

# SUTTON POYNTZ NEIGHBOURHOOD PLAN STEERING GROUP

## RECORD OF SUB-GROUP MEETING

**Topic sub-group - PLACE APPRAISAL**

**Date of Meeting 7 June 2017**

**Time of meeting from 10.00 to 15.12**

**Location of Meeting - Northdown Farmhouse**

**Present: Julie Tanner (Facilitator – Brian Wilson Associates)**

**Jez Cunningham, Peter Dye, Bill Egerton, Huw Llewellyn, Colin Marsh, Andrew Price.**

### **Key Discussion Points**

#### **Introduction**

JT explained that developing a Place Appraisal document is an open process which will help to formulate specific questions for the next community survey.

#### **Special Place; analysis prompts**

JT guided the group through a series of questions on a Place Appraisal checklist which had been circulated in advance. This stimulated focus on the following criteria:-

Special Place Key Characteristics: History, pond, building scale and materials

A Well Connected, Accessible and Welcoming place: Characterful narrow lanes with no pedestrian footpath, link to countryside, define on and off-street parking areas and conflicts, new development parking standards, street signs, speed reduction measures, pedestrian routes.

A Safe and Pleasant place: JT stressed the need to focus on issues that can be positively influenced. The feedback highlighted lighting, overhead cables, open spaces, biodiversity (bat corridors, habitat mapping), rainwater run-off and flooding, trees and Tree Preservation Orders, agricultural land, allotment provision, hedges, nature areas, sports grounds.

A Planet Friendly place: Bus services, walking, cycling, connections to shops and doctors, community allotments, recycling and composting, energy conservation standards e.g. insulation standards in new build and community energy projects.

#### **Map review and overview of work done so far**

PD gave a brief overview of work to date based upon the maps and text documents produced by the group and which had been made available on Dropbox. In discussion several priority topics for future work were highlighted including building development, open gaps, lanes, possible development sites, population profiles in relation to future growth.

## Prompts for Village walk

JT led a mapping exercise of the Neighbourhood Plan area to help identify “no go” areas for development and the shape of “eco” corridors. This helped to identify the medieval core of the village in order that modern development could draw on the characteristics present in that area. When considering future development JT suggested that a simple ‘traffic light system’ be adopted on the basis of; no change (red), possible changes (amber) and change (green). A variety of prompts for the village walk were identified such as trees, building features, and open spaces.

## Village Walk

The group walked the village from Northdown past the Springhead to the water works via White Horse Lane, along Mission Hall Lane and up Plaisters Lane as far as Sutton Close, back down Plaisters Lane, up Silver Street and down Sutton Road before going along Puddledock Lane, along the path to the rear of the Bridge Inn and out onto Sutton Road, returning along here to Old Bincombe Lane and finally back to Northdown Farm. A number of key features were noted as points of discussion as follows:

- Trees by the pond
- Open view between Northdown and the Springhead and potential use of the field.
- Open view across Cuckoo field to the north of White Horse Lane and potential development and impact on the AONB.
- Coniferous tree (Weymouth Pine) lines close to the Water works
- Potential future use of Wessex Water buildings.
- Importance of Mission Hall as a community facility
- Development status of field opposite Sutton Close
- Need for additional allotments (and possible community allotment) other than those on Puddledock Lane
- Lack of bungalows
- Uncharacteristic lanes such as Old Bincombe Lane (very wide, footpaths, cul-de-sac).
- Potential development sites from a developers viewpoint.

## Map exercise

JT suggested that the initial focus should be on Key Views and Character Areas.

In terms of ‘where we are now’ some key views identified on the map were those from Sutton Knap, gate between Northdown and Springhead, Kissing gate to the field above Hunts Yard, gate to field opposite Sutton Close, top of Plaisters Lane, along the Ridgeway to Margaret’s Seat, the Beacon, Winslow Hill and Chalbury Reservoir.

Some key character areas were around the village pond, Sutton Mill, Northdown Farm, Silver Street, Sutton Farm.

Some community assets were identified as the Village Pond, Mission Hall, Springhead Pub, Allotments, Waterworks museum/superintendents house/cottages.

A number of areas based around historic development were provisionally identified on the map – the ‘core’ of the village (Mission Hall Lane, Plaisters Lane, Sutton Road triangle), the ‘ribbon’ development (Plaisters Lane south to Sutton Close), ‘edge of Preston gap’ (Plaisters Lane from Sunnyfields to the area boundary), ‘post war extension’ (Puddledock Lane from the Cottage to Sutton Road) and the ‘gateway’ (Sutton Road from the area boundary to the Cartshed).

Green corridors and potential development sites will need to be identified using this map. BE suggested that the “green infrastructure review” as part of the Weymouth and Portland Borough Council Local Plan would need to be considered.

It was concluded that when the above exercise was completed it would form a reference point for future planning criteria.

### **Next Steps**

JT suggested that in developing the Place Appraisal document single examples of key features (e.g. wall, hedge, building type) were adequate. Reference should also be made to previous village plans and surveys.

JT suggested a Place Appraisal should be concise, easy to read and cross referenced to more detailed documents such as some of those already produced. It was suggested that 1 or 2 pages of text including photographs per heading was adequate.

The following headings were suggested in structuring the document:-  
**Introduction** (process in preparing place appraisal), **History of village, Geology and Landscape** (inc. building condition and tree cover), **History of Settlement, Key views, Defining Character Areas starting with the ‘core’** (rights of way, preserved trees, listed buildings, signs, lighting, pavements etc.), **Gaps and Linkages, Dealing with New Development.**

### **Actions**

- 1. Carry out the Census Analysis PD/BE**
- 2. Prepare a Land Ownership Map**

The meeting closed at 15.12 hours

Next meeting will be on 26 June at 19.30 at Northdown.

