

SUTTON POYNTZ NEIGHBOURHOOD PLAN STEERING GROUP

RECORD OF SUB-GROUP MEETING

Topic sub-group – LAND USE and CONSERVATION

Date of Meeting 17 July 2017 Time of meeting from 15:30 – 16:30

Location of Meeting – Springbank, Plaisters Lane

Present: Mike Blee, Huw Llewellyn

Submission to steering group for consideration.

Following email exchanges we met and agreed this submission.

Any comments gratefully received!

Land use

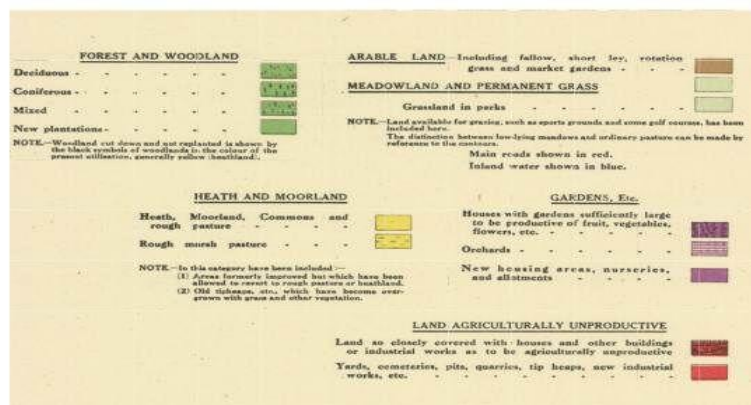
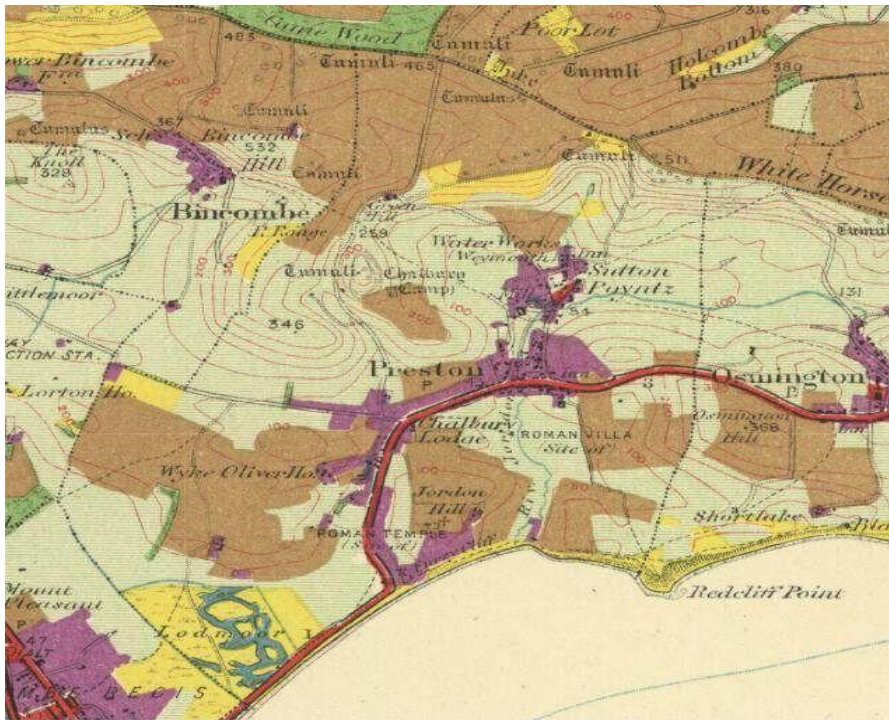
Definition - Involves the management and modification of natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods.

What types of land use are there

- Recreational - fun, non-essentials like parks.
- Transport - roads, railways, and airports.
- Agricultural - farmland.
- Residential - housing.
- Commercial - businesses and factories.

Land use in and urban place can be classified into one of SIX major groups: industrial, residential, commercial, transportation, institutional and open space.

Referencing the Land utilisation survey map – From Dropbox



Sutton Poyntz has.

Arable – Ridgeway

Meadowland/permanent grass – 'Valley'

Deciduous – Veterans wood and woodland to north

Small area of rough marsh [Colin [Marsh](#)??_??]– north of waterworks

Residential

Commercial – Pub, Water works, Garage, Temporary campsites.

Recreational – Allotments. [No play area in village, except the pub. No e.g. tennis court,] Footpaths and access to natural environment.

What opportunities/threats are there to change the current land use

- Unlikely the arable/meadowland area will increase, but could decrease with residential or commercial development. [??Effects of Brexit – very uncertain times for agriculture hence land use.]
- Deciduous woodland - Sub group addressing - Probably unlikely to decrease – SSSI, It could be increased if planting / managing was wanted to alter biodiversity.
- Rough Marsh area – biodiversity group may have thoughts on this. Could it be under any threat?
- Residential – The pressure is to increase this. Steering group addressing.
- Commercial. Several sub groups addressing.

Under threat? – pressure for landowners [The pub owners??] to profit by converting to residential use. The pub is very valued by residents.

Could increase eg for renewable energy projects.

Unlikely that commercial units will be proposed for the area.

If eg the pub becomes more successful more parking space could be needed – as is happening.

More parking could also be needed if the village raised its profile to attract more visitors, then eg a tea room / village store may become viable. Does the village want / need this to increase local amenities ? [Could also help bus situation]

- Recreational – Sub group addressing. How secure are the allotments? Are more wanted / needed? Is a play area a priority? Sports facilities?

Could nature lovers have better access to eg the woodland / marsh area.

How safe is The Mission Hall and the orchard – can we help preserve this much valued asset?

Does 'land use and conservation' sub group have a role in exploring the designation of Local green spaces? <https://historicengland.org.uk/advice/hpg/has/localgreenspace/>

The National Planning Policy Framework [NPPF] introduced a new concept of a Local Green Space designation (1). This is a discretionary designation to be made by inclusion within a or neighbourhood development plan.

The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife (2).

[/??land use](#) Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF (3).

Guidance +++ would be required in this area? Our Consultant.

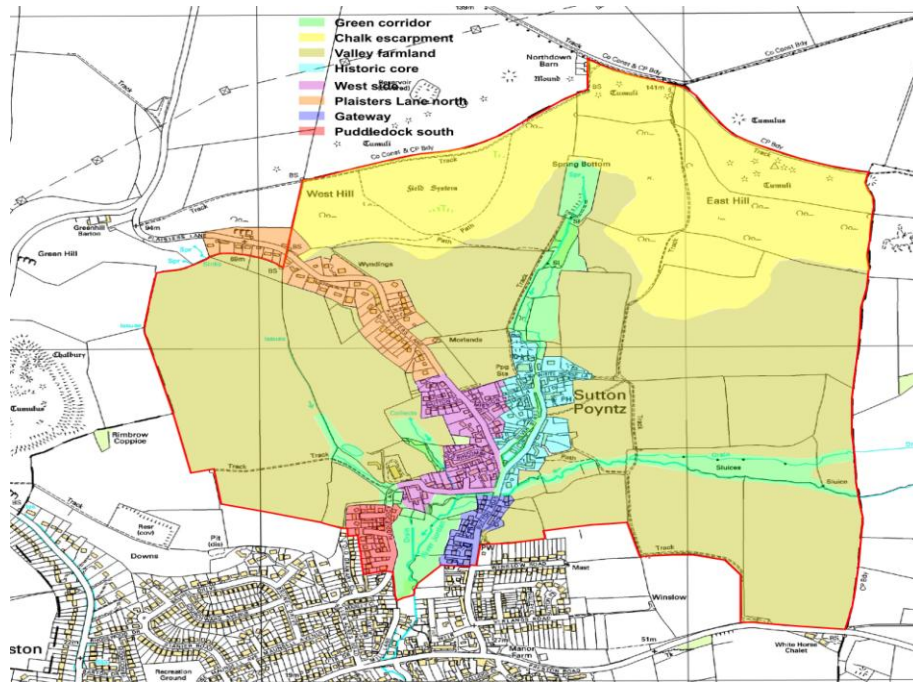
Possible sites??

- Grass area near Myrtle Cottages on Mission Hall Lane ?? village green
- The Mission Hall Orchard.
- Land at corner of Puddledock Lane and Sutton Road
- Footpath entrances / exits to village
- Grass area/garden south west corner of pond is valued undeveloped
- The old cricket field opposite the pond

Neighbourhood Planning Guidance - Local Green Spaces.

The Local Green Space designation is a way to protect green areas or open spaces against development where they are of particular importance to local communities. Local Green Space designations are made for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Once designated, Local Green Spaces receive protection consistent with national Green Belt policy. This note outlines the National policy position for Local Green Spaces and sets out the step by step process for Local Green Space designation and includes a template assessment form to help communities evidence their neighbourhood plan. National Planning Policy Framework (NPPF) sets out that local communities through Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. NPPF identifies that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where: The green space is in reasonably close proximity to the community it serves; The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and The green area concerned is local in character and is not an extensive tract of land. NPPF paragraph 78 identifies that the local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. National policy makes provision for local communities to identify green areas of particular importance to them for special protection through neighbourhood plans.

Permissions / A licence is required from your local authority if: - The land is to be used for tented camping (including trailer tents) on more than 42 consecutive days at a time or more than 60 days in 12 consecutive months (Public health act 1936, Section 269)



Sutton Poyntz Conservation Area

Why are we a conservation area?

Background – from West Dorset, Weymouth and Portland Local Plan Proposals Map - Background Document April 2015

https://www.dorsetforyou.gov.uk/media/204379/Proposals-Map---Background-Document-April-2015/pdf/KJ_fn_Proposals_Map_Background_Document_150330.pdf

The compact settlement of Sutton Poyntz lies in the Jordan Valley at the foot of the chalk hills northeast of Weymouth. A village survey was carried out in 1999 by the Sutton Poyntz Society which identifies the features of interest. An attractive natural setting is provided by the stream and its pond, which is the central feature of the settlement and by Ridgeway in the background. The buildings, which include a mill, old millhouse, farmhouses and outbuildings and stone-rubble cottages with thatch or slate roofs, are predominantly rural in character.

The Sutton Poyntz Conservation Area was extended in 1979 to include the historic core of Preston around St Andrew's Church, linking the linear north to south settlement of Sutton Poyntz with the west to east settlement of Preston. Both areas are characterised by the use of local rubble stone with slate, thatch and clay tile roofs, with small two storey C19th cottages predominating.

The narrow roads, in some cases unpaved and all without footpaths are a special feature of Sutton Poyntz. In places the open countryside extends as far as the roadside providing exceptional views of the hills which helps retain the rural character and setting of this area. Immediately behind the southern part of Sutton Poyntz Road the remnants of Puddledock Farm provide an important visual break between Sutton Poyntz and the C20th development of Preston. This gap is an important visual element in establishing the setting and character of Sutton Poyntz, particularly when viewed from Puddledock Lane.

One of the main characteristics of Sutton Poyntz is its 'back lanes' - Puddledock, White Horse, Mission Hall, Plaisters and Silver Street. The semi-rural nature of some of these has suffered from unsympathetic development in the past. The effects of modern development on the lanes is principally as a consequence of the requirements of vehicular access and the need for sightlines, rather than just the design of buildings. The adoption of enhancement schemes with the support and active involvement of the community may help to resolve these problems. Plaisters' Lane Extension

The fields around Sutton Poyntz, which sits in a bowl below the Ridgeway and the Chalbury Hill Fort, are of archaeological importance, particularly to the north, and provide a setting for the Conservation Area. The surrounding footpaths also provide important views into and across the area. Views out of the settlement are also important, including looking eastwards towards George III and the White Horse.

The boundaries follow hedgerows and topographical features, but as a consequence a significant number of post 1950 dwellings and estates have been included in the area. Most of these buildings do not make a positive contribution to the character or appearance of the Conservation Area. The architectural quality, design and age of buildings in Plaisters Lane is variable, but it is the character and appearance of the lane that also needs protecting from further erosion of its rural qualities by the introduction of vehicular accesses and sightlines or the removal of trees and hedgerows.

There are, however, several houses designed in the vernacular cottage style by Mr Wamsley-Lewis (co-founder of the Weymouth Civic Society) in Plaisters Lane that date from the 1920s and 1930s. These cottages provide a strong architectural link with the centre of Sutton Poyntz where several other of his buildings are to be found. The majority survives virtually unchanged and contains many individual features purpose designed by the architect. These buildings make a significant contribution to the appearance and character of the area.

What are the village thoughts about conservation?

From the initial survey summary document

There was much support for maintaining **wildlife habitats**, **important views** and the **gap between the village and Preston**. Other similar concerns mentioned were **protection of trees**, **hedgerows, woodlands and the pond**, maintaining the **agricultural use of the land**, **protecting the open countryside and the rural character of the village and its lanes**.

Some respondents were more specific, saying that the village **geographical boundary should be maintained** and that there should be no building outside the development boundary, although one respondent said that this could be considered for a sports or playground and another comment suggesting that the community should decide what fields to sacrifice for housing.

There was a suggestion that better communication with rural landowners would be helpful and a request for **allotments or a community farming/orchard project**. There were two differing views on solar and wind energy projects and camping.

There were a number of comments saying that policies on land use and conservation were felt to be an important inclusion in the Neighbourhood Plan.

Much overlap with other areas particularly

Housing and Planning

Of the 75 consultation responses, 60 included comments relevant to Housing and Planning, which also gathered large numbers of responses at the Open Days. There was considerable consensus on several topics:

- Attracting more young people and young families into the village;
- Focusing any development on **smaller rather than larger properties**, suitable both for younger people and for downsizing older people. This focal topic included a number of responses that supported affordable housing, sheltered housing and social housing. In this context, however, two Open Day responses opposed to any social housing should be noted;
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- Encouraging full-time occupancy of houses in the village, as opposed to second homes and holiday lets;
- **Preventing the village from spreading out into the countryside**, with a preference for growth through infill. As a sub-theme to this, numbers of respondents wanted to protect views both out of and into the village, and to ensure that the 'green wedge' separating the village from the more suburban Preston is protected;
- **Use of appropriate design and materials, respect of heritage, and conservation of natural beauty.**

A few other topics attracted less attention, including flood risk; over-development; adequate parking allocation.

There were two general comments relating to housing that didn't fit neatly in any grouping: first the question "Should we keep the development boundary as it is?", and second an aspiration that "development should meet the area's needs, not maximise the developer's profit".

The final topic covered in the survey responses dealt with the degree of control over future development. Here twelve respondents wanted firmer controls than at present, and little (or in some cases no) development in the area. However, four respondents took the opposite view, wanting the village to take a more liberal stance in doing its bit to meet national and local housing need.

Do we prioritise/explore any of these for further action? *Most if not all covered by other subgroups.*

- Maintain *?improve/increase* wildlife friendly areas
- Views and footpaths are appreciated
- How do we best protect the Sutton Poyntz Preston gap.
- Obtain more opinions on renewable energy projects?
- Do we need to better define sympathetic development – differing things in differing parts of the village as discussed.
- A village green is mentioned – (*where, how, when???*)