) criteria for designation of green space and have been independently assessed () and consulted upon. Many of these spaces are adjacent to the green corridor and in addition to amenity value provide strong interconnectivity for wildlife transit between habitats, particularly those of priority species (4)

Summary of Intent for Policy BNE 2

This policy aims to enhance social and environmental benefits by protecting areas of importance to the community in terms of beauty, recreation, wildlife, tranquillity or historic value for both current and future generations and specifically aims to prevent the encroachment of development onto those areas. A primary purpose for many of the designated green spaces () is to secure a buffer zone along the green corridor as it passes through developed areas to allow wildlife to move freely along the corridor and provide connectivity to potential habitat in adjacent areas (3)

POLICY BNE 3 – TREE PRESERVATION

Development proposals should provide for the retention and protection of existing trees and hedges which contribute to the distinctive character of the Neighbourhood Plan area or which contribute particular biodiversity value to the area.

National Policy Planning Framework (13) paragraph 109 applies.

Local Plan Policies (14) ENV 2 and ENV 10 apply

Justification for Policy BNE 3

Strong public support has been demonstrated for the preservation of managed trees and hedges (8, 11). The Neighbourhood Plan area contains several important trees and hedges including veteran trees, historic field boundaries and traditional orchards that are recorded in a number of sources (3,4,7,15 and Map 2).

Summary of Intent for Policy BNE3

Trees and hedges add to the character of the landscape, provide important amenity value and essential wildlife habitat and help to mitigate the effects of climate change. However, inappropriately located and unmanaged trees can present problems such as reduced light or visibility, damage from falling or root growth and fouling of overhead service cables. This policy opposes the unnecessary destruction of trees and hedges caused by land development and gives priority to the preservation of native and locally indigenous species (for example but not limited to Hazel, Ash, Field Maple, Pendunculate Oak, Wayfaring Tree, Crab Apple, Blackthorn and Hawthorn), individual or groups of trees assessed for their amenity value, veteran trees, traditional orchards and those of historical importance

COMMUNITY ASPIRATIONS

There is considerable support for tree preservation in the community (11). Whilst all tree related issues cannot form part of planning policy it is important that these views are identified as actions for the community and provide guidance for the Neighbourhood Forum when dealing with third parties including public and regulatory bodies. Within the conservation area, notification of tree work is legally required subject to exemption and the local authority has an option to consult with the local community. Recent financial pressures (2017) have caused it to withdraw this option and this aspiration seeks to press for the re-instatement of this provision. The Local Planning Authority can place Tree Preservation Orders on individual, groups or areas of trees although relatively few exist in the Neighbourhood Plan area and these may relate to non-native species of an inappropriate size for the location. A priority will be to seek Tree Preservation Orders on those trees located in local green spaces. Where the loss of trees is unavoidable residents, businesses and landowners should seek to replace them with suitable trees of the same species or those, which are in keeping with, established trees in the immediate locality. These aspirations are represented as action points AP1 to AP4 below. Recent research (5) suggests increasing evidence that the exposure to nature and the natural environment and involvement in community based green projects has a beneficial effect on mental and physical wellbeing and helps to reduce barriers to social isolation. Building upon the co-operation between Wessex Water and the Sutton Poyntz Biodiversity Group these

eco-based community projects will continue to be developed by providing appropriate guidance and resource to landowners, residents and others by mutual agreement. This aspiration is represented as action point AP 5 below.

COMMUNITY ASPIRATIONS IN RELATION TO BIODIVERSITY AND THE NATURAL ENVIRONMENT

AP1 - When planting trees and hedges in private gardens residents are encouraged to plant native species indigenous to the local area having regard to future issues that may arise due to location and ensuring appropriate long term management.

AP2 - Where a significant tree is felled due to it being diseased, dying or dangerous, at least one replacement will be planted in a suitable location and will be of a species appropriate to the local area.

AP3 - Tree Preservation Orders will be sought as appropriate on trees located in designated areas of green space.

AP4 - The Neighbourhood Forum will be directly consulted on all tree applications, notifications and planning applications where trees, orchards and hedges may be adversely affected.

AP5 - Seek opportunities to work, through appropriate community groups such as the Sutton Poyntz Biodiversity Group, with residents and a wider group of landowners on community biodiversity projects and the promotion of biodiversity knowledge and awareness. These will build upon well-established community involvement projects such as the monthly Garden Bird Watch (17).

AP6 - The Sutton Poyntz Biodiversity Group to review the 2009 Biodiversity report and include a section on guidance to residents on proactive measures that could be adopted in gardens and homes to improve habitat and encourage wildlife as well as encouraging farmers and landowners to adopt wildlife friendly methods.

ANNEX BNE (1). Extract from the Lawton Report 2010 (2) 'Making space for nature' **2.2.1 What is an ecological network?**

Much of England's wildlife is now restricted to certain places, our wildlife sites, consisting largely of semi-natural habitats moulded by millennia of human-use. These sites are essential for the survival of many plants and animals and will remain important even if the species and habitats within them change. Surviving in small, isolated sites is, however, difficult for many species, and often impossible in the longer term, because they rarely contain the level of resources or the diversity of habitats needed to support sustainable populations. However, an alternative is to designate a suite of high quality sites which collectively contain the range and area of habitats that species require.... and allow species to move between them. It is this network of core sites connected by buffer zones, wildlife corridors and smaller but still wildlife-rich sites that are important in their own right and can also act a 'stepping stones' that we call an ecological network. 'Wildlife corridors' do not have to be continuous, physical connections: a mosaic of mixed land use, for example, may be all that is needed – it is the permeability of the landscape to species that matters

References

- (1) Sutton Poyntz Neighbourhood Plan, Place Appraisal 2017; Sutton Poyntz Neighbourhood Plan Steering Group.
- (2) Lawton report 2010, Making Space for Nature.
- (3) Hedgerow Survey 2017 (previously unpublished).
- (4) List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, 2017 (unpublished)
- (5) Wellbeing benefits from natural environments rich in wildlife: A literature review for the Wildlife Trusts; Dr Rachel Bragg, Dr. Carly Wood, Dr. Jo Barton and Professor Jules Pretty; University of Essex, 2017.
- (6) Sutton Poyntz Bird Report, 2008, J. Newbould, J, Campbell and D Emery, published by Sutton Poyntz Biodiversity Group.
- (7) Sutton Poyntz Biodiversity Report, 2009, J. Newbould, J, Campbell and D Emery, published by Sutton Poyntz Biodiversity Group.
- (8) Sutton Poyntz Society Planning Policy 2012 (revised), Policy 6: Protection of the rural nature of the village environment.
- (9) South Dorset Ridgeway, edited Harbige, S and Munro, T; Wildlife, pp. 43-46, Emery, D; Campbell J and Newbould, J; Dovecote Press, 2011.
- (10) Sutton Poyntz Neighbourhood Plan public survey, October 2016.
- (11) Sutton Poyntz Neighbourhood Plan public survey, December 2017- January 2018.
- (12) Dorset's Ecological Networks: A Dorset Local Nature Partnership Publication, October 2017.
- (13) National Planning Policy Framework, Department for Communities and Local Government, March 2012.
- (14) Weymouth and Portland Borough Council Local Plan, 2015.
- (15) Environment Report for the South Dorset Ridgeway, Dorset Environmental Records Centre, page 11, November 2012.
- (16) <https://www.dorsetforyou.gov.uk/article/401489/Biodiversity-Appraisal-in-Dorset>
- (17) Garden Bird Watch summary 2017, published by the Sutton Poyntz Biodiversity Group 2018.

MAP 1: LAND CHARACTER AND PROPOSED GREEN SPACE

MAP 2: IMPORTANT BIODIVERSITY HABITAT

MAP 3: PRIORITY BIODIVERSITY SPECIES LOCATIONS

SECTION 2 - EMPLOYMENT, BUSINESS, TOURISM AND IT COMMUNICATIONS.

Strategic Objective

Introduction

A number of respondents to the first stage survey in October 2016 felt it important to:

- Introduce a shop into the village,
- Encourage the establishment of small scale business enterprise and work with existing employment providers to help create local job opportunities,
- Strengthen the IT and Communications infrastructure, and
- Attract more tourism to the area on a small scale.

As a result of the Stage Two survey in December 2017, the community has refined its views.

Village shop

A small majority of 54% were in favour of a village shop selling “general store” items, fruit and vegetables, locally sourced arts and crafts and incorporating a tea shop. However, given the close proximity of two general stores to the village, it is highly unlikely an additional shop in Sutton Poyntz would be commercially viable.

Such a shop could be run by volunteers, however, in the Stage Two survey only a small minority of respondents said they would be prepared to volunteer. Given this and the lack of an obvious location for a shop, there is no justification for a policy.

An alternative option could be to run a pop up shop in The Springhead Pub.

New Businesses

A clear majority were not in favour of light industrial units or storage and distribution units. There is also no obvious location for such units.

There is scope to increase home working but this is not amenable to a planning policy.

IT Communications

Since the Stage One survey, telecommunications providers have improved the local infrastructure which has resulted in increased satisfaction levels. In the Stage Two survey, 92% found mobile phone reception to be between variable and excellent, 74% found the speed of their internet to be satisfactory or better and 79% found their internet reliability to be satisfactory or better. Given the focus nationally is to increase speed and reliability in locations where it is poor or non existent, no specific policy is required.

SECTION 3 - GETTING AROUND

Strategic Objective

Promote and develop a safe, accessible, reliable and environmental friendly transport network by providing a choice of pedestrian and public and private vehicular transport options with emphasis on reducing the impact of car usage.

Introduction

Despite its semi-isolated location, the population of Sutton Poyntz benefits from proximity to the towns of Weymouth and Dorchester for public and private transport links (1). Private motor vehicles are the most popular means of accessing the area and increasingly bring with them road safety concerns, atmospheric pollution, congestion, impaired public service access and erosion of infrastructure. The policies in this plan seek to address these issues relative to future development and deal specifically with:

- Adequate provision of means of safe pedestrian movement that are not detrimental to the character of the area and surroundings.
- Greater off-street parking provision and installation of appropriate facilities to encourage the use of low emission vehicles.
- Measures to alleviate the detrimental impact of increased traffic density on local infrastructure.

Specific community aspirations in relation to public bus services; public footpaths and traffic control are also identified, to be pursued through the relevant authorities.

POLICY GA1 – TRANSPORT NEEDS AND NEW DEVELOPMENT

When submitting development proposals for new housing, employment, retail, community or leisure use, or for any other development that would raise sustainable transport issues, applicants are required to demonstrate wherever appropriate and practicable:

GA1.1 Transport measures that reduce the dependence on car usage wherever possible;

GA1.2 Application of the hierarchy of road users (6) in planning considerations in order to establish priority access routes for getting around safely and effectively.

GA1.3 Means of segregation other than raised footpaths that are designed to ensure the safety of pedestrians and cyclists within and around the development site along with adequate street lighting - in keeping with the character of the area; full consideration is to be given to maintaining and improving ease of access to services, facilities and the countryside.

GA1.4 Proposals that provide suitable pedestrian access routes that link to other existing or proposed pedestrian routes to ensure that all people can travel safely to public transport, shops and other services.

GA 1.5 Make provision for and contribute to appropriate measures that will mitigate the impact of the increased volume and size of vehicular traffic arising from the need to access the development.

National Policy Planning Framework (9) paragraphs 29,35,37 apply.

Local Plan Policies (6) COM 9 and ENV 11 apply

Justification for Policy GA1

Future development must consider the strong support (3) for ease of access to a maintained network of public footpaths that criss-cross the surrounding countryside and which provide important leisure, amenity and service access for locals and visitors [see Annex 1, AP2]. The desire of the community (8) to retain the character of the rural lanes and not incorporate pavements into new developments needs to be balanced against the road safety issues arising from an absence of footways on the main access roads and the erosion of public footpaths by motorised traffic (3) such as on Puddledock Lane [Annex 1, AP3]. In terms of road safety and personal security the community support (8) a policy of incorporating adequate street lighting into all new developments.

Summary of Intent for Policy GA1

The above policy aims to establish a clear order of priority for the safe movement of people in relation to transport options when planning for new development and ensure that the safety and accessibility of people is not compromised. Examples include; damage to public footpaths due to greater post development vehicle intrusion, compromised access of emergency and public service vehicles due to on-street parking, destruction of trees and hedges by excessively sized delivery vehicles, means of access such as steps or steep slopes which are a barrier to the elderly, sick or disabled, absence of short cuts to bus stops and other public rights of way.

POLICY GA2 - ON-STREET TRAFFIC CONGESTION AND POLLUTION REDUCTION

GA2.1 All new housing to incorporate a minimum of two off-road parking spaces per home and one additional unallocated visitor space for each four homes or part thereof.

GA2.2 Each new property to be provided with adequate charging facilities for ultra-low emission vehicles.

GA2.3 All proposals which require planning consent and which seek to improve the number of access points or which would involve an increase in traffic volume must include suitable measures to ensure the free movement of traffic and avoid increased levels of on-street parking.

GA2.4 Create a public off-street car parking area of a size similar to the Springhead Pub temporary/overflow facility at a preferred site (8) in the centre of the village and that is designed to be in keeping with the character of the area.

National Policy Planning Framework (9) paragraphs 30,35,39 apply.

Local Plan Policy (6) COM 9 applies

Justification for Policy GA2

Car ownership is relatively high at 89 % with 46% owning at least two vehicles (1). This creates increasing congestion from on-street parking (2,3) on the narrow access roads, particularly the Sutton Road gateway and around the village pond and a policy is needed to ease these pressures. The decline in the village bus service since 2013 from 11 buses per day to the current 3 has resulted in greater use of car transport due

to the inconvenient frequency and poor reliability of the service (11). Due to the higher levels of car ownership (18.6% higher than Weymouth (1)) the guidelines for the number of visitor spaces per house in new developments have been adjusted proportionately to a 1:4 ratio as opposed to 1:5 and resident parking space criteria strengthened (10) to reflect the higher than average levels of multiple vehicle ownership (1). The edge of town location of the Sutton Poyntz beauty spot within an Area of Outstanding Natural Beauty attracts visitors from near and far for leisure and recreation purposes (1) and this creates additional on-street parking congestion around the village centre (2,3) which is further exacerbated by the volume of traffic visiting the popular Springhead Pub with its limited parking capacity (1). The majority of residents support a car park (8) and the Springhead pub has recently made arrangements for an adjacent field to be used as a temporary car park. Public feedback supports a location in this general area subject to it being designed so as not to detract from the character of the area (8). The policy also seeks to address the environmental issues associated with pollution from internal combustion engines by making adequate provision at the design stage for electric vehicle charging points to be integrated into vehicle parking spaces in all new build development; a proposal which has received significant majority public support in a recent survey (8)

Summary of Intent for Policy GA2

This policy aims to address the concern associated with increasing on-street traffic congestion including that arising from business expansion where additional visitor parking demand occurs. It aims to reduce the detrimental impact, in terms of amenity and emergency/public service access, of on-street vehicle parking in the narrow lanes by creating greater off-street parking choices which take into account local character (1) in their design. The policy also includes measures to promote greater use of low emission vehicles which bring benefits of improved air quality.

POLICY GA3 – IMPACT OF TRAFFIC DENSITY ON CURRENT INFRASTRUCTURE

GA3.1 Proposals for any development which will directly access onto current transport infrastructure will be required to make provision for, and contribute to, appropriate traffic speed control measures in the near vicinity of the development which are in sympathy with the character of the area (7)

GA3.2 Any new development must take into account in a traffic impact assessment the concerns of the community in relation to the detrimental effect of vehicle speed, size and access onto the narrow lanes.

*National Policy Planning Framework (9) paragraphs 35,41 applies.
Local Plan Policies (6) COM 7 and ENV 11 apply*

Justification for Policy GA3

This policy addresses the expressed concerns of the community (3) regarding the speed of vehicles (4) on the narrow lanes that do not have pedestrian footways and the desire to see a reduction in speed through the application of measures that are non-obtrusive (3,8) and not detrimental to the sense of place (1). It seeks to introduce measures to mitigate the erosion of infrastructure by larger vehicles and increasing traffic flow (3) and requires development proposals to incorporate mitigating measures that address these issues at the design stage

Summary of Intent of Policy GA3

Increasing traffic volumes have long been of concern to resident's (2) and a perceived increase in the speed of through traffic has resulted in calls for a 20mph speed limit in a recent survey (3). Vehicle monitoring data (4) shows that the average speed of vehicles along Plaisters Lane is 20.9 mph with a maximum speed in the region of 35 mph. Although this does not meet the criteria for a more rigorous enforceable speed restriction (12) than the current 30mph limit, other measures need to be considered in order to address this concern. This policy also seeks to address the issue of increased traffic size and volumes entering and leaving new development via minor through roads that are progressively unable to cope with such demand both during and after the construction phase.

COMMUNITY ASPIRATIONS

Several transport related concerns were raised following the Neighbourhood Plan public consultation surveys in October 2016 and December 2017/January 2018 which do not relate directly to land use and development aspects of planning and are designated as community aspirations for future action that complement the Neighbourhood Plan.

The public bus service is vital to a number of residents for access to doctors, shops, and other services in addition to providing essential links to the wider transport network and the recent decline in service levels have had a detrimental impact. The need to retain and expand the village bus service has been a consistent message in the last two village surveys (2,3) and these are reflected in community aspirations.(3)

Public rights of way are a key feature that give Sutton Poyntz a sense of place (1,3) and their preservation, maintenance and access in the face of modern day pressures are a key priority for the community (13). Some specific road safety issues not directly related to planning policy have been identified as of concern to the community (3,8).

ANNEX 1: ASPIRATIONAL POLICIES IN RELATION TO GETTING AROUND

The community through its various representative bodies is to pro-actively co-operate and collaborate with regulatory, public, commercial and other third parties in seeking to develop transport provision that aligns with the transport objective stated in the Sutton Poyntz Neighbourhood Plan.

Specific issues identified by the community to be addressed include:

AP1 - Public Bus Services

- **AP 1.1 Work with commercial bus operators and other service providers to sustain and improve a village bus service and retain other local services such as the Preston – Weymouth and Preston-Dorchester/Poole services.**
- **AP1.2 As a community promote the use of the village bus service by residents and visitors in order to reduce car usage and the associated problems of pollution and congestion.**

AP2 - Public Rights of Way

- **AP2.1 To work with the Dorset County Council in seeking a sustainable solution to maintaining safe open access along the Puddledock Lane public footpath.**
- **A2.2 Establish a community monitoring and reporting scheme in order to ensure that public rights of way are maintained in accessible condition and are kept clearly signposted.**

AP3 – Road Safety and Congestion

- **AP3.1 To work with the Dorset County Council to resolve current congestion issues at the south end of Sutton Road between Winslow Road and Preston Road through the provision of vehicle passing areas and to seek measures to mitigate the hazards of the blind bend on Plaisters Lane below Wyndings.**
- **AP3.2 To co-operate with businesses in order to address issues related to on-street parking and congestion, such as those areas around the village pond and the bus stop without recourse to road markings or similar obtrusive measures. Sufficient access for emergency and public service vehicles needs to be a priority in this respect.**
- **AP3.3 An assessment of non-obtrusive measures such as psychological traffic calming (7) and a review of vehicle monitoring data (4) are undertaken in order to seek a reduction in the speed of traffic along roads.**

References

- (1) Sutton Poyntz Neighbourhood Plan, Place Appraisal – 2017.
- (2) Sutton Poyntz Community Survey and Action Plan 2007, published by the Sutton Poyntz Society, 2007.
- (3) Neighbourhood Plan Newsletter Number 2 survey, October 2016. Sutton Poyntz Neighbourhood Plan Steering Group.
- (4) Speed Monitoring Survey Spreadsheet, Dorset County Council, September 2017.
- (5) Sutton Poyntz Place Appraisal, section 3, Sutton Poyntz Neighbourhood Plan Steering Group, 2017.
- (6) Weymouth and Portland Borough Council Local Plan, 2015.
- (7) Traffic in Villages, by Sue Mitchell and Ben Hamilton-Baille, published by Dorset AONB Partnership in conjunction with Hamilton-Baille Associates, 2011.
- (8) Sutton Poyntz Neighbourhood Plan Stage Two Survey, December 2017-January 2018; Sutton Poyntz Neighbourhood Plan Steering Group.
- (9) National Planning Policy Framework, Department for Communities and Local Government, March 2012
- (10) The Bournemouth, Poole and Dorset Residential Car Parking Study, Residential Car Parking Provision, Guidance for Dorset, paragraph 3.1.3; Local Planning Authority Partnership, May 2011.
- (11) Bus usage survey 2017-2018, Sutton Poyntz Neighbourhood Plan Transport sub-group, unpublished.
- (12) Response of Dorset County Council Highways Department to the Speed Monitoring Results, internal memorandum, October 2017.
- (13) Public Rights of Way Survey, Sutton Poyntz Neighbourhood Plan Transport sub-group, 2017

SECTION 4: HERITAGE

Strategic Objective

Introduction

Sutton Poyntz lies in an area extremely rich in prehistory, and has its share of more recent treasures. A Working Paper has been prepared as background to this Neighbourhood Plan document, building on several sources:

- Scheduled Monument data on the Historic England website;
- Data on non-listed Monuments, available on the Heritage Gateway website;
- Listed Buildings information on the Historic England website;
- The Historic Environment tab on the Dorset Explorer map;
- The Appraisal for the Sutton Poyntz Conservation Area, to be found in Appendix 3 of the 2008 Weymouth & Portland Borough Local Plan;
- Eric Ricketts' book "The Buildings of Old Weymouth", Part 3.

The following map (Figure 2) is a summary of the heritage assets in and immediately around the Neighbourhood Area. They comprise four groups:

- Prehistoric (Bronze and Iron Age) monuments, including Chalbury Hill Fort to the west, the Rimbury funerary-urn field to the south-west, and a large cluster of barrows (round and bowl) on the Ridgeway north of the village; most of these lie just outside the Neighbourhood Area, but the village is an important part of the view enjoyed by walkers;
- Rich evidence of field systems, boundaries and lynchets, of a variety of probable dates, both close in to the village and in what would have been the further fields and furlongs. These include a trackway of medieval or post-medieval date along the hillside leading towards Osmington;
- The Osmington White Horse celebrating George III's fondness for Weymouth. This is also just outside the Neighbourhood Area but the village is an important part of the view;
- 12 Listed Buildings of a good variety of types: 2 farmhouses, one range of farm buildings, a mill and mill house, a Victorian waterworks building that houses a rare type of water pump, and a variety of workers' cottages by the village pond and along Silver Street.



Figure 1 - One of the round barrow above the village

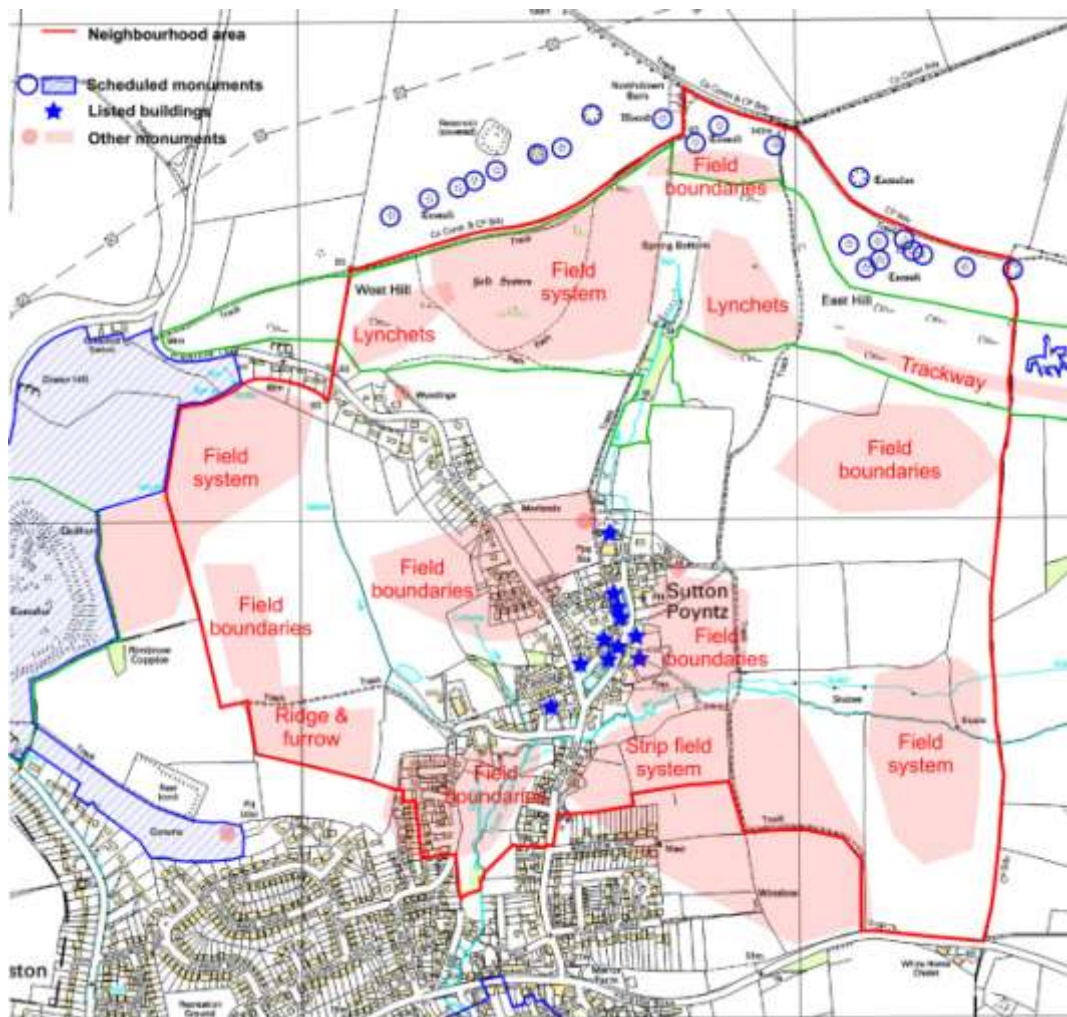


Figure 2 Heritage assets in and close to the Neighbourhood Area

What makes Sutton Poyntz special?

The historic core of the village mainly hugged the western bank of the River Jordan as it flowed towards Preston and the sea from its source at Spring Bottom. The location of the Listed Buildings in Figure 2 clearly shows where this historic core was, with its two farms and two mills as the heart.

Although the village has grown very significantly out from that historic core, mainly since the Weld Estate’s sale of the village in 1925, the heart of today’s village is still very much the same, from the old Upper Mill (now occupied by the Wessex Water waterworks) down past the village pond, down the stream to the fork between Sutton Road and Plaisters Lane, and then along Puddledock Lane to the old Sutton Farm. This is the area that visitors come to enjoy, but there are one or two locations that are of particular importance.

First and preeminent, there is the pond area, with the header pond for Sutton Mill, a number of old worker’s cottages on one side, and the village pub and glorious views up the valley on the other side. This is the area that a Borough Chief Planning Officer once called “the jewel in Weymouth’s crown”.



Figure 3 The pond and old cottages - the village's heart (photo by Andrew Smith reproduced on Creative Commons licence)

Silver Street, hugging the bank of the stream south from the pond, is very rare; a line of worker's and artisanal cottages with no vehicle access, on a footpath that was once a thoroughfare through the village and is now paved by slabs used by students of the stone-mason Eric Morris.

At the top end of the pond there is a cluster of attractive old workers' cottages, most combined internally to create larger houses. There is also the Waterworks site with a pair of late 19th C cottages built for senior staff members, the slightly earlier industrial buildings designed by Thomas Hawksley, and a really delightful mill house that is more likely 18th C than later.

Protecting archaeology

Almost the whole of the Neighbourhood Area is in an area designated in the Local Plan as of Archaeological Potential; the only exceptions are two parcels of land to the east of the village, one just north of Winslow Road and the other on the north side of the Osmington Brook. The current Local Plan (paragraph 2.3.8) states that an archaeological assessment "may be required" for development in areas of Archaeological Potential. We think this should be the normal practice in Sutton Poyntz:

Policy 1 – Protecting archaeology

Any development proposal on currently undeveloped land in the Neighbourhood Area should normally be accompanied by an archaeological assessment.

Justification – The developed area of Sutton Poyntz is almost completely surrounded by 'Monuments' listed in the Dorset HER (Historic Environment Record). These are probably not of sufficient importance to need protection, but deserve to be recorded before destruction.

Evidence – The map in Figure 4 shows the details of the Monuments immediately surrounding the village, taken from Dorset Explorer.

Related policies – Local Plan Policy ENV4 and its preamble.



Figure 4 Extract from Dorset Explorer map, showing known 'Monuments' around village centre

Protecting built heritage

The NPPF recognises the importance to local communities of buildings that not of sufficient importance to merit Listing, but nevertheless contribute importantly to their own locality. The current Local Plan also recognises the need to protect locally important heritage assets, particularly where they contribute to an area's distinctiveness; the Local Plan encourages local communities to work to identify such locally important heritage assets. Conservation Area appraisals for villages in West Dorset (such as Osmington) already contain such lists, but this has not been done yet in Weymouth.

Policy 2 – Developing a list of Locally Important Heritage Assets

Either a Locally Important Heritage Asset list should be developed, and then given protection as specified in Local Plan Policy ENV4. The Neighbourhood Forum will work with the Borough Council to develop such a list, or a list of Locally Important Heritage assets has been developed by ... working for the Neighbourhood Forum; this list is in Table xx. These assets will be given protection as specified in Local Plan Policy ENV4.

Justification – This policy would bring Sutton Poyntz in line with the best practice well established in West Dorset, and will give developers and the Planning Authority greater clarity on assets that contribute importantly to the distinctiveness of Sutton Poyntz.

Evidence – The village gave strong support to the concept of such a list during the Stage 2 Survey, with almost 80% voting in favour.

Related policies – NPPF paragraphs 129 to 141. Local Plan Policy ENV4 and preamble

Conservation Area

The Conservation Area appraisal first written by the Borough Council in 1972 and extended in 1979 and 2000 is rather brief and lacking in detail; the equivalent document for Osmington, for example, contains much more detail on the features of the village that are of genuine value.

Action 1 – We will work with the Borough Council to try to find a way of producing a revised Appraisal document for the Sutton Poyntz Conservation Area.

Justification – A revised document should give much greater clarity on what features of the Conservation Area are of real value, and therefore what genuinely needs protection. We believe this would be of great benefit both to developers and to the Planning Authority.

SECTION 5 - HOUSING AND PLANNING

Strategic Objective

To provide evidence based information on local opinion with regard to housing and planning to assist the local authority in planning decisions.

Introduction

The village of Sutton Poyntz is very close to areas of large housing development (Preston and Littlemoor) but is distinct and separate from them. It retains its village character in its central area but has suffered from uncoordinated, and in some cases unfortunate, development for several years.

Being very close to three large holiday mobile home parks and some camp sites the village provides a holiday attraction for the thousands of holiday makers visiting every year. The scenic attraction of the village makes it a real tourist attraction and for people living in South Dorset.

The village is located within the Dorset Area of Outstanding Natural Beauty. As a Conservation Area of long standing, residents and the local authority have tried to maintain the character of the village for the benefit of holidaymakers, visitors, and local residents alike. Not always, it has to be said, with success.

The Neighbourhood Plan seeks to support the local authority in meeting the planning requirements of a Conservation Area by providing policies supported by evidence of local opinion on development and the rationale behind those views.

Suggest insertion of a brief summary of each of the policies.

Policy H&P 1

Development is to be contained within the 2017 Defined Development Boundary.

Insert NPPF and Local Plan policy references to which this relates.

Justification for Policy H&P1

Sutton Poyntz is separated from the urban sprawl of Weymouth by a very narrow, but vitally important, area known as “The Green Wedge”. On the other side of the village, to the East, the village is constrained by the development boundary. These two limits to development provide the physical manifestation of the distinctiveness of the village, separated from Weymouth.

Within the village facilities are limited by the size and nature of the village. The Mission Hall holds just 60 people, the bus service is minimal and unsuited for use by anyone in employment. The only employment in the village (excluding those working from home) is in the pub, gardening, and cleaning.

The village survey (reference XYZ) shows the overwhelming local wish is to preserve the distinct character of the village by constraining development to within the 2017

Defined Development Boundary. 180 responses (out of a total of 255) were in favour of development being restricted to be within the defined development boundary. There is a strong majority against large scale development.

Furthermore 171 responses to the village survey out of a total of 258 were against redrawing the existing Defined Development Boundary.

Confining development within the Defined Development Boundary would also preserve the key views from the AONB looking into the village by preventing development sprawl into surrounding countryside. Views from the AONB have been confirmed as important planning considerations by planning inspectors ruling on appeals. Reference XYZ.

Summary of Intent for Policy H&P 1

To constrain development within the Defined Development Boundary extant in 2017 in order to preserve the physical distinctiveness of Sutton Poyntz and to retain the bounded nature of the village.

Evidence Base for Policy HP 1 (Suggest that these are referenced in the policy justification and a list of detailed references provided at the end of this section).

Village Stage 2 Survey.
Planning Appeal – Caravan Park (Weymouth Bay)
Planning Appeal – Caravan Park (Waterside)
Planning Appeal – field off Plaisters Lane.

Related Local Plan Policies

W&P plan?
Conservation Area Policy?

Initial Draft Policy

The Defined Development Boundary as at 2017 should be maintained.

POLICY H&P 2

Number of new developments and building size.

Over the planning period up to 2036 up to 20 new dwellings are seen as appropriate growth. There is support for new buildings to replace existing residential properties or to build on land surrounding existing residences.

Insert NPPF and Local Plan policy references.

Justification for Policy H&P 2

The village survey showed 203 responses out of a total of 257 to be in favour of small scale development consistent with the size of the village – 20 dwellings over the planning period.

Given that sites within the Defined Development Boundary are constrained, it logically follows that large dwellings would be difficult to accommodate. There is

some appetite from within the village for smaller accommodation although there is no evidence for the need for “affordable” housing. There is some resistance to higher density development (Stage 2 Survey Q 15c) but not necessarily against smaller scale (Stage 2 Survey Q 15d)

The danger with smaller houses, especially attractive cottages in an idyllic location, is that in the open market they would be bought as second homes. There is no way this danger can be mitigated.

Summary of Intent for Policy H&P 2

To ensure new development is in line with village expressed wishes, small scale, consistent with existing surroundings, and within the total number of new dwellings (up to 20 in the planning period). contained in the village survey.

Evidence Base for Policy HP 2 (see note against HP1)

Stage 2 Village Survey. Q, 14, 15, 16.

Related Local Plan Policies

W&P Council definition of Conservation Area, within existing town plan.

Policy H&P 3

Building Style

Ensure that future development within the village takes greater account of nearby building style and materials, and preserves or enhances the Conservation Area. Design should avoid increasing congestion on roads within the village (suggest reference is made to specific Policy GA2 in ‘Getting Around’ as there is a disconnect if included here and the policy as stated is too open)
Insert NPPF and Local Plan policy references.

Justification for Policy H&P 3

Sutton Poyntz has been designated a Conservation Area by the Local Authority for many years. In addition the village is located within the Dorset AONB.

The village survey shows overwhelming support to retain the existing style and character of the village.

Summary of Intent of Policy H&P 3

All new development should demonstrate high quality of design and materials in keeping with the Conservation Area. Some planning decisions in the past have not been successful in reflecting the surrounding style and materials. The planning authority need to be given the ability to impose requirements on developers that meet the aspirations of the Conservation Area.

Parking on roads in the village causes congestion, difficulty of access to emergency services. New development must allow some off road car parking for residents and visitors. The village survey showed 216 responses out of 259 in favour of off road

parking for residents in new developments, and 194 (out of 253) in favour of some provision for visitors. (suggest refer to policy GA2 in Getting Around)

Evidence Base for Policy H&P 3

The village survey shows 229 responses out of a total of 262 expecting future development to take greater account of nearby building design. *(We might risk putting a photo in here showing good and bad, e.g. houses by Evangelical church (David Wren) and red brick in White Horse Lane).*

Related Local Plan Policies

W&P Council definition of Conservation Area, within existing town plan.

References

Village Survey Q 12, 17 (Suggest these be cross referenced as noted under HP1)

<p>Policy H&P 4</p> <p>Key Views</p>
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Justification for Policy H&P 4

Recent planning appeal decisions (cross references) have restated the importance of views from and into the AONB.

The village survey shows overwhelming support (218 out of 247) for the protection of key views and the listing of those views.

Summary of Intent of Policy H&P 4

Protection of key views into and from the village.

Evidence Base for Policy H&P 4

Recent planning appeals, AONB requirements, and village survey.

Related Local Plan Policies

W&P town plan.

Definition of AONB (include as specific references as noted in HP1 above)

References

Village Survey Q 5

SECTION 6 – SPORTS AND RECREATION

Strategic Objective

Sustain and improve those community facilities and assets which create community integration and a better quality of life.

Introduction

Sutton Poyntz is a small but vibrant community which has many active interest groups (history, arts, social, etc) as well as community centred events such as the biennial Sutton Poyntz Street Fayre and monthly Coffee Mornings. Residents recognise the real benefits that this brings in terms of community cohesion but also appreciate the challenges and areas for improvement that exist (1,3). For example there are no indoor or outdoor sports facilities without travelling into Weymouth or Dorchester. The policies in this plan seek to address these issues relative to future development and deal specifically with:

- Protecting those assets considered important to the community in order to prevent their loss to residential development.
- Support for the development of facilities that will benefit the whole community and particularly younger people who are vital to our future sustainability.
- Identification of a suitable location for a children's play area..

Specific community aspirations have been identified with regard to assets of community value, interim arrangements for a children's play area, history/nature trails and recreational use of the public rights of way (3), better utilisation of the waterworks museum and provision of additional community facilities.

POLICY SR1 – PROTECTION OF COMMUNITY ASSETS

Planning permission for proposals, including change of use, that result in the loss of the following as community assets in Sutton Poyntz will not normally be permitted.

- *The Mission Hall*
- *Springhead Public House*
- *Waterworks Museum*

Change of use of these facilities will only be permitted in exceptional circumstances where it has been clearly demonstrated that:

- there is no local need for them or they are no longer viable; and
- no appropriate alternative community use is needed or would be viable.

Proposals designed to modernise or extend community facilities for public use, including to increase their capacity, will generally be supported.

National Policy Planning Framework (6) paragraphs 69,70 apply.

Local Plan Policies (4) COM 2 and 3 apply.

Justification for Policy GA1

A recent consultation exercise (5) has identified the above facilities as being of significant value to the community, in each case with over 90% support. Many of these facilities have received consistent

recognition as being vital to the sustainability of the community in previous surveys (3) and provide key social and amenity benefits to all. Loss of any of these facilities would have a significant detrimental impact on the community and in many cases create social isolation.

Summary of Intent for Policy GA1

The above policy aims to recognise those facilities of recreational value to the community that are of particular importance, such that their loss would have a significant detrimental impact on the sustainability of the village and the social well-being of residents. These sites are identified as priorities for protection from planning applications that propose a change of use or do not seek to develop them for the benefit of community provision.

POLICY SR2 – ENHANCEMENT OF COMMUNITY SPORTS AND RECREATION FACILITIES.

Proposals to use land adjacent to the garden of the Springhead Pub (see Map SRM1 below) as a public children’s play area will be supported, unless they conflict with other Local Plan or Neighbourhood Plan policies.

National Policy Planning Framework (6) paragraph 73 applies

Local Plan Policy (4) COM 4 applies

Justification for Policy SR2

The mixed opinions expressed in the first public consultation regarding a sports field and a children’s play area (3) resulted in specific questions being asked in the Stage Two Survey (5). The results show public support for some facilities and not for others and the former have been incorporated into this Neighbourhood Plan. A small majority favoured the provision of a children’s play area with several respondents identifying the Springhead Pub garden as a logical location. There was also a good level of support for a village green and community allotments and these proposed new facilities have been included below as aspirations for the community.

Summary of Intent for Policy SR2

Concerns relating to the lack of provision of facilities for younger people have been a consistent theme in earlier village surveys (2,3) and the need to attract families to the village is recognised. The lack of recreation facilities, particularly for younger children is seen as a disincentive for families with children to choose to live in the village and needs to be addressed. It has been suggested that the use of the small play facility at the Springhead Pub be used subject to agreement with the tenants and owners and this would also provide a suitable area for a longer term permanent public facility.

SECTION 7 - COMMUNITY ASPIRATIONS

Several recreation-related issues were raised following the public consultation surveys (3,5) that represent community aspirations for future action. Several public facilities are regarded as important to the sustainability of the community and could be protected by nomination as Assets of Community Value (ACV). The provision of a children's play area is supported by the community (8) and in view of the need to secure land to accommodate this a short-term option exists to negotiate on a formal basis the shared use of the existing facility in the Springhead Garden. The network of public rights of way are a key feature that give Sutton Poyntz a sense of place (1) and could be incorporated into a series of guided walks centred on the village that promote recreational interest in the history, ecology and literary connections within the area. The Waterworks museum is under used largely due to problems of staffing and so provides an opportunity for resourcing through community volunteers as part of an arrangement with Wessex Water plc which could enable a broader use of the facilities for other community purposes, such as a café, local produce sales or arts and crafts.

ANNEX 1: COMMUNITY ASPIRATIONS IN RELATION TO SPORTS AND RECREATION

AP1 – Nomination of Assets of Community Value

The Neighbourhood Forum shall register the following facilities as Assets of Community value with the Local Authority under the provisions of the Localism Act 2011.

- The Village Pond
- The Mission Hall
- Springhead Public House
- Waterworks Museum
- Veterans Wood
- Area of Land in front of 97 Sutton Road

If any of these facilities are offered for sale, the Neighbourhood Forum shall undertake a public consultation to decide whether to exercise the right to bid.

AP2 – Provision of a Children's Play Area

To explore the provision of a children's play facility in the short term in co-operation with the Springhead Pub in order to assist the delivery of Policy SR2.

AP3 – Visitor Guides

Develop guides for local history, nature, literature trails and consider provision of personal guidance through the services of registered local volunteers.

AP4 – Promote the Use of Public Rights of Way for Recreational Purposes

- AP4.1 Provide maps and guides to promote the use of the network of public rights of way and incorporate these into themed walk guides.
- AP4.2 To identify suitable cycle routes in the area and link these into the National Cycle Network

AP5 – Waterworks Museum

Promote with Wessex Water plc extended opening of the Waterworks Museum through community volunteers and greater community use of the visitor area facilities, for example as a small café, outlet for local arts and crafts.

References

- (1) Sutton Poyntz Neighbourhood Plan, Place Appraisal – 2017.
- (2) Sutton Poyntz Community Survey and Action Plan 2007, published by the Sutton Poyntz Society, 2007.
- (3) Neighbourhood Plan Newsletter Number 2 survey, October 2016. Sutton Poyntz Neighbourhood Plan Steering Group
- (4) Weymouth and Portland Borough Council Local Plan, 2015.
- (5) Neighbourhood Plan Newsletter 4 April 2018; Sutton Poyntz Neighbourhood Plan Steering Group.
- (6) National Planning Policy Framework, Department for Communities and Local Government, March 2012
- (7) Public Rights of Way Survey, Sutton Poyntz Neighbourhood Plan Transport sub-group, 2017.
- (8) Neighbourhood Plan Newsletter Number 4, April 2017. Sutton Poyntz Neighbourhood Plan Steering Group.

DRAFT

Sutton Poyntz Neighbourhood Plan

Consultation Statement

Sutton Poyntz Neighbourhood Steering Group

May 2018

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Purpose

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Representations Received
Main Issues Raised
How We Used the Results

DRAFT

Purpose

The purpose of the consultation statement is to demonstrate how individuals, businesses households (including those owning holiday homes), land-owners, and statutory bodies have been involved in creating the Sutton Poyntz Neighbourhood Plan, through a process of direct engagement, one-on-one conversations, meetings, newsletters and open public meetings. The type and scale of consultation is described, alongside the feedback received. More detail on the information provided, and the documents employed, is provided in the supporting annexes.

This Consultation Statement will be submitted to the local planning authority as one of the key supporting documents of the draft Neighbourhood Plan.

Initial Discussions

The possibility of creating a Neighbourhood Plan for the village of Sutton Poyntz was first discussed in 2010 by the Sutton Poyntz Society (295 members, with 253 living within the village itself), even before the Localism Act became law. As the village was not a parish, but within the Borough of Weymouth and Portland, there was uncertainty about how this could be progressed (and funded). However, by early 2016, following discussions with Council Officers, it was agreed that the Sutton Poyntz Society could (subject to certain changes in its constitution) act as a non-parish Neighbourhood Forum.

Preliminary Consultation: February 2016

How We Consulted: During February 2016, a Neighbourhood Planning newsletter (Annex A) was hand-delivered to every dwelling within the proposed Neighbourhood Plan Area (some 230 households). Additional copies were delivered to businesses within the village and to households immediately outside the proposed area including Plaisters Lane, Puddledock Lane, Sutton Road, Verlands Road and Winslow Road. A total of 393 households received the newsletter.

The purpose was to inform the public of the proposals to produce a Neighbourhood Plan and seek representations on the proposed boundary for the Neighbourhood Area. It also sought volunteers from the whole of the community who were prepared to participate in a Neighbourhood Plan steering group. The proposal to create a Neighbourhood Plan, and turn the Sutton Poyntz Society into a Neighbourhood Forum, was unanimously approved at the Sutton Poyntz Society AGM on 13 April 2016.

Representations Received: Twenty responses were received.

Main Issues Raised: There was one outright objection, on the basis that a Neighbourhood Plan was unnecessary and could be divisive, but the remainder were supportive, although some concerns were raised. One respondent felt that the process could be taken over by vested interests, but the remainder addressed the proposed boundary and the possible exclusion of households, at the end of Puddledock Lane and Sutton Road, that had traditionally regarded themselves as members of the village.

How We Used the Results: The representations were noted for future reference as was appropriate and the proposed Neighbourhood Area boundary was revised to accommodate the additional dwellings where practicable and a revised Neighbourhood Area map produced.

Neighbourhood Plan Area Application: June 2016

How We Consulted: In order to meet statutory requirements the draft Neighbourhood Form and Neighbourhood Plan Area Application was submitted to Weymouth and Portland Borough Council on 27 May 2016. The formal consultation period ran from 10 June to 5 August 2016. The application was publicised on-line and in the Dorset Echo. Posters were also put up around the village and in the Springhead Public House. Pending approval, a Neighbourhood Forum Steering Group of volunteers was established, Terms of Reference agreed and a Chairperson elected. The Steering Group first met on 17 May 2016. Every effort was made to ensure broad representation, including those not members of the Sutton Poyntz Society, those with second homes or those working in the village but living elsewhere. Consequent to the request for volunteers, included in the initial newsletter, over a dozen members of the village (including non-members of the Sutton Poyntz Society) attended the first Steering Group meeting.

Representations Received: The Borough Council received a total of eight representations, five from statutory bodies and three from residents. The statutory body responses were as follows:

- The DCC Flood Risk Management team had no objection to the proposed designation, but provided information on local flood risks that needed to be borne in mind during the planning process;
- The DCC Planning Obligations Manager noted a small area of safeguarded building stone within the Neighbourhood Area;
- Historic England had no objection to the proposal, provided useful information on heritage assets that need to be protected by the Neighbourhood Plan and resources available to help, as well as offering further discussions should they become necessary;
- Highways England had no objection, and noted that the Neighbourhood Area was remote from the nearest strategic highway;
- Natural England offered no direct observation on the application, but provided very helpful information on how Neighbourhood Plans should seek to protect natural assets.

The three individual representations were discussed at the Borough Council Management Committee meeting on 20 September 2016. One representation was in favour of the application. The other two representations questioned the democratic accountability of the Sutton Poyntz Society, but did not present any evidence that the Society did not meet the legally prescribed definition of a Neighbourhood Forum. One of the representations questioned the small size of the proposed Neighbourhood Area, with limited local services and development land, and suggested Preston Ward as more suitable. The Officers' Report recommended that the area was suitable and noted that the arguments in the two dissenting responses were not reasons for the application to be rejected. The Borough Council Management Committee formally approved the application on 20 September 2016.

How We Used the Results: The Neighbourhood Plan Steering Group researched other plans, sought training for members and prepared for the first public consultation.

Village Consultation (Stage One Survey): October 2016

How We Consulted: The purpose of this consultation was to seek the general views of the public as to what they liked and disliked about living in the area and their views in relation to a number of key themes based upon ideas the steering group had gathered from an overview of other Neighbourhood Plans. This would help to identify the Vision, Objectives, key Policy areas and aspirations of the community. During October 2016, a second newsletter (Annex B) and community survey form (Annex C), drafted and agreed by the Steering Group, were hand-delivered to each household within the Neighbourhood Plan Area (230 households). Where possible, members of the Steering Group spoke with each household to explain the process and encourage them to provide their views and opinions. Where people were out, a letter with contact details was left explaining the purpose of the initiative and encouraging their participation. To follow this up, two open days (Sunday 30 October and Monday 31 October 2016) were organised in the

Mission Hall, shortly after the survey was distributed, to enable villagers to learn more about the Neighbourhood Plan, talk with members of the Working Group and provide their own views on the content of the Neighbourhood Plan.

Representations Received: 77 completed forms were returned by hand, mail or email. Although individual returns were encouraged (and sufficient forms printed and distributed), most responses were provided by households. The response rate was therefore approximately 20-30%. Over 400 separate 'post-it' notes, detailing concerns and offering ideas and suggestions, were provided by 66 unique visitors over two days.

Main Issues Raised:

LAND USE & CONSERVATION

Protect important views and the green wedge gap
Care for trees, hedges and the village pond
Protect the countryside and rural lanes
Better communicate and cooperate with landowners

BIODIVERSITY & THE NATURAL ENVIRONMENT

Cooperate with landowners and environmental groups to conserve habitat
Include biodiversity criteria in new build planning
Promote clean tidy environment

HERITAGE

Protect heritage sites and ensure development protects their character and setting
Provide information on village's heritage

HOUSING & PLANNING

Retain our village character and sense of community
Focus on smaller houses, both for younger families and for downsizing
Encourage full-time occupancy of houses
Growth through infill rather than from incursion into open country
Use of appropriate materials and design in keeping with village character

TRANSPORT

Preservation of bus service
Lower speed limit, and more considerate parking to improve access
Improved foot and cycle access, especially Puddledock Lane

SPORTS & RECREATION

Support for Mission Hall and Springhead as village social facilities
Improve facilities such as a playground or sports field
Maintain footpaths and tracks - easy access to beautiful countryside and coastline, with great views of and from the village
Potential for a Village Green

EMPLOYMENT, BUSINESS & TOURISM

Work with employers to create jobs
Encourage small businesses, and encourage facilities for visitors
Improved communications coverage, speed and reliability
Non-intrusive infrastructure
Continued use of traditional village communications

How We Used the Results: The results from the first survey enabled the steering group to draft an overall vision, objectives for each of the key topic areas, identify some key policy areas and aspirations and establish topic sub-groups that would prepare the draft Neighbourhood Plan sections.

Village Consultation Drop-in Morning: March 3rd 2017

How We Consulted: An opportunity was provided at the monthly village coffee morning for stakeholders to openly discuss with Steering Group members the results of the Stage One Survey and the next steps to be taken. Members of the public were also encouraged to join the topic sub-groups which would research policies and develop further consultation questions of a more specific type based upon feedback from the initial survey. An outline timetable of the key steps through to completion of the Neighbourhood Plan was provided as a focal point for discussion.

Representations Received: 38 people attended the coffee morning and three residents who were not currently members of the Steering Group agreed to join sub-groups, one on Transport and two on Housing and Planning.

Main Issues Raised: Understanding the next steps in the Neighbourhood Plan process and the work of topic sub-groups.

How We Used the Results: A revised timetable was produced and further non-steering group members involved as members of sub-groups. A summary of the results and information on the next steps was published in Newsletter No. 3 (Annex D)

Village Consultation (Stage Two and Housing Needs Surveys): December 2017 to January 2018

How We Consulted: The purpose of this consultation was to provide an initial assessment of the level of public support for specific types of Neighbourhood Plan policy that had emerged from the earlier public consultation or from sub-group research. It would also seek to determine the future housing needs of households within the Neighbourhood Area. Following the submission of draft questions by the six topic sub-groups (Biodiversity and the Natural Environment; Employment, Business and Tourism; Heritage; Housing and Planning; Sports and Recreation and Transport) which were agreed by the November Steering Group a Stage Two Survey of specific questions related to these topics was produced (Annex F). In November 2017 a newsletter (Annex E) was produced informing the public of the work undertaken since the first survey and the next steps to be taken. With the help of our consultants a Housing Needs Survey (Annex G) was produced and agreed by the Steering Group at the November 2017 meeting when arrangements for the consultation were finalised and ratified. The logistics of the process were delegated to a Survey sub-group.

On December 1st 2017 an open forum attended by several members of the Steering Group was held as part of the regular village coffee morning schedule. Fifty-two people attended during which the work of the sub-groups was publicised and the forthcoming public survey explained.

From 1st December, the Stage Two Survey (Annex F), Housing Needs Survey (Annex G) and a covering explanatory letter (Annex H) were hand delivered to all premises within the Neighbourhood Area (residential and business) informing residents and other stakeholders. Where possible, members of the Steering Group spoke with each household to explain the process and encourage them to provide their views and opinions. Where people were out, a letter with contact details was left explaining the purpose of the initiative and encouraging their participation. This was followed by two further door knocking exercises over the weekend of 16/17 December 2017 and during the first week in January 2018, again a reminder letter being left when people were out. Prior to each of the three key stages 12 posters were placed in prominent places around the village (Annex I) reminding people to return their survey forms.

A Draft Place Appraisal document had been produced in 2017 by a sub-group set up for the purpose and following agreement at the November 2017 Steering Group meeting this was made publicly available for comment at the December 1st 2017 coffee morning. The introductory letter distributed with the surveys made reference to this document being available at the village web-site address and this was verbally communicated by distributors. Additionally 75 hard copies of the Place Appraisal were made available on a loan basis through the distributors for those without electronic access or who preferred this format.

A deadline for returns of the 5th January was publicised. A number of survey forms were returned after this date and accepted, the final return being received on 12th January.

Representations Received: Out of 533 Stage Two Survey forms distributed, a total of 253 completed forms were returned by hand, mail or e-mail, this represented 267 respondents or 50.1%. Although individual returns were encouraged (and sufficient forms printed and distributed), most responses were provided by individual households. Survey forms were sent by e-mail to those stakeholders who were not residents and forms were distributed upon request to their employees who were working in the neighbourhood area. A total of 245 Housing Needs Survey forms were distributed to households within the neighbourhood area, 31 of which were returned complete, a total of 12.7%. Those households without housing needs, as identified by responses to the first question, were informed that they were not required to return the form.

Main Issues Raised:

The survey responses and comments were recorded, cross-checked and external verification completed. The results showed:

Biodiversity and the Natural Environment

Significant support for the proposed flood policy; the suggested Biodiversity Green Corridor; a policy for the enhancement and conservation of biodiversity; the creation of a list of important green spaces; the creation of a list of protected key views; a policy in support of the retention of trees orchards and hedges within new development; replacement of felled trees with an appropriate species and consultation with the Neighbourhood Forum on tree protection related issues.

Employment, Business and Tourism

A small minority of people supported the provision of a village shop selling general store items, groceries, arts and crafts and with a tea/coffee facility; 70 people offered voluntary labour hours in the shop; the most favoured sites for a shop were at the Cartshed or near the Springhead. A significant majority of residents were opposed to attracting new business although there was support for provision of work or office space within homes. Mobile phone reception was described as excellent or variable and internet speed and reliability were seen as satisfactory. A small minority believed that problems associated with increased traffic outweighed the benefits of tourism and there was strong opposition to B and B's/hotels, holiday lets and camp sites but strong support for community-led guided tours.

Getting Around

A minority of people supported traffic management restrictions between Winslow and Verlands Road and on the bend below Wyndings while there was minority opposition to proposals at three other locations. A small majority of people favoured provision of a public car park with very strong support that this be in the field adjacent to the Springhead Pub. Regarding future developments, most people were opposed to the inclusion of pavements but supported the inclusion of street lighting. A significant majority of respondents favoured additional parking provision within new developments despite the potential for higher house prices and strongly supported the proposals for increased resident and visitor parking space provision. There was also a majority in favour of the inclusion of electric vehicle charging points in new housing development.

Heritage

A significant majority agreed with the creation of a list of local Heritage Assets.

Housing and Planning

There was clear support for the building of between one and twenty new homes over the period of the Neighbourhood Plan and for the retention of the existing development boundary and the containment of new building within the boundary; a majority also favoured demolition of existing housing to make way for a higher build density and the building of new homes in the gardens of existing properties. The suggestion of a site outside of the development boundary for 100% affordable housing was strongly opposed. Regarding future development type and style there was strong support for taking account of nearby building design and materials and that these should reflect the local styles both within and outside of the historic core. Whilst a small majority favoured encouraging contemporary/innovative building design.

Sports and Recreation

A very significant majority agreed that the Village Pond, Mission Hall, Springhead Public House, Waterworks Museum and Veterans Wood were of significant value to the community. There was strong support for the additional community facilities of a Village Green and Community Allotments, with a small majority in support of a Village Shop and a slightly larger majority in favour of a children's play area. The provision of a Sports Field was opposed and that of a Larger Meeting Hall very strongly opposed.

Comments on the Place Appraisal

A total of 272 comments were received both supportive and critical. These constituted 29 of a general nature, 9 criticising the accessibility to the draft Place Appraisal document, 83 suggested corrections or improvements, 53 were of a generally supportive nature and did not make any specific suggestions, 35 related to questions contained within other sections of the survey and 60 related to specific subject topics .

Response to the Housing Needs Survey

The key issues arising from this survey were; current properties being too large and the need for smaller units and some bungalows (due to problems with stairs). Most respondents were in the over 45 age group with twice as many couples as single people being in housing need.

How We Used the Results: The feedback preferences and comments from the Stage Two Survey were used to revise specific topic objectives and write draft policies and community aspirations for incorporation into the draft Neighbourhood Plan. The comments relating to the Place Appraisal were considered as part of the review of this document and many incorporated in order to improve the final version.

The data provided by the Housing Needs Survey was used by the Housing and Planning sub-group to inform its work on policies for inclusion in the Neighbourhood Plan. All abstracted data including comments was published in a spreadsheet format on the Sutton Poyntz Village web site. During the period 28th March to 3rd April 2018, a 12-page printed summary (Annex J) of the consultation results (less those part b questions relating to key views, heritage assets and local green spaces) including the number of responses to each question option, a summary of comments and key themes arising from the Housing Needs Survey was delivered to all premises within the Neighbourhood Area. Copies were also sent to over thirty landowners and businesses, seeking feedback and offering a meeting with the Steering Group if this was thought to be helpful. No specific comments on the overall Stage Two and Housing Needs Surveys summary have been received to date (29/04/2018).

Consultation with Landowners: February to May 2018

How We Consulted: A list of 39 landowners who owned land outside of the current development boundary was compiled. A letter (Annex K) was drafted which requested details of the plans for the land holding in the future, ways in which they felt they could contribute to the community aspirations and ways in which they felt the community could help them. The letter which included a map of the land concerned was distributed on 1st February with a deadline of 16th February for returns. A summary of the survey results was forwarded to all landowners and those whom had indicated a planned change in land use or who had requested a meeting with the Steering Group were offered several optional dates for a meeting with representatives of the Steering Group. As a result, meetings were arranged as follows:

Representations Received: Out of a total of 39 letters distributed 16 responses were received by the deadline and one follow up response several weeks later. 10 responses stated that there was no planned change of use, 4 outlined their plans/requested a meeting to do so and 1 provided no clear response as to their future intentions. One business respondent noted the letter and forwarded it to another department for a detailed response which is still awaited.

Main Issues Raised: Two respondents confirmed projected future use for horticultural purposes. One respondent provided details of the intended future use of the land for pastoral grassland with some extended use of the temporary campsite and proposals for an eco café. Of those respondents who requested a meeting the following issues were subsequently raised.

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How We Used the Results: Initial responses were used to confirm land ownership and take no further action or make amendments to land ownership maps or arrange for further consultation through correspondence or meetings with individual landowners as was appropriate. The chair wrote to those

landowners who had responded on 26th March 2018 offering a meeting with the Steering Group to discuss future land use proposals following publication of the results of the survey.

Consultation on Heritage Assets, Key Views and Local Green Spaces December to May 2018.

How We Consulted: Following distribution of the Stage Two Neighbourhood Plan survey in December 2017, concern was expressed by several landowners and residents that some of the questions were leading and in particular, that the selection of potential heritage assets and local green spaces was not objective, nor were the benefits/disadvantages made clear. As a result, it was agreed following attendance by several affected residents at the December Steering Group meeting that the responses to the second part of these questions which related to specific proposed sites would not be recorded during the survey analysis and to also do the same for key views. However, in order to inform potential policies in these important areas the Steering Group decided to commission separate independent studies by external professional consultants in order to identify potential key views and local green spaces and to seek similar studies for heritage assets once a scope of work had been produced and quotations obtained.

Following agreement on a scope of work for the Key View and Local Green Spaces studies in February 2018, Brian Wilson and Tim Gale of Brian Wilson and Associates were engaged to undertake these studies. This involved desk based mapping and preparation of assessment criteria prior to a full day site visit on 21st March 2018 during which all sites identified by the consultants for assessment were visited and viewed from public access points. Following receipt of the final independent reports (Annexes L & M) in April 2018, these were sent separately to all affected landowners asking for comment on their accuracy and feedback on the specific recommendations. Several landowners responded to the Local Green Spaces report (Annexe L), providing feedback by email while three landowners attended the Steering Group meeting on 17 April 2018 to raise individual concerns. All the feedback was considered by the relevant subgroups in developing draft policies and a detailed response was provided to each correspondent." One landowner responded to the Key Views report and this was again considered by the relevant subgroups in developing draft policies. A detailed response was provided to each correspondent.

Key Issues Raised: Respondents to the Local Green Space report challenged the report in terms of factual accuracy and sought evidence aligned to specific sources of reference. One respondent requested minor amendments for reasons of accuracy but welcomed the designation of all green spaces including their own.

How We Used the Results: Following discussion within the respective sub-groups, recommendations were made to the Steering Group at the ? 2018 meeting:

Annexes:

- A. Sutton Poyntz Society Neighbourhood Planning Newsletter 1 - February 2016.
- B. Sutton Poyntz Neighbourhood Plan Newsletter 2 - October 2016.
- C. Sutton Poyntz Neighbourhood Plan Stage One Consultation Survey.
- D. Sutton Poyntz Neighbourhood Plan Newsletter 3 – March 2017
- E. Sutton Poyntz Neighbourhood Plan Newsletter 4 – November 2017
- F. Sutton Poyntz Neighbourhood Plan Stage Two Consultation Survey
- G. Sutton Poyntz Neighbourhood Plan Housing Needs Consultation Survey
- H. Covering letter for Stage Two Survey.
- I. List of Public Poster Sites
- J. Sutton Poyntz Neighbourhood Plan Newsletter 5 – April 2018
- K. Sutton Poyntz Neighbourhood Plan Initial Letter to Landowners – February 2018
- L. Independent Assessment of Candidate Sites for Local green Space Designation: Sutton Poyntz Neighbourhood Plan; Wilson,B and Gale,T; April 2018
- M. Independent Assessment of Candidate Sites for Key View Designation: Sutton Poyntz Neighbourhood Plan; Wilson,B and Gale,T; April 2018

ITEM 11 – Timetable

SUTTON POYNTZ NEIGHBOURHOOD PLAN TIMETABLE

TARGET ACTION	MONTH & YEAR																													
	2017			2018												2019						2020								
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Produce final draft Place Appraisal	█	█																												
Consultant to produce draft Housing Needs Survey .	█	█																												
Draft and agree questions for next public consultation	█	█																												
Begin first draft NP including draft policies	█	█																												
Sub-groups to continue to build evidence base	█	█																												
Steering group endorse PA, HNA and public survey docs.		█																												
Distribution/access of each of the above documents			█																											
Response to each of the above consultation received by 5/1/18				█																										
Summary and analysis of responses by Steering Group				█	█																									
Landowner consultation					█	█	█	█																						
Production of draft NP by SG					█	█	█	█	█																					
May/June SG considers and agrees areas for NP re-draft								█	█																					
SG agree draft NP and send to LPA for SEA screening										█																				
Draft NP sent to all stakeholders											█																			
Feedback from LPA on SEA – expect no full SEA required												█																		
Proceed to formal Reg 14 six week consultation													█	█																
SG responds to consultation feedback /records response														█																
Redraft and finalise NP/other docs,/consultation statement															█															
SG endorse NP and submit to LPA																█														
LPA six week consultation period																	█	█												
LPA considers responses and reviews																		█												
LPA appoints examiner																			█											
Examination period																				█	█	█	█							
LPA modifies plan based on Examiner recommendations																						█	█	█						
Public Referendum																												█	█	█

SUTTON POYNTZ NEIGHBOURHOOD PLAN TIMETABLE H1 2018

Biodiversity, Heritage and Housing & Planning sub-groups to meet to consider revised approach to green space, local heritage assets and key views respectively in view of the decision at the December Steering Group meeting on questions 4,5,13.	January 2018	RESPECTIVE SUB-GROUPS
Further return visit to remind residents of the survey return deadline and attempt collection of completed surveys	1/1/18 – 5/1/18	Survey distributor
Collate public consultation feedback (Surveys and Housing Needs Survey plus Distributor Returns Summary)	06/01/2018	KB/CM
All feedback surveys to be passed to AH by KB/CM along with a data analysis spreadsheet.	06/01/2018	KB/CM/AH
Data entry volunteers to be divided into two teams each of whom will enter half of the data from the surveys and then exchange with the other team to cross-check the entry.	01/2018	AH to co-ordinate volunteers from 19/12/2017 SG meeting.
External audit of public survey results to be completed	01/2018	External auditor
Consider arrangements for consultation with landowners	16/01/2018	Steering Group
Distribute consultation letter to all landowners identified on the list.	01/2018	BE/CM
Sub-groups to collate evidence and prepare a draft introduction for the respective neighbourhood plan section and begin to draft policy once the stage two survey results are published	01 to 03/2018	All sub-groups
Consider public consultation feedback results and analysis and agree next steps	20/02/2018	Steering Group/Sub-groups
Consider feedback from landowners and how this will be incorporated into neighbourhood plan policy.	20/02/2018	Steering Group
External audit report on stage two survey and housing needs survey published ready for March Steering Group meeting.	28/02/2018	Survey Sub-Group
Draft newsletter no 4 presented by Survey Sub-Group for endorsement by Steering Group	20/03/2018	Survey Sub-group/Steering Group
Responses to survey comments passed to Sub-groups	03/2018	Survey Sub-group
Consultants site visit re designation of Key Views and Local Green Spaces	21/03/2018	BW/TG plus EP, BE, CM, JW
Request for comments from SG members on each of the draft Neighbourhood Plan sections and Vision/objectives	21/03/2018 to 04/03/2018	SG Members
Consultation meetings with landowners facilitated by Chair	04/2018	Steering Group

Distribution of Neighbourhood Plan Newsletter No 5. to all stakeholders.	29/03/2018 to 03/04/2018	Survey Sub-group/Steering Group
Responses from SG members on Neighbourhood Plan draft sections and Vision/objectives collated by CM and sent to respective sub-groups.	05/04/2018	CM
Sub-groups to meet and agree response/re-draft of NP sections	05/04/2018 to 17/04/2018	Sub-groups as appropriate
Steering Group to agree core content for draft Neighbourhood Plan and agree arrangements for drafting of full plan.	17/04/2018	Steering Group
Steering Group to receive Independent Assessment of Key Views and Local Green Space.	17/04/2018	Steering Group
Steering Group to agree plan for completion of the Neighbourhood Plan following changes to grant funding arrangements.	17/04/2018	Steering Group
Draft Place Appraisal to be updated based upon feedback including that from the Stage Two Survey	April/May	PD/BE/CM
First draft structure of Neighbourhood Plan to be produced	Prior to 15/05/18	PD/CM
Landowner responses to LGS and Key View consultation to be considered.	Prior to 15/05/18	H and P and Biodiversity sub-group
Consultation meetings with landowners	April/May	PD/Steering Group