

Sutton Poyntz Neighbourhood Plan Steering Group

Agenda for the meeting on 19th June 2018 to be held in the Blue Duck Bar of the Springhead Pub, Sutton Poyntz commencing at 7.30pm.

- 1. To Receive Apologies (Apologies in advance from Bill Davidson)**
- 2. To Approve the Minutes of the previous meeting held on 15th May 2018.**
- 3. To Receive an update on actions arising from the previous meeting (not otherwise on the agenda).**
- 4. To Receive an update on Grant Funding.**
- 5. To Receive an update on income and expenditure**
- 6. To Receive an update regarding consultation with Landowners (exchanges of correspondence attached).**
- 7. To Review and Approve for Regulation 14 formal consultation the draft Neighbourhood Plan sections (policies and aspirations) on Employment, Business and Tourism and Getting Around.**
- 8. To Receive sub-group reports:**
 - a) Place Appraisal**
 - b) Biodiversity and the Natural Environment**
 - c) Employment, Business and Tourism including IT/Communications**
 - d) Heritage**
 - e) Housing and Planning**
 - f) Sports and Recreation**
 - g) Transport**
- 9. To Receive an update on progress with the production of the draft Neighbourhood Plan**
- 10. To Review the Draft Consultation Statement (file attached).**
- 11. To Review progress against the Neighbourhood Plan Timetables (attached).**
- 12. To Address items of correspondence (Letter from Blue Cedar Homes)**
- 13. Any Other Business**
- 14. Date and Time of the Next Meeting**

To confirm the date and time of the next meeting as Tuesday 17th July 2018 at 7.30pm.

ITEM 2 MINUTES OF THE PREVIOUS MEETING**Sutton Poyntz Neighbourhood Plan Steering Group**

Minutes of Meeting held on Tuesday 15th May 2018 in the Blue Duck Bar, Springhead Pub, Sutton Poyntz, commencing 19.35 hours.

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

A total of six residents/landowners (Anne Crocker, Hannah Crocker, Liz Crocker, Louise Rookes, Lyn Grant-Jones, John Crisp) were in attendance and were welcomed by the chair.

1. Apologies

There were no apologies, all members of the Steering Group being present.

2. Bereavement

The chair reported the sad loss two weeks ago of Susan Higham and acknowledged once again her valued contribution to the work of the Steering Group during her time as a member.

3. To Approve the minutes of the previous meeting held on 17th April 2018

The following proposed amendments to the minutes which had been circulated in advance were agreed:

Under Item 7.1 amend to read-

"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 and asked for the evidence to be shared with landowners. All landowners present supported this request. It was agreed that a detailed response to these points be addressed by the Biodiversity sub-group prior ... this should take."

Under item 7.2 amend to read -

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.

Paragraph 4 second sentence to begin with LC not LP.

Under Item 8f amend to read -

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.

It was agreed that the chair should endorse the minutes subject to these changes.

Action:PD/CM

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 addressed elsewhere on the agenda or had been completed. He reported that he had written to Blue Cedar Homes and was awaiting a response

Action: PD

5. Update on Grant Funding.

The chair asked TF to clarify the situation regarding additional funding that had been obtained from the local authority to cover the shortfall created by changes in government rules on grant allocation. TF reported that a block grant of £3.2k had been agreed in principle. The chair emphasised the need to confirm arrangements for payment and oversight. It was agreed that BE would liaise with Terry Pegrum (Treasurer of the Sutton Poyntz Society) to agree the arrangements. With the small residual amount from previous grant allocation sources, a total of £3.9k was provisionally available to see the Neighbourhood Plan through to completion. TF was thanked by the chair for his efforts in securing this important financial support.

The chair went through the list of outstanding work and scheduled costings which had been previously circulated, and concluded that we were now well placed to deliver a Neighbourhood Plan within the funding available.

6. To Receive an update on Income and Expenditure

LP confirmed that there was no further income or expenditure since the last report. The chair noted that a residual payment to the consultant was outstanding but this had been allowed for in the costings.

7. To Receive an update regarding Consultation with Landowners.

The chair reported on various communications with landowners and explained that these were summarised within the spreadsheet which had been circulated in advance. He commented that it was the responsibility of the respective sub-groups to consider these responses when developing policies.

Action: All sub-groups

Liz Crocker asked whether her response to the Consultants report on Key Views had been circulated. As this did not appear to be the case, it was agreed that this would be actioned.

Action: CM

A response from Wessex Water to the Local Green Space and Key View Consultant reports was pending.

8. To Receive Sub-group Reports

Since LP needed to leave the meeting early the chair got agreement to bring forward the Housing and Planning sub-group report.

a) Housing and Planning – MB gave a detailed account of his concerns regarding the recent discussion paper produced by the H and P sub-group,

specifically a map of housing sites within the Defined Development Boundary (DDB). He made a number of key points as follows:-

- Concern at the H and P plan which showed specific sites, contrary to the consultants, at the meeting with the Steering Group held on 23/9/17 (pre-circulated), having made it clear that a call for sites was not required unless the Defined Development Boundary (DDB) was changed; the village survey had subsequently confirmed a desire not to change the boundary.
- The Stage Two Survey response on the DDB was clear and should be used to define policy i.e. any development to be within the DDB, as opposed to the sub-group imposing its own ideas.
- The proposals to demolish houses and build multiple houses on those sites would devalue nearby properties (in this respect he declared an interest) as they would have to disclose the potential development in writing prior to sale of their property if the development opportunities plan was published.
- Development at a low density of the requisite number of houses could be supported within the current development boundary given the low density of existing housing and the demand for downsizing (e.g. to flats or bungalows) identified in the recent public consultation survey.
- The Neighbourhood Plan policy was not expected to provide comment on viability or detailed planning issues, this being a matter for the planners. The policy should focus on type, size, design, character rather than numbers, beyond welcoming development within the DDB up to a maximum of 20 properties. He noted that many Neighbourhood Plans had adopted similar policies as the policies were designed to form part of the overall planning policy framework not to 'trump' local or national policy.
- In relation to the above, reference was made to the Amberley Neighbourhood Plan where the inspector had suggested amendments to the policy allowing proposed development outside of the DDB in exceptional circumstances. In Sutton Poyntz this is reflected in a recent decision to allow building of a single dwelling outside of the DDB.
- The housing policy must echo the views expressed by the village community if the Neighbourhood Plan is not to fail at the referendum.
- Concern was expressed that the sub-group chair had approached Richard Burgess and others for advice when it had previously been agreed not to do so without the agreement of the Steering Group.

In response the chair identified the key point for consideration as the validity of H & P Policy 1, relating to the Defined Development Boundary (DDB). He reminded the meeting that, if there was no proposal to change the boundary, the consultants advice was not include a specific DDB policy (as it would simply be repeating an existing policy) Moreover, if it was included, we had to be prepared to justify such a policy and to demonstrate its viability, particularly the question of residual housing capacity, which was all that the sub-group had been working on.

LP stated that if the DDB were not moved the viability of providing 20 homes within the existing boundary would be challenged and the discussions within the sub-group had sought to provide evidence to address this. If potential housing space could be identified a policy could be formulated if not then it would be best to remain silent on the issue of the DDB. It was important to have a positive policy and not be seen to be protectionist and not to include the existing DDB arrangements as policy within the Plan. In short, the advice was to stay silent on the DDB if it were not to be amended and that it was acceptable not to allocate sites, if as in Sutton Poyntz, the local authority housing requirements are already being met.

After some discussion, the chair again emphasised the basis for a decision was whether we needed to include a policy on the DDB, given that the Local Plan already included such a policy, and the requirement to provide supporting evidence. On the other hand, no further action was needed if we chose to remain silent on the issue.

It was noted that a detailed explanation as to the reasons for the final decision would be necessary in view of the survey feedback. TF confirmed that the Weymouth and Portland Borough Council Local Plan Review would not change the DDB. If ownership of the DDB remained with the Council, in the absence of a Sutton Poyntz policy, we could not expect to demand that exceptions (relating to potential development outside the DDB) should be included in the Local Plan, although the village's aspirations in this context could be included in the Neighbourhood Plan. HL argued that, since it was possible to fit up to 20 homes within the current DDB, no further action was needed and it was unnecessary for the H&P discussion paper to enter the public domain - as in the absence of a policy on the DDB no supporting evidence was required. BE commented that, if necessary, we would still be able to demonstrate to the inspector that a basic analysis had been carried out.

The meeting agreed that a separate policy on the DDB was not required and that the draft H&P 1 policy would be rewritten.

Action: H & P sub-group

In reporting on Key Views, LP noted that feedback had been received from BE relating to Northdown Farm and that Peter Broatch (landowner) had expressed concern about a photograph being taken from private land. The latter would be re-taken from a publicly accessible location. LP suggested that in the absence of any further feedback that the nine views (which included additional and 'sweep' views) proposed in the paper produced by the H&P sub-group for the April meeting be adopted

The meeting agreed to the H&P sub-group's recommendations, subject to the changes identified above.

Action: H&P sub-group

group

Although it had been agreed not to include a policy on holiday homes, the village's concerns would need to be addressed in the Neighbourhood Plan.

The meeting agreed that the issue of holiday homes should be addressed within the H&P section.

Action: H&P sub-group

group

LP left the meeting at this point as previously indicated.

b) Biodiversity and the Natural Environment – CM summarised the key points from the sub-group document on Local Green Space (LGS):

- Alignment with current UK government policy in terms of the 25-year Environment Plan.
- The Local Authority approach to green issues, specifically connectivity, definition of green corridors, stepping stones and buffer zones, and their relationship to the River Jordan as an essential naturally formed wildlife transit route.
- Recognition in the Weymouth and Portland Local Plan review of a need to protect and enhance biodiversity in relation to planning and how good intent is not always matched by reality.
- The importance of connectivity to the wider countryside and adjacent locations including other potential future Neighbourhood Plan areas.

- The recognition of a need for multiple layers of protection and for seeking higher levels of protection as highlighted in the proposed hierarchy.
- Support for all the proposed LGS from some landowners and the need to recognise that selection of LGS was based on the land and not who owned the land.
- Recommended adoption of the LGS as proposed by the independent consultants.

In response, Liz Crocker (LC) emphasised that the main objection to these proposals in relation to the land that the Crocker family owned was the potential reduction in land value because of the proposed designation, although CM noted that land price was affected by many factors. LC expressed further concerns about validity of the hierarchy of protection proposed by the sub-group, particularly in relation to the effectiveness of the AONB designation. On issues of detail, area G10 (as amended) was 0.08 hectare and not 0.1 hectares, and evidence was requested demonstrating that the species of tree was an Aspen rather than a Black Poplar. Most importantly, it was argued that the imminent Weymouth and Portland Local Plan Green Infrastructure proposals would have to be considered.

In commenting upon the hierarchy, BE argued that the NPPF criteria gave Local Greenspace a higher status than Green Infrastructure.

Lyn Grant-Jones noted that the area of G9 was about 0.2 hectare and asked for this to be recorded. In opposing LGS designation she asked the group to trust the owners of the land to manage it appropriately.

The chair considered that all parties were trying to achieve the same outcome, to maintain the 'status quo'. It was not clear, however, that there was a means of doing so other than LGS designation. Louise Rookes (landowner) suggested that sufficient protection already existed while BD wondered if the land could be brought within the scope of Assets of Community Value, although it was agreed by the group that this was probably not appropriate.

The chair proposed that, once the local authority green infrastructure proposals were available (scheduled for publication on 24th May 2018), the sub-group proposals (incorporating the factual corrections discussed above) should be forwarded to all landowners for comment,

Action: Biodiversity sub-group/PD

c) Employment Business and Tourism – AH confirmed there was nothing to report and that this section would include only community aspirations and not policies.

d) Heritage – d) Heritage – BE referred to a proposal he had circulated earlier following discussion at an AONB organised event in the village on 10th May. This proposed that a heritage assessment could be conducted by an independent professional for less than £1k, compared to other quotes which had been in the region of £3k. The report, based on Historic England criteria, would identify candidates for local listing and could be produced by September 2018.

Some concerns were expressed as to the implications of 'listing' by AH and JC. BE sought to allay any concerns and noted that a local listing was less onerous with no obligations in respect of additional planning considerations, although the planning authority would be required to protect listed sites and take account of the listing.

LC emphasised the need to be clear as to the assessment criteria employed while PD emphasised the need to define the benefits and implications of such an assessment and, given the previous controversy, to think through how the report would be communicated with householders.

BE considered that the listing would provide additional protection to the second layer of heritage. JC and others saw some value in creating a list but felt that it was essential to be clear as to how it would be used. CM felt that it was appropriate to commission a report which would include a statement as to the implications for property owners so that the Steering Group were in a better position to decide on the next steps.

The meeting agreed in principle that an independent heritage assessment should be conducted but that it would only go ahead once the criteria to be employed had been agreed and there was a clearer understanding about the implications for property owners. The Heritage sub-group was asked to report back on these issues at the June Steering Group meeting. **Action: Heritage sub-group**

e) Sports and Recreation - KJ confirmed that there was nothing to report.

f) Transport – SE confirmed that there was nothing to report.

9. To Receive an Update on Revisions to the Draft Place Appraisal.

The chair reported that he had met with BE and CM to consider the public feedback and make changes to the draft Place Appraisal. The spreadsheet of changes had been circulated and the revised document placed on Drop Box.

10. To Receive an Update on Progress with the Production of a Draft Neighbourhood Plan

The chair reported that he had met with CM and a rough draft Neighbourhood Plan had been produced and circulated. This would need to be updated as policy revisions emerge.

11. To Review the Draft Consultation Statement

This updated document had been circulated in advance. Liz Crocker noted that her action from the last meeting had been completed and this was acknowledged. BD asked that the reference to the Sutton Poyntz Society having unanimously agreed to develop a Neighbourhood Plan was inaccurate and this should be changed to reflect the fact that this was a majority decision. **Action:CM**

TF requested that the sequencing of the contents page and the main text be fully aligned. **Action:CM**

12. To Review Progress against the Neighbourhood Plan Timetables

CM confirmed that the timetable had been amended as requested at the April meeting. It was confirmed that the proposal to circulate the draft Neighbourhood Plan to all stakeholders was now scheduled for August 2018 and the Regulation 14 Formal Consultation for October/November 2018.

13. To Address Items of Correspondence

CM reported that there were no items of correspondence beyond those that had already been referred to.

14. Any Other Business

14.1 The chair noted that, although direct consultation had taken place between the Steering Group and some local landowners in relation to local green space and key views, the broader issues related to housing etc. had not been subject to direct consultation and several landowners had requested meetings which had yet to take place. MB expressed the view that a policy document was required prior to such discussions but TF considered it important to meet before a policy was finalised in order that views could be considered. CM felt that since the meetings had been initially mooted in July 2017, they should go ahead without further delay, a view supported by BD.

It was agreed that a series of meetings (separate to the monthly Steering Group meetings) would be organised with interested landowners. It was hoped that up to six Steering Group members could participate in what was primarily envisaged as a listening exercise, although a formal record would be kept.

Action: PD

14.2 John Crisp noted that in view of the funding situation the Village Street Fayre Committee should be asked to make a contribution to the costs of producing a Neighbourhood Plan should there be a shortfall.

The meeting closed at 21.48 hours.

The date and time of the next meeting was confirmed as Tuesday 19th June 2018 at 19.30 hours.

ITEM 6 - CONSULTATION WITH LANDOWNERS

Punch Taverns - Springhead Pub

Dear Garry,

The background to the Sutton Poyntz Neighbourhood Plan is provided in the draft Place Appraisal. This can be found on the village website at: <http://suttonpoyntz.org.uk/PlaceAppraisal/>

I have previously forwarded two consultancy reports; on local green spaces and key views (both attached).

Although these have some implications for the Springhead, the most relevant document is probably the draft policy on Sports & Recreation (attached) that identifies the need for a dedicated childrens' play area, adjacent to the Springhead, and the desirability of identifying the Springhead as an Asset of Community Value.

Beyond this specific issues, we would very much welcome a discussion about your future development plans to understand how these could affect the village and how they might potentially benefit the community, in light of the aspirations identified in the latest public survey.

The summary feedback from this process can be found at: http://www.suttonpoyntz.org.uk/images/Neighbourhood/Newsletters/Newsletter5_Mar2018.pdf

Please let me know if you need any more information or explanation.

I look forward to meeting you.

Yours Peter

On 14 Jun 2018, at 10:39, Garry Cherrett wrote:

Good Morning Peter

Jeremy has passed me your email in respect of the above property.

I would be very happy to meet with you but prior to diarising this can I please ask for copies of all correspondence as referred to below.

Thanks in advance

Regards
Garry

Garry Cherrett
Cordage Group

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<image001.jpg>

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-----Original Message-----

From: Peter Dye

Sent: 13 June 2018 18:09

To: Jeremy Heppell

Cc: Colin Marsh; neighbourhood@suttonpoyntz.org.uk

Subject: SUTTON POYNTZ NEIGHBOURHOOD PLAN

Dear Jeremy,

I am the Chairman of the Sutton Poyntz Neighbourhood Plan Steering Group.

We have written several times to the Legal & Estates Department, forwarding our draft proposals.

Unfortunately, I have only just received your email.

We would very much welcome a conversation about our plans and the potential role of the Springhead.

I would be very happy to set up a meeting if that is the best way of taking this forward?

In the meantime, can you confirm whether you have seen any of the previous correspondence? I will happily forward the relevant documents.

Yours Peter

Peter Dye (peter.dye@outlook.com) To: you + 1 more Details

Dear Bill,

This is the first that I have seen this.
It's an important contact and I will chase.

Many Thanks.

Yours Peter

On 13 Jun 2018, at 15:52, Sutton Poyntz Neighbourhood Plan team

<neighbourhood@suttonpoyntz.org.uk> wrote:

I'm not sure if you will have seen this. There was a hastener today asking for confirmation it had been received.

Bill

----- Forwarded message -----

From: Jeremy Heppell
Date: 22 May 2018 at 11:16:49 +01:00
Subject: Letter to Punch Taverns 23 January 2018
To: neighbourhood@suttonpoyntz.org.uk

FAO Kate Blee

Dear Kate

We act for Punch Taverns, the owners of the Springhead, who have passed us your letter about the Sutton Poyntz Neighbourhood Plan.

Punch Taverns are keen to engage with your Steering Group if it's not too late in the process. From Punch's point of view, they are willing to set out their future aspirations for the Springhead, and explain the possibility of surplus land within the site being released for development if required.

We would be happy to meet with you and your colleagues, or if easier, prepare a detailed written submission.

I'll await your feedback and guidance.

Kind regards

Jeremy Heppell

Cordage Group

Peter Broatch

Peter Dye To:you + 2 more Details

Dear Peter,

Thank you for your email of 16 April 2018 regarding the proposed designation of Local Green Spaces within the Sutton Poyntz Neighbourhood Plan Area.

I apologise for the long delay in getting back to you, but we wanted to see whether the West Dorset County Council's draft proposals on Green Infrastructure would influence our proposals.

You raised several points about area G5.

- You are correct that a right of way runs alongside G5 to Osmington.
- Regarding the permissive path that crosses G5, we understand from local knowledge that the track was designated as a permissive path by a previous

owner (Mr Bond) some 20 years ago. This was the basis of the statement, but any input you can provide to clarify the position would be appreciated.

- We have noted that the hillside is in Higher Level Stewardship and that the proposed site is actually used for camping (though not as intensively as the adjacent fields).

Thank you for your support. We are most grateful for your feedback.

Yours Peter

Simon and Lyn Grant Jones

Dear Lyn,

Please find attached my response to the issues you raised about the Consultants' Report on potential Local Green Spaces.

I have also attached the Biodiversity Group's detailed comments and the reference documents they have cited - where these are not available online.

I look forward to discussing these issues further at our next meeting (scheduled for 19 June).

Yours Peter

Peter Dye
Chair Sutton Poyntz
Neighbourhood
Plan
Steering Group

14 June 2018

Dear Lyn,

Thank you for your emails of 17 April and 14 May 2018.

I attach the Biodiversity Subgroup's detailed reply to your response on the consultants' report identifying potential Local Green Spaces (LGS) within the Neighbourhood Plan area. Where the reference documents cited are not available online, copies have been attached. I hope that we can review these points at the next Steering Group meeting.

I am grateful for the opportunity to visit your land and discuss with you and Simon all that you have achieved and your plans for future development. Rest assured that it is my intention to sustain the improved communication with landowners. The first bilateral meeting between the Steering Group and a landowner is scheduled to be held on 19 June 2018.

LGS designation does not afford the public the right to enter your land. The sole intent is to improve protection of an area identified as offering significant value to the community. As we have seen, the Defined Development Boundary is not a bar to house building within the Neighbourhood Plan Area. LGS designation would offer

additional protection in this respect, but it would not restrict your ability to develop the land along the lines described to me.

Concerns have been expressed that the Steering Group either seeks to punish you for good stewardship or to cast doubt on your future intentions. I can assure you that this was never, and is not, the intention. I appreciate that aspects of the process could have been handled differently, particularly in the early stages, but it was not improper to seek the community's view on which green spaces were important to quality of life and a sense of place. I am confident that the consultants' report offers an independent and objective baseline that we can now use to identify possible LGS within the Neighbourhood Plan area.

There is no doubt that there will be more development in Sutton Poyntz. The purpose of the Neighbourhood Plan is to identify how this can best take place. Efforts to protect a select number of specific areas against uncertain future demand, changing circumstances and unpredictable external events should not be regarded as an attack on the motives or character of the landowners involved. I fully understand the concerns that have arisen, but it remains my hope that we can achieve a consensus in determining the way forward.

Finally, whatever the outcome, I would ask you to reconsider your decision not to afford access beyond January 2019 to those villagers who currently use 'Herbie's Garden'.

Yours Peter

Enclosures:

1. Biodiversity Subgroup Comments.
2. Supporting References.

**RESPONSE TO A LETTER FROM SIMON AND LYN GRANT JONES
FOLLOWING THEIR RECEIPT OF THE CONSULTANT'S REPORT ON
PROPOSED DESIGNATED LOCAL GREEN SPACE.**

The Biodiversity Group's comments are in red.

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, we would ask you to reconsider. Local Green Space designation will not provide the community with access to your land, as the consultant's report makes clear. The benefit to the village lies in the continued effective stewardship of the land – to be enjoyed by all those who walk or live in Puddledock Lane.

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 I 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, 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 (4) 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 (2,3,4) 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 (3) and Sutton Poyntz Biodiversity Group, Biodiversity Report 2009 (2) 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 (1) which populate the hedgerows including those bordering G9.

1. *List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017)*
2. *Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site)*
3. *Sutton Poyntz Biodiversity Group, Bird Report 2008, Newbould, Emery, Campbell. (published on Sutton Poyntz Village Web Site)*
4. *Sutton Poyntz Garden Bird Watch Report Summary 2017, 2018.*

References 2,3 can be accessed on the Sutton Poyntz village web site.

References 1,4, are attached.

Crocker Family

Dear Liz,

Please find attached my response to the issues you have raised about the Consultants' Report on Local Green Spaces.

I have also included the detailed reply provided by the Biodiversity Subgroup and copies of the reference documents they have cited - where these are not available online.

I look forward to discussing these issues further at the next Steering Group Meeting (scheduled for 19 Jun 18).

Yours Peter

Peter Dye
Chair Sutton Poyntz
Neighbourhood Plan
Steering Group

14 June 2018

Dear Liz,

Thank you for your email of 7 Jun 2018.

I am also replying to your correspondence of 9 and 17 April 2018 regarding the consultancy report on Local Green Spaces (LGS) and raising concerns about the methodology employed.

As you know, the delay in responding has been caused by the need to wait for sight of the draft WDDC policies on green infrastructure, published last Monday. That said, it has been extremely helpful to be able to discuss in person, at the two most recent Steering Group meetings (on 17 April and 15 May 2018), the issues raised in your correspondence

You are correct to stress the importance of engaging with landowners at an early stage in the Neighbourhood Planning process. I am confident that this has been achieved over the past two months and that this will continue to be the case. Indeed, the first bilateral meeting between the Steering Group and a landowner is scheduled to be held on 19 June 2018.

I acknowledge the concerns about the impact on land values following LGS designation. You offer evidence that there is a negative effect although, if this is the case, the small size of the strip involved, and its limited development potential, suggests that the impact could be minimal. On a more general point, however, it is not evident that a Neighbourhood Forum should consider financial impact when proposing specific areas for LGS designation. However, I do agree that we should not ignore the implications and must identify them during the consultation process and in the draft plan.

You express the view that the land identified as suitable for LGS designation, alongside Puddledock Lane, and outside the defined development boundary (DDB), will not gain any additional protection. As you know, there are counter-arguments, but the underlying difficulty is that the DDB is not immutable - as a recent planning decision has demonstrated. It also remains a possibility that the existing DDB will expand in the future - in response to the increasing pressure for new housing.

I entirely agree that the evidence used to support a LGS designation must be accurate, relevant and all the references properly identified. Accordingly, I attach the biodiversity subgroup's comments on the specific points raised in your letters (where reference documents are not available on-line, copies are attached). The subgroup has provided a comprehensive and detailed explanation, as well as acknowledging where corrections need to be made. I would hope that we can review these points at the next Steering Group meeting.

Throughout the debate on the potential LGS designation of land within the Neighbourhood Plan area, you have expressed disappointment at the implication that the Steering Group's proposals either punish you for good stewardship or seek to cast doubt on your future intentions. I can reassure you that this was never the intention. In retrospect, I am certain that aspects of the process could have been handled differently, particularly in the early stages, but it was not improper to seek the community's view on what green spaces they believed were important to quality of life and a sense of place. I am confident that the consultants' report offers an independent and objective baseline that we can now use to identify potential LGS within the Neighbourhood Plan area.

There is no doubt that there will be more development in Sutton Poyntz. The purpose of the Neighbourhood Plan is to identify how this can best take place. Efforts to protect a select number of specific areas against uncertain future demand, changing circumstances and unpredictable external events should not be regarded as an attack on the motives or character of the landowners involved. I fully understand the concerns that have arisen, but it remains my hope that we can achieve a consensus in determining the way forward.

Yours Peter

Enclosures:

1. Biodiversity Subgroup Comments on Consultants' LGS Report.
2. Supporting References.

RESPONSE TO A LETTER FROM THE CROCKER FAMILY FOLLOWING THEIR RECEIPT OF THE CONSULTANTS' REPORT ON PROPOSED AREAS FOR LOCAL GREEN SPACE DESIGNATION.

Note: Responses are highlighted in red type.

1. An updated map should be provided to clarify what is meant by the G10 'riverside area' (see map below).

2. The name of site landowner should be listed as Mr & Mrs Crocker. **This will be corrected.**

3. The size of the land owned by Mr & Mrs Crocker is listed as 0.37 ha. It is not clear as to what part of our land the consultants are referring to. **This relates to the whole of G10 as per the map in the original report. The areas are approximate and intended to demonstrate that they are not extensive tracts of land. The Pig Field is approx. 0.35ha and the Woodland Area (G10 part) approx. 0.1ha. We will amend the report to show 0.08 ha as the figure for the Woodland area.**

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 consultants' statement is factually correct, as can be seen by reference to the map. However, 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, while the immediately adjacent area G10 comes within the Green Corridor, as per Section 5.7.ⁱ**

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 proposed area, including its beauty and tranquillity, to be fully appreciated in a similar way to the view from the Sutton Road bridge.**

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. **The statement about the walk is reasonable. 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,ⁱⁱ have shown the public rights of way to be of great importance to the community. 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 daily. 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), 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 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 incorrect, we are not aware of any Aspen in the riverside bank, we believe Brian Wilson was looking at a Black Poplar. There is also no hedgerow in the riverside bank. 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. 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.

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 along the Puddledock Lane Right of Way and Sutton Road which is one of the reasons for its significant amenity value.

The ‘Black Poplar’ in question has long been referred to by the local Biodiversity Group as Aspen. This is confirmed by the supporting evidence.ⁱⁱⁱ

Bat species transit along the River Jordan and Osmington Brook and along the hedgerows of Puddledock Lane and are referred to in several sources.^{iv} The Sutton Poyntz Biodiversity Group have an on-going program of ecological monitoring and reporting 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 hedge line (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 that divides G10 woodland area and pig field.^v

Grey Wagtail – this bird species follows aquatic corridors and are regularly sighted in the village,^{vi} the range having spread from Silver Street in recent years, with sightings by Brookmead and along the river through G10, as seen from the Sutton Road bridge.^{vii}

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.^{viii}

Water Voles – these have been previously reported by several sources and have a suitable habitat in the immediate area in and around G10.^{ix}

European Eel – Wessex Water are undertaking an on-going survey of the River Jordan which has identified this species at several locations.^x Several sightings have also been reported by villagers in 2017.^{xi}

Brown Trout – Several sightings have been reported by villagers in recent years and have been particularly active in the last month. This is confirmed by Wessex Water in their study.^{xii}

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 real protection in a local context. In this respect reference should be made to paragraph 6 pages 16/17 of the Place Appraisal.^{xiii} 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. **The vast majority of the land proposed for designation is land in private ownership and it is clear that both privately-owned as well as public land can be equally designated as Local Green Space. The consultants confirm that this has occurred with other Neighbourhood Plans.**

You asked for sight of the references cited in the report and our response. These are as follows:

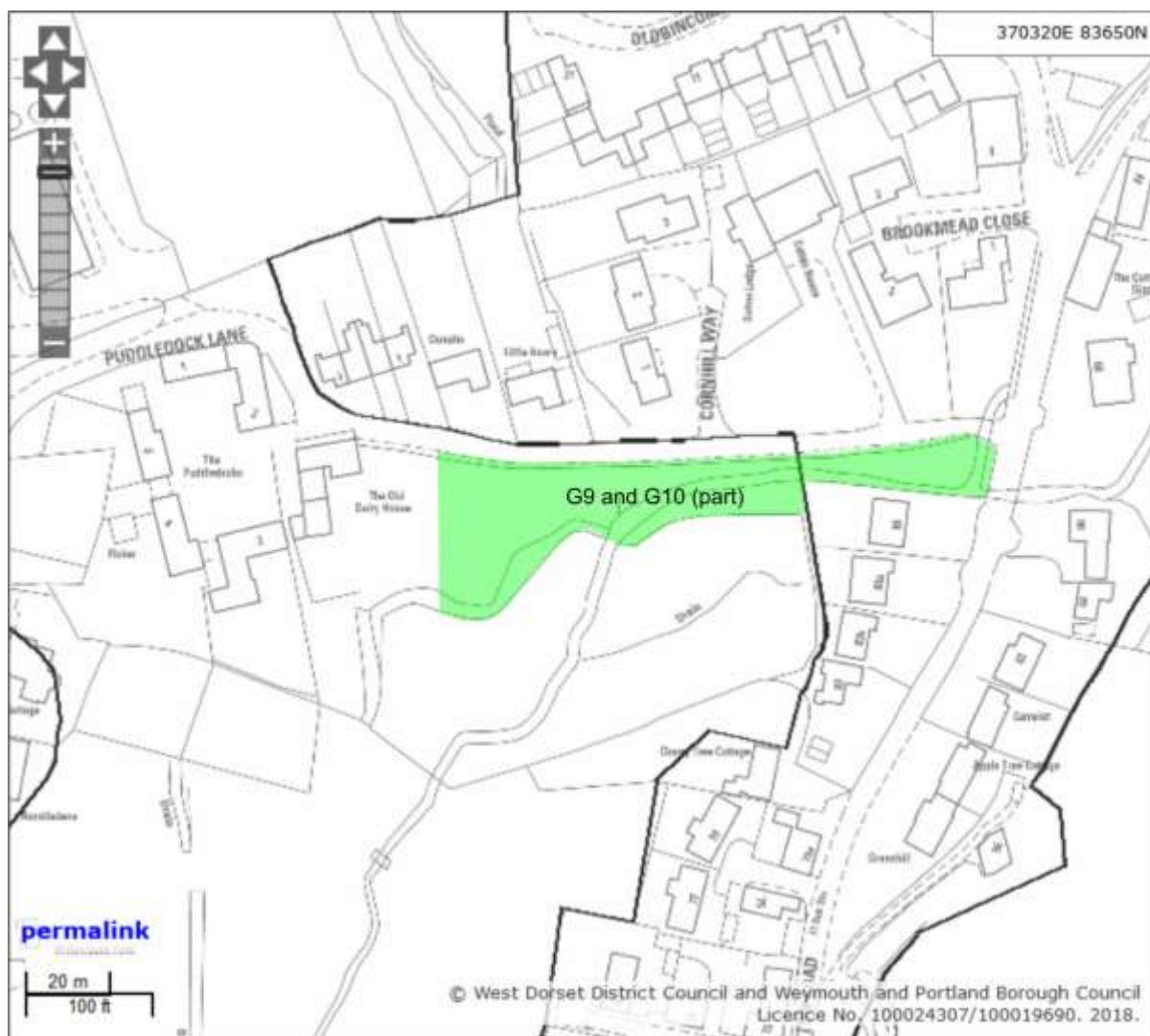
On-line References: *Urban Wildlife Corridors and Stepping Stones, report for Weymouth and Portland Borough, September 2010, pp. 27 –29. Clatworthy, Sutton Bingham, Otterhead, Sutton Poyntz, Tucking Mill, Hawkridge, Hooke Bat Surveys, Knight Ecology (2011). Invertebrate Survey of Grassland at Sutton Poyntz, Gibbs D J & Telfer M G (2011)*

Sutton Poyntz Website: *Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017).* *Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site).* *Sutton Poyntz Biodiversity Group, Bird Report 2008, Newbould, Emery, Campbell. (published on Sutton Poyntz Village Web Site).* *Public consultation survey (stage one), Sutton Poyntz Neighbourhood Plan Steering Group, October 2016.*

Attached References: *Hedgerow Survey, Sutton Poyntz Biodiversity Sub-Group (2017).*

Fish Survey 2015 and 2016, author not stated (2016) – internal report data provided by Wessex Water under the terms of a Disclosure Agreement. List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Sutton Poyntz Garden Bird Watch Report Summary 2017, 2018. Garden Bird Watch Returns (relate to species recorded along Puddledock Lane with particular reference to Grey Wagtail). Woodland along Puddledock Lane; J Newbould (Editor Sutton Poyntz Biodiversity News) 2018 - a note on earlier observations.

Map showing area of Woodland (G10 (part)) proposed for designation as Local Green Space



¹ Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017).

¹ Public consultation survey (stage one), Sutton Poyntz Neighbourhood Plan Steering Group, October 2016.

¹ Woodland along Puddledock Lane; J Newbould (Editor Sutton Poyntz Biodiversity News) 2018 - a note on earlier observations.

¹ List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Urban Wildlife Corridors and Stepping Stones, report for Weymouth and Portland Borough, September 2010, pp. 27 – 29. Clatworthy, Sutton Bingham, Otterhead, Sutton Poyntz, Tucking Mill, Hawkridge, Hooke Bat Surveys, Knight Ecology (2011).

¹ Hedgerow Survey, Sutton Poyntz Biodiversity Sub-Group (2017).

¹ Sutton Poyntz Garden Bird Watch Report Summary 2017, 2018.

¹ Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017). List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Sutton Poyntz Biodiversity Group, Bird Report 2008, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Sutton Poyntz Garden Bird Watch Report Summary 2017, 2018. Garden Bird Watch Returns (relate to species recorded along Puddledock Lane, with particular reference to Grey Wagtail).

¹ *Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site), Appendix 2. Sutton Poyntz Biodiversity Group, Bird Report 2008, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site).*

¹ *Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017). List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Sutton Poyntz Biodiversity Group, Bird Report 2008, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Urban Wildlife Corridors and Stepping Stones, report for Weymouth and Portland Borough, September 2010, pp. 27–29.*

¹ *Fish Survey 2015 and 2016, author not stated (2016) – internal report data provided by Wessex Water under the terms of a Disclosure Agreement.*

¹ *Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017). List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Sutton Poyntz Biodiversity Group, Biodiversity Report 2009, Newbould, Emery, Campbell (published on Sutton Poyntz Village Web Site). Woodland along Puddledock Lane; J Newbould (Editor Sutton Poyntz Biodiversity News) 2018 - a note on earlier observations.*

¹ *Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017). List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017). Fish Survey 2015 and 2016, author not stated (2016) – internal report data provided by Wessex Water under the terms of a Disclosure Agreement.*

¹ *Sutton Poyntz Neighbourhood Plan Place Appraisal, Sutton Poyntz Neighbourhood Forum (draft 2017).*

From: Liz Crocker

Subject: Re: COMMENTS ON CONSULTANTS' REPORT ON LOCAL GREEN SPACES - STEERING GROUP RESPONSE

Date: 14 June 2018 at 20:52:47 BST

To: Peter Dye

Cc: neighbourhood@suttonpoyntz.org.uk, Hannah Crocker, Ann and Richard Crocker

Dear Peter,

Thank you very much for sharing the response and biodiversity references. We shall be sure to analysis and consider these references with the seriousness they deserve. I hope you can appreciate we shall not be able to complete this task by the time of the next Steering Group meeting, in 4 days time. However we shall submit a written response as soon as possible.

At the Steering Group meeting on 19 June we shall look forward to discussing our letter submitted on 07 June 2018.

Best wishes,

Liz, Hannah, Richard & Ann Crocker

[Sent from Yahoo Mail for iPad](#)

On Thursday, June 14, 2018, 3:12 pm, Peter Dye wrote:

Dear Liz,

Please find attached my response to the issues you have raised about the Consultants' Report on Local Green Spaces.

I have also included the detailed reply provided by the Biodiversity Subgroup and copies of the reference documents they have cited - where these are not available online.

I look forward to discussing these issues further at the next Steering Group Meeting (scheduled for 19 Jun 18).

Yours Peter

Dear Steering Group,

Consistent with my comments made during the Steering Group meeting on the 15 May 2018 and fulfilling a request to submit supporting evidence, I would like to share the following:

- The Horsham Neighbourhood Planning Conference Workshop states that “the landowner should be consulted in early stages of developing the Neighbourhood Development Plan regarding a Local Green Space designation as it would have implications for the landowner in terms of devaluing the land.”

https://www.horsham.gov.uk/__data/assets/pdf_file/0014/43511/Neighbourhood-Planning-Conference-Workshop-FAQs.pdf

- The designation of local green space gives it protection consistent with that of Green Belt Land (Paragraph 78 of NPPF) thereby limiting its use to agricultural practices. This change in classification directly affects the value of the land. The RICS/RAU Rural Land Market Survey H2 2017 reports average national farmland prices to be £10,257 per acre and £7,000 per acre for the South West Region, this would represent over a 30% or 50% decrease on the purchase value for our land respectively. Please note these figures have been rounded.

<https://www.rics.org/Global/RICS%20RAU%20Rural%20Land%20Market%20Survey%20H2%202017%20-%20FULL.pdf>

Whilst we recognise and appreciate the Local Green Space (LGS) designation now only captures the woodland part of our field. It is implicit that a percentage of devaluation would apply to any area of our land designated as LGS.

I do hope this helps to illuminate our concerns and emphasises the fact that the financial impact on landowners, especially smallholders like ourselves who are not in receipt of any Common Agricultural Policy subsidies, cannot be overlooked within policy development and associated impact assessments. At the Steering Group meeting on 15 May the negative financial impact of a policy proposal upon a home owner was raised by a Steering Group Member and was considered sufficient to rule the proposal out. There should be consistency in this approach, a financial impact on a landowner should be treated with the same significance as that upon a home owner.

During the same Steering Group meeting on the 15 May the Chair asked if there may be alternative vehicles for policy delivery. We have given this due consideration and feel the policy objective of the group is already met by existing policies and designations.

If the policy objective is to prevent building/ development in the woodland, the biodiversity sub-group stated that only ~30% of our woodland is within the designated development boundary (DDB). We have measured the width of this snippet of land within the DDB which is 12 metres at its widest point and 7 metres at its narrowest, from boundary fence to river bank edge, it also contains a 2 metre square utilities overflow tank for the Chalbury Reservoir and other Wessex Water pipework. The very small size of the land and existing reservoir infrastructure, coupled with the fact that it is has a river prone to flooding flowing on two sides, makes it incredibly unlikely to ever be a plausible site for development, despite falling just within the DDB. Based on the calculations of the Biodiversity Sub-Group, 70% of our land (woodland) is therefore outside of the development boundary, the maximum width of this stretch of woodland is 7 metres wide, from boundary fence to river bank edge. The Joint Local Plan Review for West Dorset, Weymouth and Portland (May, 2018) states that DDBs would continue to be enforced, this coupled with the narrowness of the land means we strongly feel the Steering Group's objectives have already been met by existing DDB policies.

If the policy objective is to improve biodiversity, LGS designation does not deliver this. Land management of LGS designated land remains the responsibility of the land owner. If features that make a green area special are to be conserved, future management of the land should be an important consideration. As LGS designation does not guarantee land management practices there is also no guarantee the habitat will be maintained in such a manner as to remain attractive to the species the Biodiversity Sub-Group claim to be present within the woodland. N.B. The species reportedly present remains something we continue to dispute.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Since we bought the land (woodland) we have taken great pride in improving the woodland area. Prior to our ownership it was used as a dumping ground for many years- for example, we removed over 200 glass bottles, numerous old and rusty bicycle frames and other household and builders rubbish from the woodland. We have also invested in fencing, woodland management and have planted saplings, woodland bulbs, wild daffodils and bluebells. We have always looked upon our work as an ongoing project. However, our commitment to continue to maintain and improve the woodland may waiver if LGS designation is placed upon us against our will.

If the policy objective is to secure maximum biodiversity benefit we recommend the Steering Group recognises the commitment shown by us to date in improving the woodland and trusts us to maintain this level of stewardship.

At the previous two Steering Group meetings the potential to include our woodland as part of the villages 'Green Infrastructure' was proposed. The Joint Local Plan Review for West Dorset, Weymouth and Portland (May 2018) defines local green infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities" (Appendix 2 Glossary). The woodland is private land with no public access and as such we do not feel it meets the specification as it has no multi-functional use. Additionally, as with LGS, there are no land management requirements associated with green infrastructure designation and as such no biodiversity benefits can be guaranteed.

We would also like to take the opportunity to remind the Steering Group and the Biodiversity Sub- Group that we are still awaiting a formal response to our letter dated 16 April 2018. We are aware a draft response was discussed at the Steering Group meeting on 15 May 2018 but nothing has yet been received. We are therefore not in receipt of the biodiversity evidence which is reported to relate to our woodland.

Best wishes,
Liz, Hannah, Richard & Ann Crocker

ITEM 7 SECTIONS FROM DRAFT NEIGHBOURHOOD PLAN TO BE APPROVED.**4.2 - EMPLOYMENT, BUSINESS, TOURISM (INCLUDING INFORMATION TECHNOLOGY & COMMUNICATIONS)****Strategic Objective**

To support opportunities for the small-scale development of business and services, local employment and tourism by supporting those home improvements which enable home working and encouraging community led projects.

Introduction

Sutton Poyntz has its origins as a small farming community where employment was primarily based on agriculture and the supporting services and, later, water supply. This theme of community based employment is reflected in the modern day where the Springhead pub is now the major employer and many people have home based businesses such as consultancy, blacksmiths, horticulture and child care.

The community has expressed a clear desire to maintain this type of business (10) and does not see the need to expand light industries or storage units (11) in the absence of any obvious suitable premises or locations. From a tourism perspective, the village remains popular for those visitors seeking solitude away from the hustle and bustle of Weymouth and there is a desire to enhance the small scale non-commercial tourism that characterises the village in the recent past (1).

In the absence of a strong desire to allocate permanent facilities for a village shop or light industrial premises (11) there is no foundation for the development of planning policies in this respect. The community has however identified several aspirations in relation to home-based employment, provision of a village shop and guided visits (11)

Since the first public consultation, telecommunications providers have improved the local infrastructure which has resulted in increased satisfaction levels. In the subsequent public consultation (11), 92% of respondents 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, an aspiration rather than a policy is appropriate.

COMMUNITY ASPIRATIONS

Several aspirations have emerged from the Neighbourhood Plan public consultation surveys in October 2016 (10) and December 2017/January 2018(11) which do not relate directly to land use and development aspects of planning.

A small majority (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 proximity of two general stores to the village, it is highly unlikely an additional retail outlet in Sutton Poyntz would be commercially viable. It would however, given the response, be appropriate to pursue options for inclusion of a small outlet in existing used or under used premises with a limited range of non-perishable

or local produce and run by volunteers, such that it would have the opportunity to evolve over time.

Of the business development options provided in the community survey (11) the only one receiving majority support was home based working. It is also concluded that the current standard of mobile phone and internet coverage which is essential to effective home working is sufficient to make this sustainable.

The history of the village together with its literary associations and surrounding countryside with a network of public rights of way (1, 25) provide a basis for sympathetic tourism. 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. Possibilities exist for incorporating other uses such as a café, information point and arts and crafts exhibition area.

ANNEX 1: COMMUNITY ASPIRATIONS IN RELATION TO EMPLOYMENT, BUSINESS AND TOURISM

The community will work through the Neighbourhood Forum to achieve the following aspirations:

AP1 – Provision of a Village Shop. A small majority of people support the provision of a village shop and this needs to be balanced against the views of many in the community that this is not economically viable. It is therefore appropriate that opportunities are sought to establish a small retail outlet, initially on a limited basis within existing premises and staffed by community volunteers for example a pop-up shop in the Springhead Pub or Waterworks Museum.

AP2 – Encourage the development of small scale business through support for home working. The Neighbourhood Forum will liaise with third parties to help improve the viability of home working, for example through further improvements to communications.

AP3 – Support for Local Employment. The Neighbourhood Forum will co-operate with local businesses and residents to assist the creation of additional jobs in the village through appropriate business expansion. We are mindful of the need to ensure that the infrastructure is capable of accommodating such expansion, for example better public transport services.

AP4 – Small scale Tourism. Promote small-scale non-commercial tourism through the provision of information on history, literary connections and nature within Sutton Poyntz. We will work with local businesses to enhance such tourist facilities, for example through sponsorship of information leaflets, guided walks, extended opening of the Waterworks Museum and greater use of the Springhead Pub as a drop-in point.

4.3 - 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 (14) in planning considerations 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 (13) paragraphs 29,35,37 apply.

Local Plan Policies (14) 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 (11) 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 (11) 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 (11) in the centre of the village and that is designed to be in keeping with the character of the area.

National Policy Planning Framework (13) paragraphs 30,35,39 apply.

Local Plan Policy (14) 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 (19,3) 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 (23). 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 (22) 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 (19,3) which is further exacerbated by the volume of traffic visiting the popular Springhead Pub with its limited parking capacity (1). A majority of residents support a car park (11) and the Springhead pub has recently made arrangements for an adjacent field to be used as a temporary overflow 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 (11). 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 (11)

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 consider 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 (21)

GA3.2 Any new development must consider, as part of 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 (13) paragraphs 35,41 applies.

Local Plan Policies (14) 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 (20) 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 (3,11) 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 (19) 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 (20) 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 (24) than the current 30mph limit, other measures need to be considered 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 (10) and December 2017/January 2018 (11) 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 several 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 (19,3) 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 (10, 25). Some specific road safety issues not directly related to planning policy have been identified as of concern to the community (1,8, 10, 11, 19).

ANNEX 1: COMMUNITY ASPIRATIONS 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 dependency on the private motor car 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 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, for example 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 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.

- **AP3.3 An assessment of non-obtrusive measures such as psychological traffic calming (21) and a review of vehicle monitoring data (20) be undertaken so as to seek a reduction in the speed of traffic along roads.**

ITEM 8 SUB-GROUP REPORTS

8b Biodiversity amended report regarding Green Infrastructure Proposals

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.

Impact of the Local Plan Review (2) Proposals on Green Infrastructure

It is encouraging to note that the revised policies (2) on Environment and Climate Change have incorporated a commitment to "net gains" and 'enhancement of biodiversity' in accordance with UK Government policy and which align with the policy proposals within the draft Sutton Poyntz Neighbourhood Plan.

Furthermore detailed proposals in respect of 'Green Infrastructure' have now been incorporated and their impact considered in relation to relevant policies within the draft Neighbourhood Plan.

The following extracts (2) are particularly pertinent:-

"2.3.21 Green infrastructure is a 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. The local plan review aims to protect, enhance and secure the management of green infrastructure to provide these long-term multifunctional benefits."

"2.3.23 Table 2.2 sets out the different types of green infrastructure, their primary function, and lists the most relevant policies relating to them. Other policies in the local plan review and in neighbourhood plans may also be relevant."

Reference is made to examples of *Amenity Green Space, Green Corridors including Rivers and Floodplains and Local Character Areas including Local Green Spaces.*

"2.3.25 Policies in the local plan review, and in neighbourhood plans, seek to protect (and in some cases enhance) the primary green infrastructure function of all the sites listed. These

policies ... will protect these sites from the adverse impacts of development and, where appropriate, seek the enhancement of their primary function.”

“2.3.28 Examples of possible links may include:

- the creation of new wildlife corridors or stepping stones for the movement of species, or securing the long-term retention and management of identified corridors or stepping stones”*

“2.3.33 ... Where a neighbourhood plan defines a ‘local green space’, or allocates land for recreational purposes, as allotments ... these areas will also be treated as part of the green infrastructure network for development management purposes.”

It can be concluded that the policies contained in the draft Neighbourhood Plan align with this Local Plan policy intent and in particular the designation of Green Corridors and Local Green Space at a local level will both underpin and complement the achievement and sustainability of these Local Authority strategic objectives.

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.
2. West Dorset, Weymouth & Portland Local Plan Review: 'Preferred Options' Document for Public Consultation, June 2018.

ITEM 11 – 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	June/July	PD/Steering Group
Approval of draft Neighbourhood Plan sections on Employment and Getting Around	19 June 2018	Steering Group

ITEM 12 – CORRESPONDENCE

Letter from Blue Cedar Homes

From: Nick Yeo

Subject: RE: SUTTON POYNTZ NEIGHBOURHOOD PLAN

Date: 23 May 2018 at 14:24:23 BST

To: Peter Dye

DearMrDye,

Thank you for your email. When I write to you last month, I had expected to be able to speak with you concerning our proposal to bring forwards a potentially suitable development site, for the Neighbourhood Plan Group to consider, that could be suitable to deliver retirement housing.

Unfortunately since that time, the landowners have not wished to progress matters any further. Therefore I regrettably do not now have a suitable proposal to discuss, so will withdraw my initial expressionofinterest.

I do however with your Neighbourhood Plan Group every success.

Kindregards

Nick

NickYeo

AreaDirector

T:01392441909

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www.bluecedarhomes.co.uk

Registered in England 64441

Sutton Poyntz Neighbourhood Plan
Consultation Statement

Sutton Poyntz Neighbourhood Steering Group

May 2018

Contents

Purpose

Consultation Stages

- 1. Preliminary Consultation: February 2016**
How We Consulted
Representations Received
Main Issues Raised
How We Used the Results

- 2. Neighbourhood Plan Area Application: June 2016**
How We Consulted
Representations Received
How We Used the Results

- 3. Village Consultation (Stage One Survey): October 2016**
How We Consulted
Representations Received
Main Issues Raised
How We Used the Results

- 4. Village Consultation Drop-in Morning: March 3rd 2017**
How We Consulted
Representations Received
Main Issues Raised
How We Used the Results

- 5. Stage Two Village Consultation (Stage Two and Housing Needs Survey): December 2017/January 2018**
How We Consulted
Representations Received
Main Issues Raised
How We Used the Results

- 6 Consultation with Landowners: February to May 2018**

How We Consulted
Representations Received
Main Issues Raised
How We Used the Results

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 approved by majority vote 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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-
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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

23-29 November 2014**BTO 2 The Puddledocks**

Code

Barn Owl	BO	
Blackbird	B.	2
Blackcap	BC	
Black-headed Gull	BH	
Blue Tit	BT	3
Brambling	BL	
Bullfinch	BF	
Buzzard	BZ	1
Carrion Crow	C.	6
Chaffinch	Ch	1
Chiffchaff	CC	
Coal Tit	CT	
Collared Dove	CD	2
Common Pheasant	PH	
Cuckoo	CK	
Duncock	D.	1
Fieldfare	FF	
Goldcrest	GC	
Goldfinch	GO	
Great Tit	GT	2
Gr. Sp. Woodpecker	GS	1
Green Woodpecker	G.	1
Greenfinch	GF	
Grey Wagtail	GL	2
Grey Heron	H.	1
Herring Gull	HG	3
House Martin	HM	
House Sparrow	HS	8
Jackdaw	JD	12
Kestrel	K.	1
Linnet	LI	
Long-tailed Tit	LT	
Magpie	MG	7
Mallard	MA	
Mistle Thrush	M.	
Moorhen	Mh	3
Nuthatch	Nh	
Pied Wagtail	PW	3

Redstart	RT	
Redwing	Re	
Robin	R.	1
Rook	Ro	2
Siskin	SK	
Song Thrush	ST	
Sparrowhawk	SH	
Starling	SG	20
Stonechat	SC	
Swallow	SW	
Swift	SI	
Tawny Owl	TO	
Treecreeper	Tc	
Whitethroat	WH	
Willow Warbler	WW	
Wood Pigeon	WP	2
Wren	WR	1
Yellowhammer	Y.	
Counts		24
24-30th April 2017	BTO 2 The Puddledocks	
	Cod	
	e	
Barn Owl	BO	
Blackbird	B.	3
Blackcap	BC	
Black-headed Gull	BH	
Blue Tit	BT	3
Brambling	BL	
Bullfinch	BF	
Buzzard	BZ	
Carrion Crow	C.	6
Chaffinch	Ch	3
Chiffchaff	CC	
Coal Tit	CT	
Collared Dove	CD	
Common Pheasant	PH	1
Cuckoo	CK	
Duncock	D.	1
Fieldfare	FF	
Goldcrest	GC	

Goldfinch	GO	5
Great Tit	GT	2
Gr. Sp. Woodpecker	GS	
Green Woodpecker	G.	1
Greenfinch	GF	
Grey Wagtail	GL	stream
Grey Heron	H.	
Herring Gull	HG	2
House Martin	HM	
House Sparrow	HS	7
Jackdaw	JD	2
Kestrel	K.	
Linnet	LI	
Long-tailed Tit	LT	
Magpie	MG	3
Mallard	MA	
Mistle Thrush	M.	
Moorhen	Mh	
Nuthatch	Nh	
Pied Wagtail	PW	1
Redstart	RT	
Redwing	Re	
Robin	R.	2
Rook	Ro	12
Siskin	SK	
Song Thrush	ST	
Sparrowhawk	SH	
Starling	SG	
Stonechat	SC	
Swallow	SW	3
Swift	SI	
Tawny Owl	TO	
Treecreeper	Tc	
Whitethroat	WH	
Willow Warbler	WW	
Wood Pigeon	WP	2
Wren	WR	1
Yellowhammer	Y.	
Counts		19
26th April - 2nd May 2015	BTO	Your house
	Cod	
	e	

Barn Owl	BO	
Blackbird	B.	2
Blackcap	BC	
Black-headed Gull	BH	
Blue Tit	BT	3
Brambling	BL	
Bullfinch	BF	
Buzzard	BZ	
Carrion Crow	C.	6
Chaffinch	Ch	2
Chiffchaff	CC	2
Coal Tit	CT	
Collared Dove	CD	2
Common Pheasant	PH	
Cuckoo	CK	
Duncock	D.	1
Fieldfare	FF	
Goldcrest	GC	
Goldfinch	GO	3
Great Tit	GT	3
Gr. Sp. Woodpecker	GS	
Green Woodpecker	G.	1
Greenfinch	GF	
Grey Wagtail	GL	1 from SR bridge
Grey Heron	H.	1 horse field
Herring Gull	HG	8
House Martin	HM	
House Sparrow	HS	20
Jackdaw	JD	3
Kestrel	K.	1
Linnet	LI	
Long-tailed Tit	LT	2
Magpie	MG	6
Mallard	MA	
Mistle Thrush	M.	
Moorhen	Mh	1
Nuthatch	Nh	
Pied Wagtail	PW	1
Redstart	RT	
Redwing	Re	
Robin	R.	3
Rook	Ro	4
Siskin	SK	

Song Thrush	ST	
Sparrowhawk	SH	
Starling	SG	10
Stonechat	SC	
Swallow	SW	3
Swift	SI	
Tawny Owl	TO	
Treecreeper	Tc	
Whitethroat	WH	
Willow Warbler	WW	
Wood Pigeon	WP	2
Wren	WR	1
Yellowhammer	Y.	
Counts		26
Nov-17	BTO 2 The Puddledocks	
	Cod	
	e	
Barn Owl	BO	
Blackbird	B.	3
Blackcap	BC	
Black-headed Gull	BH	
Blue Tit	BT	2
Brambling	BL	
Bullfinch	BF	
Buzzard	BZ	1
Carrion Crow	C.	3
Chaffinch	Ch	
Chiffchaff	CC	2
Coal Tit	CT	
Collared Dove	CD	3
Common Pheasant	PH	
Cuckoo	CK	
Dunnock	D.	1
Fieldfare	FF	
Goldcrest	GC	
Goldfinch	GO	
Great Tit	GT	2
Gr. Sp. Woodpecker	GS	
Green Woodpecker	G.	1
Greenfinch	GF	

Grey Wagtail	GL	1 pond
Grey Heron	H.	1
Herring Gull	HG	2
House Martin	HM	
House Sparrow	HS	12
Jackdaw	JD	2
Kestrel	K.	1
Linnet	LI	
Long-tailed Tit	LT	12
Magpie	MG	3
Mallard	MA	
Mistle Thrush	M.	
Moorhen	Mh	
Nuthatch	Nh	
Pied Wagtail	PW	1
Redstart	RT	
Redwing	Re	
Robin	R.	1
Rook	Ro	
Siskin	SK	
Song Thrush	ST	1
Sparrowhawk	SH	
Starling	SG	6
Stonechat	SC	
Swallow	SW	
Swift	SI	
Tawny Owl	TO	
Treecreeper	Tc	
Whitethroat	WH	
Willow Warbler	WW	
Wood Pigeon	WP	5
Wren	WR	1
Yellowhammer	Y.	
Counts		23
24-30th August 2014	BTO 2 The Puddledocks	
	Cod	
	e	
Barn Owl	BO	
Blackbird	B.	3
Blackcap	BC	

Black-headed Gull	BH	
Blue Tit	BT	2
Brambling	BL	
Bullfinch	BF	
Buzzard	BZ	
Carrion Crow	C.	3
Chaffinch	Ch	1
Chiffchaff	CC	
Coal Tit	CT	
Collared Dove	CD	3
Common Pheasant	PH	2
Cuckoo	CK	
Duncock	D.	1
Fieldfare	FF	
Goldcrest	GC	
Goldfinch	GO	4
Great Tit	GT	2
Gr. Sp. Woodpecker	GS	
Green Woodpecker	G.	1
Greenfinch	GF	
Grey Wagtail	GL	2 pond/P Lane
Grey Heron	H.	
Herring Gull	HG	
House Martin	HM	
House Sparrow	HS	15
Jackdaw	JD	2
Kestrel	K.	
Linnet	LI	
Long-tailed Tit	LT	12
Magpie	MG	3
Mallard	MA	
Mistle Thrush	M.	
Moorhen	Mh	
Nuthatch	Nh	
Pied Wagtail	PW	1
Redstart	RT	
Redwing	Re	
Robin	R.	3
Rook	Ro	2
Siskin	SK	
Song Thrush	ST	
Sparrowhawk	SH	
Starling	SG	
Stonechat	SC	

Swallow	SW	
Swift	SI	
Tawny Owl	TO	heard
Treecreeper	Tc	
Whitethroat	WH	
Willow Warbler	WW	
Wood Pigeon	WP	7
Wren	WR	1
Yellowhammer	Y.	
Counts		20

**SUTTON POYNTZ NEIGHBOURHOOD PLAN BIODIVERSITY SUB-GROUP
HEDGEROW SURVEY**

The Hedgerows Regulations (1997) protect countryside hedgerows. The criteria as to what constitutes a protected hedgerow are defined within the schedules to the regulations. The hedgerows below meet with this requirement, many based upon their existence prior to the Inclosure Acts of 1845.

Introduction

A number of sources of data both desk and field based were used to compile this list of hedgerows and veteran trees of significant biodiversity interest and which merit further ecological impact assessment should they be threatened by future development. It should however be noted that all boundaries including hedges and walls are classed as habitat.

These field surveys were based on general assessment techniques comprising a visual overview of condition and the number of woody species present as well as any other comments of note, such as banks and marker trees/stones rather than a formal ecological assessment.

Hedgerows were selected based upon the following criteria:-

- 1) Comparison of historical maps (1791Weld Estate map and 1838 Tithe Map) with modern Ordnance Survey maps showing pre-enclosure field systems which still exist.
- 2) Hedgerows observed to have a) seven 'woody' species as defined within the Hedgerow Regulations 1997 and/or b) trees and hedgerows known to be important wildlife habitat for Red Data birds or other priority species.

1. Comparison of historical maps

Largely based upon research undertaken by Bill Egerton of the Sutton Poyntz History Group a number of hedgerows were identified that form modern day field boundaries and also exist in identical locations on late 18th (Weld Estate) and early 19th century (Tithe) maps. From a biodiversity perspective a mapping exercise has been completed which relates the woody species composition and key features of these hedges to their location on modern Ordnance Survey maps.

A Wyndings to the Woodland below Spring Bottom at the base of West Hill

Unmanaged and without a significant ditch or bank. Occasionally trimmed on the south side, the north side being difficult to access due to the steep sloping ground and narrow footpath access. The eastern end mainly consists of Elder and Blackthorn and is a narrow hedge perforated by small gaps at several points along its length. The western end is more outgrown and of similar composition with one large Ash, some small Hawthorn and Blackthorn (*Prunus*) on its northern side and less than 1% Hazel. It provides some cover and feed for small birds and small mammals.

B. Morlands to Veterans Wood.

A 3 metre wide hedge which has not been managed for many years but is kept trimmed. It is very spindly underneath and sits on a low bank with a ditch on either side. A mixed hedge consisting mainly of Hazel, Blackthorn (*Prunus*), Willow and some Field Maple. Some veteran coppiced and layed ash trees towards the western end.

C. Hedgerow around triangular field to east of the copse below spring bottom.

This field which is part of the SSSI has not been managed in recent years and as a result has become seriously overgrown with bramble over large areas, this having encroached to the boundary and access gates in a number of places. There are a number of small Hazel trees on the western boundary and some laying and coppicing work has been undertaken by the Sutton Poyntz Biodiversity Group in the woodland along this boundary since 2014. The eastern boundary consists of a mixture of veteran Ash, Hazel, Willow and a small quantity of Field Maple.

D. Field above the former Hunts Timber Yard known locally as Cuckoo Field.

The east side has a low bank and ditch and is 2 metre wide with thinning and gaps in several places. The hedge consists mainly of Blackthorn (*Prunus*), Hazel and Elder with some Hawthorn. There is some Field Maple at the north end where the path deviates from the hedgeline and the ditch disappears. The hedge has been trimmed but not otherwise managed. A ditch with low bank continues on the north side with similar species plus some Dogwood and a very large ash tree in the centre. Much of the northern end of the west side was replanted circa 2011 by the Sutton Poyntz Biodiversity Group in order to replace diseased elms and has much Field Maple, Hazel, Hawthorn, Blackthorn and Dogwood. The southern section has some surviving European White Elm along with Ash, Hazel, Hawthorn and Field Maple. The vast majority of the south side has been removed to make way for residential and small scale industrial development. There are a number of areas of bramble incursion. The North and west sides are overgrown and have not been managed in recent years.

E. Very small area on the northern edge of Cuckoo Field attaching to the eastern side of the triangular field (C).

This is a wet area with deep ditches and may once have been a well. A large Ash tree is located at the centre of the southern boundary and the remainder is overgrown with brambles and nettles, although this does provide good cover for birds and feeding areas for butterflies. Contains patches of Blackthorn.

F. Meadow immediately north of the Waterworks Car Park

The northern side to the right of the wooden gate was re-planted with funding through the Dormouse Trust in 2010 with Oak, Ash, Hazel, Blackthorn (*Prunus*), Hawthorn, Guelder Rose and Field Maple and has produced a 1-2 metre dense hedge that provides good connectivity to mixed hedge containing Hazel. The Biodiversity Group have laid the hedge as part of a management plan in 2018.

That to the immediate west is a mix of Hazel, Hawthorn, Blackthorn and veteran Ash with some Field Maple. The western boundary adjoining Veterans wood consists of a treeline of over 90% Hazel with small numbers of Ash, Hawthorn, Dog Rose and Field Maple and slight incursion by Bramble in places.

G. Osmington/Preston Parish Boundary (also the Weymouth and Portland/West Dorset boundary)

This is a very old established boundary running north-south with marker stones, post and wire fence either side of a bank and ditch and consists of a mix of Hazel, Hawthorn and with smaller amounts of Blackthorn (*Prunus*), Elder and Willow. It is up to 2 metre wide, trimmed and without gaps other than at its northern end where it traverses the steep slope of East Hill past the 'White Horse' and consists of patchy Hawthorn scrub with large gaps in between the wind affected trees.

H. Boundary to Sutton Close

This has been largely removed over the years due to residential development and now consists of a variety of cultivars with a few remaining species from the original hedge such as Hazel and Hawthorn at the north east corner.

I. Field to East of Permissive Path (camping field)

The western boundary runs parallel to the track and has a width of around 2 metres and no bank with a ditch on the track side. It is a mixed Blackthorn (*Prunus*) and Hazel hedge with small amounts of Hawthorn, Ivy and Bramble and is particularly well frequented by small birds. There are a few small Hazel trees along its length. It is kept trimmed.

The eastern side is around 1.5 metre wide principally of Blackthorn (*Prunus*) with some Ash and Field Maple and a few young Beech trees to the northern end of this section.

The northern boundary is 2 metre wide with a ditch on the north side and is kept well trimmed. There are a few gaps, with no large trees and it consists mainly of Blackthorn (*Prunus*) with a variety of other species in small sections, principally some Dogwood, Field Maple, Ivy, Bramble, Dog Rose, Honeysuckle, Elder and Hawthorn. The hedge provides very good cover for small birds.

The southern boundary consists mainly of Blackthorn (*Prunus*) and Hawthorn with some small amounts of Field Maple and Elder. One substantial Oak is sited midway along the boundary.

J. Field immediately east of Field I

The northern boundary is a continuation of that associated with Field I above and is of much the same composition with a larger area of Willow at one end. Trimmed. It shares a dividing hedge with the above field to the west.

The southern boundary consists mainly of Willow and Field Maple with some Hawthorn, Alder and Hazel and has been trimmed.

The eastern boundary is kept trimmed and the hedge sits on a low bank with a shallow ditch to the northern side. The hedge is composed mainly of Blackthorn (*Prunus*), particularly to the south end, along with some Willow and Hawthorn.

K. Long field immediately east of Field J.

The northern boundary is a continuation of Field J and is of similar composition with Dogwood and Bramble in parts. This has been kept trimmed.

L. Field south of Osmington Brook adjoining permissive track to Winslow Hill/Preston Road.

This consists of a mixed hedge of mainly Willow and Blackthorn (*Prunus*) with small quantities of Field Maple, Hawthorn and Ash. It is 1.5 to 2 metre wide, set on a low bank with a ditch on the non-enclosed sides. It provides some cover for birds, the field to the east being well frequented by winter feeding and migratory birds such as Redwing, Whinchat and Linnet.

M. Field to south west of Sutton Farm

The North East boundary bordering the track consists of a hedge of over 2m width on a low bank with a ditch on one side. There is evidence of old laying and coppicing although only limited trimming has taken place in recent years. The primary species forming the thick hedge are Elder, Blackthorn (*Prunus*) and Hawthorn. There is some old coppiced Hazel with patches of Ivy, Honeysuckle and Bramble. The western side consists mainly of Blackthorn (*Prunus*) and Hazel with some Bramble outgrowth. The south side has no ditch and the hedge is 4m wide at its western end, this section being populated with Elder, Hawthorn, Blackthorn (*Prunus*), Willow and Ivy.

N. Field forming boundary to rear of gardens on Sunnyfields.

Much of this is inaccessible as it now forms part of residential gardens and appears to have been largely grubbed out and replaced with cultivars including conifers. The eastern boundary does have a number of established Ash, Field Maple, Hawthorn, Grey Willow and Beech.

O. Field bordering the River Jordan south of the green wedge.

The northern boundary consists of Hawthorn with an Ash tree at the north west corner. The eastern boundary consists of a mix of small amounts of Willow, Beech and Maple and appears to have been grubbed out at its southern end to provide access to residential property. There are Willow, Hazel and Ash along the southern boundary. The western side fringes the River Jordan, the banks being lined with small amounts of recently planted Willow. The hedge appears unmanaged.

2. Other important hedgerows and treelines of biodiversity value.

AA. Footpath between Puddledock Lane and Mill Lane.

This is a very old right of way evident on the Weld Estate Map of 1791 and the Tithe Map of 1838 and for the first 25 metres when entering from Puddledock Lane there are several veteran Ash trees on the east side which have been coppiced in the past. The remainder on both sides of the footpath have been removed and replaced with non-indigenous species in the past and residential development on the west side has removed all traces of any veteran hedge.

BB. Along the line of Osmington Brook in the small pasture at the rear of The Stables

Numerous outgrown trees including a number of veteran Ash with older Hawthorn to the western end.

CC. Copse west of Sutton Farm

A wet woodland copse up to 30 metres wide with a stream running through and artificial pond at the northern end. The well established dense and outgrown broadleaved mix of Ash, Hazel, Hawthorn, Willow and Blackthorn with some large Oak provides excellent shelter for arable and grassland birds including key species such as Common Bullfinch and Song Thrush. Other priority species such as Starling along with winter visitors such as Redwing and Fieldfare are regularly observed in the adjacent fields.

DD. Hedge along west side of field from Morlands in a southerly direction to field gateway adjacent to Fellside.

An older mixed hedge of over seven woody species including Blackthorn (*Prunus*), Ash, Hazel, Hawthorn, Field Maple, Dogwood, Willow along with some Bramble. The hedge which is kept trimmed is over 1 metre wide and sits on a half to one metre high bank with a ditch on the field side. Better connectivity for example with wooden gates and some additional planting would create favourable dormouse habitat.

EE. Plaisters Lane

Amongst the residential development on both sides of Plaisters Lane there are remnants of fruit trees from orchards which were 'grubbed out' in the 20th century to make way for residential development. There are also several indigenous species from the original coppiced woodland which include Ash along with Hawthorn and Elder, a good example being the Ash trees on both sides of Plaisters Lane near 'Willowdene'.

FF. Puddledock Lane between Sutton Road and The Cottage.

The eastern end forms an important corridor for Common Pipistrelle, Soprano Pipistrelle and Serotine bats due to the proximity of the River Jordan and tree canopy formed along the lane. A coppiced Aspen tree unusual in Dorset is located here alongside the stream. Although populated by a number of cultivars some re-planting with indigenous species has been carried out on the south side from the allotments to the junction with Sutton Road, consisting mainly of Hawthorn with a variety of other species including Ash, Goat Willow, Beech, Alder and Elder along with the rarely found Hops. The hedgeline on the north side of Puddledock Lane bordering fields adjacent to Sutton Farm surrounds an old drainage ditch and has much Bramble and Elder along with small amounts of Hazel, Willow, Dogwood and Oak and some large Ash trees to the rear boundary. This provides dense cover for small birds including an established population of House Sparrow, a red data bird.

GG. Line of trees alongside Osmington Brook and the southernmost public footpath to the Parish Boundary.

A substantial overgrown mix of Blackthorn (*Prunus*) and Willow with veteran Ash. This provides excellent cover for migratory and winter feeding birds such as Redwing and Linnet which flock in the surrounding arable fields. The narrow corridor between this treeline and the hedge to the immediate north create an ideal habitat for overwintering birds.

HH. Hedgeline to the south of the River Jordan on the southern side of Puddledock Lane.

A relatively recent mix of Hawthorn, Willow and Hazel which provides some bird cover and a separation between Puddledock Lane and the Green Wedge to the south. Bats (Pipistrelle and Natterers) have been regularly recorded along this corridor by the Sutton Poyntz Biodiversity Group

II. Veteran coppiced ash tree on the right hand side of the drive to Limoncello, Plaisters Lane.

This is the remains of an old corner marker for an agricultural hedge and may provide suitable habitat for bats and invertebrates. Connectivity to the south is maintained for a short distance by a stretch of Willow terminating in Field Maple before modern cultivated hedging intervenes.

JJ. Hedgeline adjacent to the northern side of the South West Coast Path along the top of West Hill.

Although composed of Bramble and Elder with less than 1% Hawthorn and having large gaps covered by low lying scrub along its length there is a 100 metre approx. length of outgrown Broom, Bramble, Hawthorn and Elder immediately above where the sheep path from the beacon joins. These combined areas provide important

cover for threatened bird species such as Yellow Hammer and Corn Bunting which forage on the arable fields to the immediate north.

KK. Veteran trees in the northernmost woodland in the SSSI area (see report by J Newbould, 2004 and Biodiversity Report 2009 by D.Emery, J Newbould and J Campbell for the Sutton Poyntz Biodiversity Group)

Area of wet woodland containing Alder and Birch with a number of veteran Oak, Ash and Field Maple along with many coppiced Hazel. A springwater stream runs flows the length of the wood and together with a small part artificial pond at the northern end forms an important foraging and potential roosting area for bats including Myotis species (unpublished reports by Sutton Poyntz Biodiversity Group and the 2013 bat survey commissioned by Wessex Water plc). Management of this area continues through co-operation between the Sutton Poyntz Biodiversity Group and the landowners, Wessex Water plc.

LL. Narrow Copse of trees to the east of Sutton Farm and west of Old Bincombe Lane.

A narrow strip of established trees mainly of Ash with some Oak and Willow that form important shelter for a variety of birds that feed on the adjacent pasture and arable fields as well as for mammals such as fox, badger and roe deer. Common Pipistrelle and Serotine bats are known to emerge and feed in the surrounding area and these trees also provide significant tree roost potential.

JULY 2017

SUTTON POYNTZ NEIGHBOURHOOD PLAN

BIODIVERSITY SUB-GROUP

LIST OF PRIORITY BIODIVERSITY SPECIES AND HABITAT WITHIN THE SUTTON POYNTZ NEIGHBOURHOOD PLAN AREA (refer to MAP 1 and 2)

Species and habitat of cause for concern, in decline or threatened according to
the UK National Biodiversity Action Plan (NBAP) 2007 schedule and BoCC 4
Red Data list of birds 2015

The Map reference Column 1 is colour coded to represent the commonality of
local sightings as follows:-

Green = Frequently observed each season: **Amber** = Variable seasonal
observations : **Red** = Occasional seasonal observations

Map ref.	Species	Last reported	Notes
	BIRDS		
1	Common Bullfinch <i>Pyrrhula pyrrhula pileata</i>	2017	Section 41 Priority species NBAP* Regular sightings in specific locations.
2	Common Starling <i>Sturnus vulgaris</i>	2017	Section 41 Priority species NBAP Red Data Medium sized flocks in arable fields and close to housing. Regularly identified in garden bird surveys.
3	Corn Bunting <i>Milivria calandra</i>	2017	Section 41 Priority species NBAP Red Data Summer visitor along the arable field edges and scrub at the top of the Ridgeway, East and West Hill.
4	Grey Wagtail <i>Motacila cinerea</i>	2017	Red Data Breeding pair seen frequently each year along stream from village pond to Puddledock Lane
5	Grasshopper Warbler <i>Locustella naevia</i>	2013	Section 41 Priority species NBAP Red Data Rare passage migrant observed along the lower chalk downland near the veteran woodland.
6	European Herring Gull <i>Larus argentatus</i>	2017	Section 41 Priority species NBAP Red Data Declining in a European context. Locally frequent presence as a scavenger in gardens and populated areas as well as arable fields.
7	House Sparrow <i>Paser montanus</i>	2017	Section 41 Priority species NBAP Red Data Several locally thriving populations for example Puddledock Lane and Fox Cottage and consistently reported in the Garden Bird Watch survey

8	Linnet <i>Carduelis canbina</i>	2017	Section 41 Priority species NBAP Red Data Large flocks of 50+ and multiple breeding pairs on East/West Hill. One of the largest breeding populations in Dorset in 2009 which David Emery considers to have declined significantly since that time.
9	Northern Lapwing <i>Vanellus vanellus</i>	2010	Section 41 Priority species NBAP Red Data Once a regular winter visitor to arable fields to the east and west of the village and not reported for many years, possibly affected by mild winters.
10	Skylark <i>Aluda arvensis</i>	2017	Section 41 Priority species NBAP Red Data Significant numbers along the Ridgeway of East and West Hill over rough grassland with evidence of breeding pairs. Migrant flocks of 25-30 passage birds seen above the Sprinhead basin and arable fields below East Hill in the Autumn. Possible threat from dog disturbance along the South West Coastpath route at the top of the Ridgeway.
11	Song Thrush <i>Turdus philomeios</i>	2017	Section 41 Priority species NBAP Red Data Has declined in recent years and less widespread. Possible threat due to reduction in hedgerows and orchards due to development.
12	Spotted Flycatcher <i>Muscicapa striata</i>	?	Section 41 Priority species NBAP Red Data Summer visitor which is seen perching around Spring Bottom and the meadow to the south.
13	Ring Ouzel <i>Turdus torquatus</i>	2017	Section 41 Priority species NBAP Red Data Very occasional migratory visitor.
14	Whinchat <i>Saxicola rubetra</i>	2017	Red Data Migratory passage bird seen at Spring Bottom and in the fields below East Hill close to the parish boundary with Osmington
15	Yellow Hammer <i>Emberiza citronella</i>	2017	Section 41 Priority species NBAP Red Data Section 41 Priority species NBAP Frequently seen during the breeding season at the top of the Ridgeway along West and East Hill. And on the lower slopes of the chalkland in scrub. Occasional garden visitor. Threat from loss of winter seed due to loss of cereal crops.
16	Yellow Wagtail <i>Motacilla flava flavissima</i>	2017	Section 41 Priority species NBAP Red Data

			Occasional passage migrant seen in the fields below East Hill around the Osmington Parish boundary.
17	Redwing <i>Turdus iliacus</i>	2017	Red Data Winter visitor in very cold spells feeding on berries. Recorded in the field and former water meadow north of Winslow Hill and in fields around Sutton Farm.
18	Fieldfare <i>Turdus pilaris</i>	2016?	Red Data Occasional winter visitor to the fields towards Osmington below East Hill. Reduced sightings in recent years possibly due to climate change.
	MAMMALS		
19	Brown Hare <i>Lepus europaeus</i>	2010 Northern boundary of the area	Section 41 Priority species NBAP No recent sightings within the Neighbourhood Plan area but fairly frequent sightings to the north at Whitcombe and east towards Ringstead suggesting possible introduction through arable management.
20	Water Vole <i>Arvicola amphibius</i>	2013	Section 41 Priority species NBAP Previous presence along Osmington Brook with water vole lawns on the banks and physical sightings in the stream opposite the bus stop on Sutton Road. No reported sightings in the last 4 years. Possible displacement after flooding of burrows in previous wet winters.
21	West European Hedgehog <i>Erinaceus europaeus</i>	2012 Winslow Road 2016 Preston Road	Section 41 Priority species NBAP Absent from the area but previously recorded close to the boundary and could be introduced with connectivity provision eg fence holes.
	FISH		
22	European Eel <i>Anguilla anguilla</i>	2017	Section 41 Priority species NBAP Recorded frequently in the village pond and River Jordan until 10 years ago and recently several sightings in the River Jordan below the waterfall, and on Sutton Road adjacent to Bellamy House and opposite the bus stop on Sutton Road.
23	Brown Trout <i>Salmo trutta</i>	2017	Section 41 Priority species NBAP Occasional sightings in the stream opposite the bus stop
	HERPTILES		
24	European Adder <i>Vipera berus</i>	2017	Section 41 Priority species NBAP May be seen basking in sunny positions on West and East Hill and under metal sheeting, for example in fields north and east of White Horse Lane.

25	Grass Snake <i>Natrix natrix</i>	2017	Section 41 Priority species NBAP Often seen in gardens around compost heaps, for example along Puddledock Lane.
26	Slow worm <i>Anguis fragilis</i>	2017	Section 41 Priority species NBAP Frequently found in gardens around the area and under metal sheeting in fields.
27	Common Toad <i>Bufo bufo</i>	2017	Section 41 Priority species NBAP Frequently found in gardens around the area
N/A	Great Crested Newt <i>Triturus cristatus</i>	Circa 2010	Section 41 Priority species NBAP Identified in small pond north side of Mission Hall Lane by professional ecologist but not observed since following building development in the area.
	BATS		
28	Brown Long Eared <i>Plecotus auritus</i>	2017	Section 41 Priority species NBAP Wessex Water ecologist reported single bat roosting in attic of the Waterworks House. Previous reports and sightings in porches and outbuildings (Wessex Water Report 2011)
29	Barbastelle <i>Barbastella barbastellus</i>	2013	Section 41 Priority species NBAP Recorded in wet woodland at Spring Bottom by Knight Consultants (Wessex Water report 2011) along with several other species.
30	Greater Horseshoe <i>Rhinolophus ferrumequinum</i>	2017	Section 41 Priority species NBAP Recorded transiting the wet woodland area near Spring Bottom in July 2017 by members of the Sutton Poyntz Biodiversity Group
31	Noctule <i>Noctula nyctalus</i>	2017	Section 41 Priority species NBAP Occasionally recorded at various locations around the area using Anabat static recorders by Sutton Poyntz Biodiversity Group. Also identified in professional reports (Wessex Water 2011)
32	Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	2017	Section 41 Priority species NBAP Occasionally recorded at various locations around the area using Anabat static recorders and hand held heterodyne recorders by Sutton Poyntz Biodiversity Group, often flying with Common pipistrelle. Also identified in professional reports (Wessex Water 2011)
	BUTTERFLIES		
33	Dingy Skipper <i>Erynis tages</i>	2017	Section 41 Priority species NBAP Occasionally recorded on West Hill and along the path by Spring Bottom.
34	Grizzled Skipper <i>Purgus malvae</i>	2017	Section 41 Priority species NBAP

			Occasionally recorded on West Hill and along the path by Spring Bottom.
35	Lulworth Skipper <i>Thymelipus acteon</i>	2017	Section 41 Priority species NBAP Occasionally recorded along with Large Skipper along the footpaths up to West Hill and in the area to the east of the Beacon.
36	Small Heath <i>Coenonympha pamphilus</i>	2017	Section 41 Priority species NBAP Regularly seen on the path to the west of Spring Bottom and the path to the east of the beacon.
37	Small tortoiseshell <i>Aglais urticaria</i>	2017	Section 41 Priority species NBAP Commonly seen in gardens and on the chalk downland of West Hill and East Hill particularly on bramble along footpaths at lower levels.
38	Brown Wall <i>Hasiommata negra</i>	2017	Section 41 Priority species NBAP Occasionally seen in gardens and rough pasture along west hill towards Wyndings.
	MOTHS		Based upon composite records from 5 garden moth trap sites – Water works Car Park, Fox Cottage, 7 Old Bincombe Lane, 3 Brookmead and 2 The Puddledocks.
39	Blood Vein <i>Timandra comae</i>	2016	Section 41 Priority species NBAP Occasionally caught.
40	Centre Barred Sallow <i>Atethmia centrago</i>	2015	Section 41 Priority species NBAP Very occasionally.
41	Cinnibar <i>Tyria jacobaeae</i>	2017	Section 41 Priority species NBAP Regularly caught.
42	Dark-barred Twin-spot Carpet <i>Xanthoroe ferrugata</i>	2011	Section 41 Priority species NBAP Rarely caught.
43	Dusky Thorn <i>Ennomos fuscantaria</i>	2017	Section 41 Priority species NBAP Occasionally caught.
44	Buff Ermine <i>Spilosoma lubricipeda</i>	2017	Section 41 Priority species NBAP Frequently caught.
45	White Ermine <i>Spilosoma luteum</i>	2017	Section 41 Priority species NBAP Frequently.
46	Common Fanfoot <i>Pechipogo strigilata</i>	2017	Section 41 Priority species NBAP Quite frequently caught.
47	Figure of Eight <i>Diloba caeruleocephala</i>	2016	Section 41 Priority species NBAP Quite frequently.
48	Garden Tiger <i>Actia caja</i>	2016	Section 41 Priority species NBAP Occasionally caught.
49	Knot Grass <i>Acronicta rumicis</i>	2016	Section 41 Priority species NBAP Has been caught within the last 5 years
50	Lackey <i>Malacosoma castrensis</i>	2014	Section 41 Priority species NBAP Very occasionally caught.
51	Lunar Yellow Underwing <i>Noctua urbona</i>	2016	Section 41 Priority species NBAP Quite regularly caught.
52	Mouse Moth <i>Amphipyra tragopogomis</i>	2015	Section 41 Priority species NBAP Very occasionally caught.
53	Mullein Wave <i>Scopula marginepunctata</i>	2011	Section 41 Priority species NBAP Rarely caught.
54	Oak Hook Tip <i>Watsonalla binaria</i>	2014	Section 41 Priority species NBAP Very occasionally caught.

55	Shoulder Striped Wainscot <i>Mythimna comma</i>	2016	Section 41 Priority species NBAP Occasionally caught.
56	Small Emerald <i>Hemistola chrysoprasaria</i>	2017	Section 41 Priority species NBAP Occasionally caught.
57	Small Phoenix <i>Ecliptopera silaceata</i>	2017	Section 41 Priority species NBAP Quite frequently caught.
58	Small Square Spot <i>Diarsia rubi</i>	2016	Section 41 Priority species NBAP Occasionally caught.
59	Sword Grass <i>Xylena exsoluta</i>	2016	Section 41 Priority species NBAP Very occasionally caught.
	BEETLES		
60	Violet Oil-beetle <i>Meloe violaceus</i>	2017	Section 41 Priority species NBAP Occasionally seen along the paths on West Hill.
	FLORA		
61	Eyebright <i>Euphasia sp.</i>	2017	Section 41 Priority species NBAP Common on the chalk grassland above the Spring bottom railings.
	UK BAP PRIORITY HABITAT		
	Ponds and Running Water		<p>The village pond adjacent to the Springhead Public House and that to the north west of Sutton Farm. A number of garden ponds have also been created across the area.</p> <p>The River Jordan is a chalk bottomed stream which runs from Spring Bottom to the east of Puddledock Lane where it is joined by Osmington Brook which runs along the valley bottom below East Hill. A number of important aquatic species such as water crowsfoot thrive along with various liverworts.</p>
	Traditional Orchards		A few traditional orchards associated with individual properties particularly along Plaisters Lane, Mission Hall Lane and Sutton Road and in the gardens off Puddledock Lane.
	Wet Woodland		An area of developing wet woodland exists immediately to the south of Spring Bottom
	Hedgerows and boundary features		<p>The pre-inclosure hedgerows are detailed on the habitat map along with several others of biodiversity importance that merit protection.</p> <p>A number of lime mortar stone walls along Sutton Road and at the east end of Mission Hall Lane and near the pond provide suitable habitat for a number of mosses and lichens and there are ferns on old brick walls along Sutton Road.</p>
	Neutral grassland – lowland meadows		Two specific areas are identified on the habitat map that are classified as neutral grassland.

	Roadside verges		A number of sites exist along Plaisters Lane, Sutton Road, Whitehorse Lane and Puddledock Lane and by the village pond
	Broadleaved Woodland and Scrub		Broadleaved woodland is situated north of the waterworks with a small area to the west of Sutton Farm and with areas of scrub present on much of the chalk downland of West and East Hill. The remains of areas of woodland are present in the gardens of properties along Plaisters Lane.
	Calcareous Grassland		West and East Hill
	Arable field margins		Opportunities exist to create arable field margins in fields around Sutton Farm.
	Buildings		A number of buildings and farm outbuildings provide habitat for bats (Waterworks Inspectors House), House Martins and Swallows (for example around Puddledock) and the many thatched buildings provide ideal habitat for lichens and mosses.

* Species “of principal importance for the purpose of conserving biodiversity” covered under **section 41** (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

**Reviewed – August 2017.
Sutton Poyntz Biodiversity Group.**

Woodland along Puddledock Lane

The narrow strip of woodland along the eastern end of Puddledock Lane forms an extension of the woodland strip along Osmington Brook. Most of the trees and shrubs present are common enough with just two, which are not commonly present in the village. There is a single alder *Alnus glutinosa*; a common enough tree along this type of streamside but unusual here in that there is only one tree. Its isolation means that I have never seen a plant gall commonly found on alder, especially in small thickets seen in the rest of Dorset.

The second tree is on the north side of the bridge under powerlines is coppice of aspen *Populus tremula*. This can be confirmed by the presence of the plant gall¹ *Harmandiola pustilans*, which is only found on aspen and not on any other type of poplar. Aspen is reasonably common in Dorset, especially in the east of the County. (Bowen, 2000). Claims that this tree is black poplar *Populus nigra* are unlikely as this species is very large up to 38m, with the trunk extending into the crown, which is often covered in large bosses. (Sell and Murrell, 2018). Bowen (2000) has mapped *P. nigra* Subsp. *betulifolia* only in north Dorset and along the River Stour in the south east of Dorset. It is a tree of wet riversides on the edge of pastures. It is further unlikely as the *Harmandiola pustilans* is not known on poplars (Redfern and Shirley, 2011).

The woodland strip is also important due to the presence of the River Jordan where there is recent evidence of the **critically endangered** European Eel *Anguilla anguilla*; another fish the bullhead *Cottus gobio* – a species listed under Annex 2 of the Habitats Directive as a non-priority species. The river also supports capillary-leaved water-crowfoot *Ranunculus pseudofluitans* confined to chalk streams/rivers only found in Europe on the chalk of eastern England.

Note:

¹ a plant gall is caused by the reaction of a plant as a host to the activity of an insect or fungus, which can only invade if their developments are synchronized resulting in an unusual structure on the host plant.

References:

- Bowen, H. (2000) *the Flora of Dorset* Pices Publications, Newbury.
Redfern, M and Shirley, P (2011) *British Plant Galls*. An Aidgap publication by the Field Studies Council, Shrewsbury
Sell, P and Murrell, G. (2018) *Flora of Great Britain and Ireland vol 1* Cambridge University Press, Cambridge.
John Newbould 27/4/2018.

Location	September 2015 - Present	July 2016 - Present
<i>River Jordan ,East</i>	Eel	Eel ,Juvenile Brown Trout
<i>R. Jordan ,Puddledock Lane</i>	Eel, Brown Trout, Roach and Bullhead	Eel, Brown Trout and Bullhead
<i>R. Jordan, Bridge Inn</i>	Eel and Brown Trout	Eel and Brown Trout

Extract of data from Wessex Water plc fish survey. Original data may be referred to but is not for publication as per the Disclosure Agreement with Sutton Poyntz Biodiversity Group.

	January	February	March	April	May	June	July	August	September	October	November	December	Total Records
2016													
Barn Owl	0	0	0	0	0	0	0	0	1	0	0	0	1
Blackbird	16	14	16	17	14	11	16	15	12	15	14	17	177
Blackcap	6	6	6	7	2	2	1	1	1	0	2	2	36
Black-headed Gull	1	2	2	0	1	0	1	0	0	1	0	0	8
Blue Tit	17	14	13	15	13	9	11	12	10	14	12	17	157
Brambling	0	0	0	0	0	0	0	0	0	0	0	0	0
Bullfinch	2	2	1	3	2	2	3	2	0	0	0	0	17
Buzzard	0	7	5	7	4	4	2	7	5	3	5	3	52
Carrion Crow	8	8	9	7	9	6	6	7	6	8	9	9	92
Chaffinch	7	10	10	10	6	8	5	4	4	6	6	9	85
Chiffchaf	4	3	4	6	4	3	2	4	5	2	1	0	38
Coal Tit	4	2	3	3	0	2	0	2	4	3	3	4	30
Collared Dove	14	15	15	12	13	11	11	13	13	12	12	16	157
Common Pheasant	0	0	0	1	0	0	0	0	0	2	3	3	9
Cuckoo	0	0	0	0	0	0	0	0	0	0	0	0	0
Dunnock	12	11	9	12	12	11	12	11	0	11	10	12	123
Fieldfare	0	0	0	0	0	0	0	0	0	0	0	0	0
Goldcrest	2	1	1	1	0	2	0	0	4	1	1	1	14
Goldfinch	7	9	9	9	9	9	4	4	7	8	4	7	86
Great Tit	13	13	14	12	10	7	6	11	4	11	10	15	126
Gr. Sp. Woodpecker	3	5	7	8	4	5	5	5	11	3	4	7	67
Green Woodpecker	8	6	10	7	6	6	13	7	3	8	6	9	89
Greenfinch	3	3	5	4	3	4	5	5	4	2	2	3	43
Grey Wagtail	2	2	0	1	0	1	1	1	3	4	5	5	25
Grey Heron	3	2	2	2	2	1	1	2	6	3	1	3	28
Herring Gull	10	11	11	13	9	7	9	10	1	8	10	10	109
House Martin	0	0	0	0	6	6	7	3	12	0	0	0	34
House Sparrow	13	14	14	15	13	12	16	15	12	16	13	17	170
Jackdaw	12	9	13	14	13	9	14	11	2	12	13	13	135
Kestrel	2	3	4	5	3	1	1	2	0	2	5	4	32
Linnet	0	0	0	0	1	1	0	0	6	0	0	0	8
Long-tailed Tit	8	9	7	6	4	3	4	7	12	9	7	8	84
Magpie	16	14	14	16	14	11	11	13	1	15	14	12	151
Mallard	1	2	2	1	1	1	0	0	0	1	0	0	9
Mistle Thrush	1	1	0	0	0	0	0	0	0	1	2	1	6
Moorhen	1	1	1	1	1	2	2	1	0	0	1	0	11
Nuthatch	0	2	1	1	0	1	0	1	1	1	2	2	12
Pied Wagtail	1	2	0	2	0	0	1	0	1	3	2	2	14
Redstart	0	0	0	0	0	0	0	0	0	0	0	0	0
Redwing	0	1	0	0	0	0	0	0	0	0	2	0	3
Robin	17	15	15	17	14	12	15	15	12	14	14	17	177
Rook	12	9	12	14	11	6	10	12	9	10	11	14	130
Siskin	0	0	0	0	0	0	0	0	0	0	0	0	0
Song Thrush	4	4	1	4	2	0	0	1	2	1	3	10	32
Sparrowhawk	2	2	4	5	2	1	3	1	2	1	1	5	29
Starling	4	2	6	6	5	3	2	2	0	1	2	5	38
Stonechat	0	0	0	0	0	0	0	0	0	0	0	0	0
Swallow	0	0	0	5	7	4	7	5	3	0	0	0	31
Swift	0	0	0	1	2	1	2	1	0	0	0	0	7
Tawny Owl	2	2	1	1	3	2	7	3	6	3	4	7	41
Treecreeper	0	0	0	0	0	0	0	0	0	1	0	0	1
Whitethroat	0	0	0	0	0	0	0	1	0	0	0	0	1
Willow Warbler	0	0	1	0	0	0	0	1	0	1	0	0	3
Wood Pigeon	16	15	15	16	15	12	13	15	12	16	15	16	176
Wren	9	8	10	7	7	5	6	8	8	11	7	10	96
Yellowhammer	2	2	2	4	2	2	0	0	0	0	0	1	15
Counts													3015
Total Species seen	38	41	38	41	38	40	37	39	36	39	38	36	50

Total Records	303	263	282	298	249	206	236	241	214	244	232	281	3049
Average per survey	15.9	19	17.6	13	15.6	17.2	14.8	15.1	15.3	14.4	14.5	16.5	
No of gardens in survey	18	15	16	18	16	12	16	16	14	17	16	17	15.9
