

INDEPENDENT ASSESSMENT OF CANDIDATE SITES FOR LOCAL GREEN SPACE DESIGNATION: SUTTON POYNTZ NEIGHBOURHOOD PLAN

Introduction

Consultants, Brian Wilson and Tim Gale, were asked by the Sutton Poyntz Neighbourhood Forum to undertake an independent assessment of sites considered to have potential for designation as Local Green Spaces (LGS) in the area's Neighbourhood Plan. This draws upon their knowledge of the planning context and their experience of LGS designation elsewhere.

The National Planning Policy Framework (NPPF) allows Neighbourhood Plan groups to seek designation of sites as LGS. This affords them a considerable degree of protection from future development. Such designations must, however, meet certain criteria and eligibility requirements which are described in the NPPF and are further explained in National Planning Practice Guidance. Although LGS is not explicitly referred to in the West Dorset, Weymouth & Portland Local Plan, designations could complement a number of its policies such as ENV2, ENV3 and COM5.

It is worth emphasising that whilst LGS designation restricts a site's development opportunities, nothing else about the site is altered. In particular:

- a) It does not alter who owns or manages a site;
- b) It does not alter who has right of access to a site; and
- c) It does not preclude incidental site changes that don't require planning permission e.g. erecting a shed or creating a pond.

Methodology

The assessment exercise took place during March 2018 and the process was as follows:

- Create a template which would enable all of the candidate sites to be tested methodically against the NPPF criteria and eligibility requirements;
- Review various evidential documents about Sutton Poyntz on biodiversity, etc (some specifically produced as part of the Neighbourhood Plan evidence base and some predating any work on the Plan);
- Log relevant information from the evidential documents on the templates (one for each of the candidate sites);
- Make a visit to each of the candidate sites (21st March 2018), accompanied by two Neighbourhood Forum members who were able to answer questions;
- Complete drafting of the templates and write a report with recommendations. This was shared in draft with the Neighbourhood Forum, not least to check for factual accuracy, before being finalised.

In all 14 candidate LGS sites were assessed by this exercise. They are numbered G1 to G14 on the following map and the completed templates. It is understood that some other sites were earlier considered, but rejected for varying reasons.

Findings

It is noted that there has been an underlying rationale for the selection of LGS candidate sites in Sutton Poyntz, which is that:

- A number of them aim to protect the green corridors where streams run through the village and plan area. These are a distinctive local feature and also provide biodiversity corridors;
- A number of them aim to protect small areas of open space found in the historic village core. These contribute to its rural character and attractive environment.

Arguably these descriptions match all bar one of the candidate sites (G14). This approach, which relates to the character of the area as described in the Place Appraisal document, seems useful and commendable.

Ten of the 14 candidate LGS sites have been assessed as meeting the NPPF eligibility and criteria requirements. They are therefore considered to be suitable for LGS designation as currently shown on the map. They are G1, G2, G3, G4, G5, G6, G7, G8, G9 and G13.

A further candidate LGS site (G10) has been assessed as meeting the NPPF eligibility and criteria requirements across part of its mapped area. The riverside area is considered to be suitable for LGS designation. The area that is a pig field is harder to justify against the criteria and might be better removed from the LGS.

Sites G11 and G12 are harder to justify as LGS in terms of the NPPF criteria. They are, however, already subject to protection by the Local Plan Open Gap and by virtue of being outside the Defined Development Boundary. These existing designations seem more appropriate to them than the LGS policy.

Site G14 is difficult to justify as LGS in terms of the NPPF criteria. Only one criteria – recreational value – is really relevant to its assessment and that essentially applies to (private) pub customers. Wider use happens as a result of informal agreement.

The Neighbourhood Forum should consider adding the gap shown on the map between G5 and G6 to one or other of those LGS candidate sites. Designating the Brook and its bank sides in this gap would be justifiable and consistent with the reason for designating these two sites.

The Neighbourhood Forum should also consider amalgamating some candidate LGS sites, where they are adjacent to each other and being designated against the same

or similar criteria. This is something an examiner of the draft Plan might propose. Specifically, sites G1, G2, G3 and G4 could be amalgamated (total area 2.36 hectares), though it is recognised there might be a local preference to keep G2 separate in view of its different access arrangements. Sites G5 and G6 could likewise be amalgamated, if the Brook and bank sides between them are added (total area slightly over 3.52 hectares). The NPPF does not permit the designation of “extensive tracts of land”, but neither of these is likely to be considered as such¹.

Next steps

These findings are the independent assessment of the consultants. It is, of course, for the Sutton Poyntz Neighbourhood Forum to decide how best to take them forward into a draft plan LGS policy. That policy (along with the rest of the plan) must then be tested through a formal consultation and an independent examination, before it can go to local referendum.

Assessment by: Brian Wilson Associates

Date: 10th April 2018 (revised, final)

Information sources

In addition to the site visits, it is noted that detailed evidence was available within the following documents:

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

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

Invertebrate Survey of Grassland at Sutton Poyntz, Gibbs D J & Telfer M G (2011)

Fish Survey 2015 and 2016, author not stated (2016)

Clatworthy, Sutton Bingham, Otterhead, Sutton Poyntz, Tucking Mill, Hawkridge, Hooke Bat Surveys, Knight Ecology (2011)

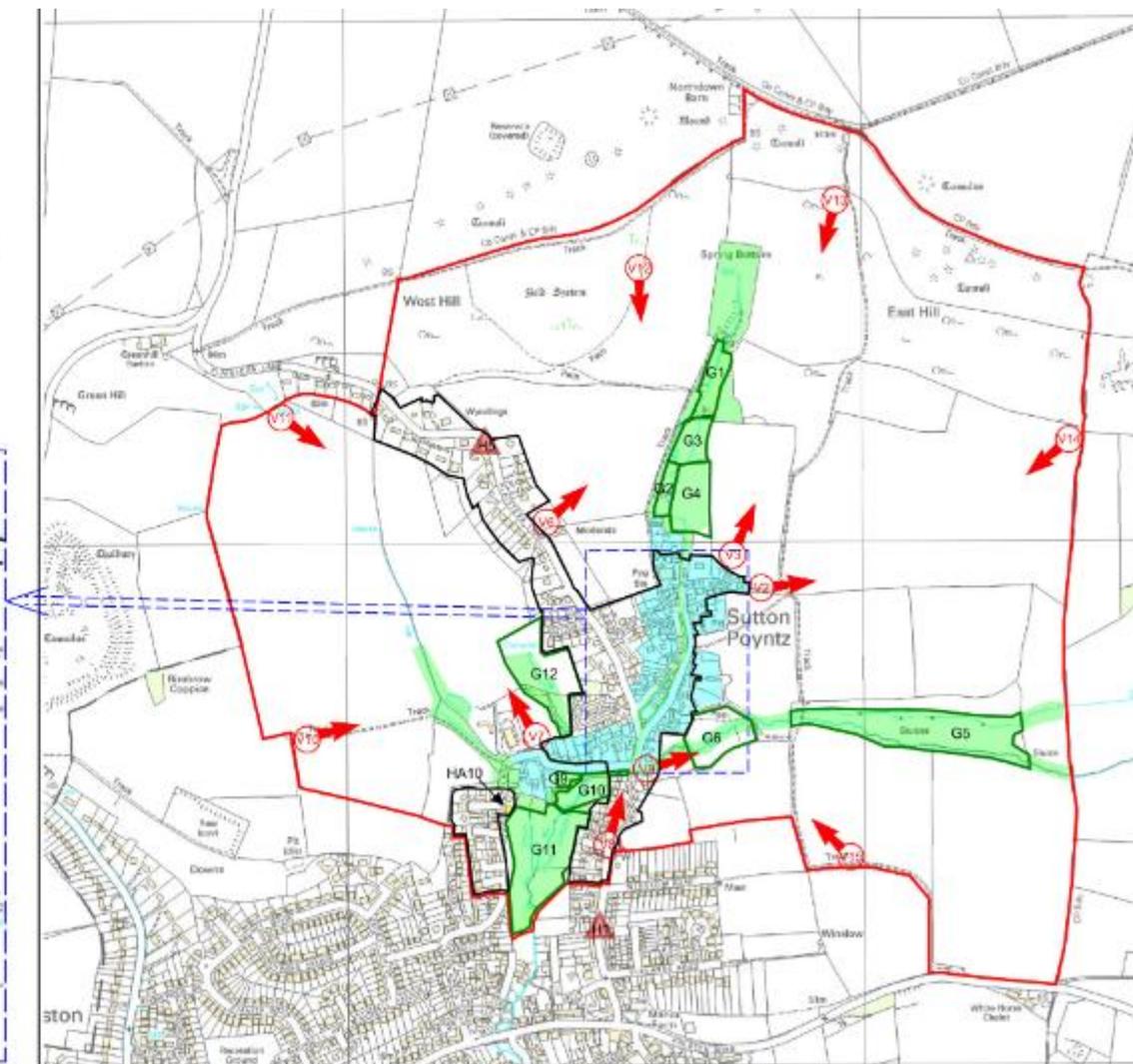
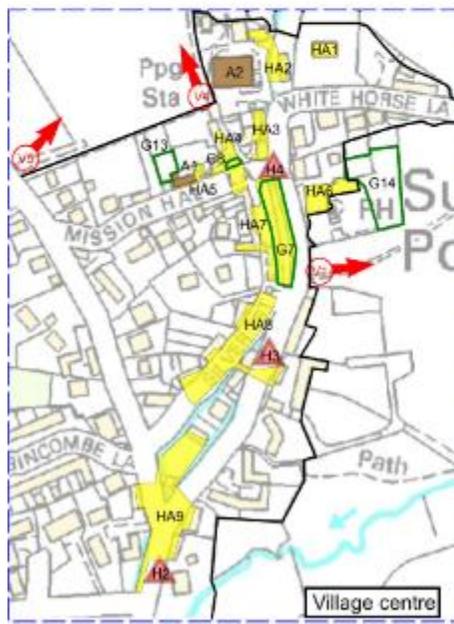
List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017)

¹ Considerably larger LGS areas have been passed by Neighbourhood Plan examinations elsewhere.

Map of the candidate sites for LGS designation (shown as G1 to G14)

KEY

- Neighbourhood Area
- Q2 - Green corridor
- Q4 - Green space
- ➔ (V1) Q5 - Key views
- ▲ Q11a - Hazard points
- Q12 - Locally important heritage assets
- Q14 - Defined Development Boundary
- Q16 - Village Historic Core
- Q17 - Assets of Community Value



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G1 Wet Woodland
Name of site landowner	Wessex Water
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, SSSI, Heathland Mitigation Zone (5 kms boundary)
Any other information considered important	Forms part of a green corridor running north of the Waterworks

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.65 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (less than 300 metres to the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	An attractive area of woodland alongside the River Jordan. Not directly accessible to the public, but visible from an adjacent Public Right of Way.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The site contains some historic coppiced woodland, worked by Northdown Farm up to the 1980s.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	There is some recreational value for members of the local Biodiversity Group, whose volunteers manage the site (with support from Wessex Water). Group members learn skills such as hedge

	laying, hurdle making and coppicing.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The key value of the site lies in its wildlife value and it is lightly managed to retain a semi-wild state. Indeed, it falls within a SSSI. It comprises wet woodland, which is a relatively scarce habitat within the County. The site contains several veteran trees (Field Maple, Oak and Ash). Protected and other species are encouraged through features added such as a pond, bat boxes, bat corridors and an owl box.

Conclusion, whether the site appears to be suitable for designation or not:

Site G1 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G2 Veterans Wood
Name of site landowner	Wessex Water
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Forms part of a green corridor running north of the Waterworks

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.34 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (less than 100 metres to the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site is an attractive small area of woodland alongside the River Jordan.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site has easy public amenity access, with a path winding through it which runs from/to the adjoining Public Right of Way. Signboards about the site have been provided. It is a popular location with many villagers and visitors.

If the site has special significance because of its tranquillity or wildlife richness, explain why and cite any evidence to substantiate this.

The site is an area of riparian woodland, consisting mainly of Hazel and Willow, though the site also contains some veteran trees (Field Maple, Oak and Ash). The herb layer includes a small number of early purple orchids. It provides habitat for many small mammals, such as voles and mice.

Conclusion, whether the site appears to be suitable for designation or not:

Site G2 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G3 Area of Fen
Name of site landowner	Wessex Water
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, SSSI
Any other information considered important	Forms part of a green corridor running north of the Waterworks

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.52 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (approx 200 metres to the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site is an attractive small area of reed beds, surrounded by woodland and hedgerow, with the skyline of the South Dorset Ridgeway forming a backdrop.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	There is some recreational value for members of the local Biodiversity Group, whose volunteers manage the site.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and	This site is part of a SSSI, where habitat improvement has taken place during the

cite any evidence to substantiate this.

last five years (following advice from Dorset Wildlife Trust). It is low-lying flood land with rough grassland and a water reed bed. It provides important habitat for birdlife, including Warblers, Buntings, Water Rail and Spotted Flycatcher.

Conclusion, whether the site appears to be suitable for designation or not:

Site G3 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G4 Water Meadow
Name of site landowner	Wessex Water
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Forms part of a green corridor running north of the Waterworks

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.85 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (approx 50 metres to the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site is an attractive area of wetland, surrounded by woodland and hedgerow, with the skyline of the South Dorset Ridgeway forming a backdrop.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The site contains the remains of a medieval period dam, which diverted the stream to power a water wheel. This has been excavated and is explained at an information board. It is occasionally used for school educational visits.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any	There is some recreational value for members of the local Biodiversity Group,

evidence to substantiate this.	whose volunteers manage the site, learning hedge laying skills for example.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site provides a bat corridor from a nearby roost. It attracts a wide variety of bird species, including Sedge Warbler, Reed Warbler, Tawny Owl and Barn Owl. A hedge has been planted to attract dormice, following advice that the site is appropriate habitat.

Conclusion, whether the site appears to be suitable for designation or not:

Site G4 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G5 Marsh ground between trees along Osmington Brook
Name of site landowner	Local farmer (Broatch)
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Forms part of a river corridor running east from the village

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (2.51 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (approx 200 metres to the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site forms an attractive corridor of trees, hedgerow and stream, with fields either side and big hillside views forming the backdrop.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site has considerable recreational value for villagers and visitors alike. This stems in part from it being crossed by a Public Right of Way, having a permissive footpath that runs alongside and being

	close to a seasonal camping ground.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site consists of wet woodland bordering Osmington Brook, which splits and rejoins at one point. This is mainly Willow and Ash, and there is a substantive length of (mainly Blackthorn) hedgerow on its southern boundary. It is an area left largely undisturbed by the land owner and the adjacent hillside to the south is understood to be in the CAP Set Aside scheme. The site gives shelter to winter visiting and migratory birds, such as Whinchat, Fieldfare and Redwing. There were Otter sightings in this vicinity some years ago.

Conclusion, whether the site appears to be suitable for designation or not:

Site G5 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

There is a case for extending either G5 or G6 so the LGS designation includes the small area of brook and bankside between these two sites (as currently shown on the map).

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G6 Rough pasture behind The Stables
Name of site landowner	P J Seal Properties Ltd
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Forms part of a river corridor running east from the village

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (1.01 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it adjoins the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site provides a green foreground upon leaving the village, with views out along the Osmington Brook towards The Dorset Ridgeway as a backdrop.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site has considerable recreational value, since it contains a Public Right of Way, which leads directly from the village out to a wider network of paths (including those to Osmington). It is popular with

	longer distance walkers and with dog walkers.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site is crossed by Osmington Brook, which has a line of trees and shrubs along its banks. It contains several veteran trees, including Ash, and there is a hedgerow just to the north of the brook. Otters were reported in this vicinity a few years ago. Other parts of the site consist of rough grassland.

Conclusion, whether the site appears to be suitable for designation or not:

Site G6 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

There is a case for extending either G5 or G6 so the LGS designation includes the small area of brook and bankside between these two sites (as currently shown on the map).

Completed by: Brian Wilson

Photograph taken on site visit (the brook)



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G7 Village Pond
Name of site landowner	Weymouth & Portland Borough Council
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.08 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it lies within the historic village core)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The 'pond' and its grassy banks plus Weeping Willow trees form a most attractive feature in the heart of the village. The whole is complimented by stone bridges at each end and by surrounding buildings (stone cottages on the western side and the village pub on the eastern side). The whole offers a quintessential English village centre.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The pond and its surroundings are an integral part of the historic village core. It has connections to the Sutton Poyntz Mill

	(no longer present) and was referred to by Thomas Hardy in The Trumpet Major.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site has a bench which overlooks the pond.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The pond, which is fed and drained by the River Jordan, has produced recent records of the endangered European Eel and of Bullhead fish. At least four bat species have been recorded here (Common and Soprano Pipistrelle, Natterers and Daubentons).

Conclusion, whether the site appears to be suitable for designation or not:

Site G7 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G8 Village Green
Name of site landowner	Unregistered (remaining plot when land was sold by the Weld Estate in 1925)
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Not a registered 'village green'

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.01 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it lies within the historic village core)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The site forms a pleasing small, green corner within the village core, which is characterful and is complemented by the attractive adjacent cottages.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The small village green has existed for about 100 years in its current form. It and the adjacent buildings are a feature of the historic village core.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	Readily accessible to the public (if little used for recreational purposes given its small size).
If the site has special significance because of its	n/a

tranquillity or wildlife richness, explain why and cite any evidence to substantiate this.	
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Conclusion, whether the site appears to be suitable for designation or not:

Site G8 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.
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Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G9 Puddledock Allotments
Name of site landowner	Privately owned (S and L Grant-Jones)
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, Local Plan Open Gap
Any other information considered important	Forms part of a green corridor running south east of the village and lies adjacent to a Public Right of Way

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.05 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (a road width away from the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	n/a
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The site forms a part of the green corridor alongside the River Jordan, at the point where it emerges from the historic village centre. This small area of open land contributes to the character of historic Puddledock Lane.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any	The site has been in long term and regular use for horticulture, providing

evidence to substantiate this.	several growing plots which are used by local residents.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site contains a hedgerow on its north side (facing Puddledock Lane). It attracts bats, which forage along the hedgerows, and a variety of bird species, including breeding Green and Great Spotted Woodpecker.

Conclusion, whether the site appears to be suitable for designation or not:

Site G9 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G10 Pig field and wooded area adjacent to allotments
Name of site landowner	Privately owned (Crocker)
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, Local Plan Open Gap
Any other information considered important	Forms part of a green corridor running south east of the village and lies adjacent to a Public Right of Way Some comments below distinguish between the riverside and the pig field at this site

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.37 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it adjoins and crosses the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	The riverside part of the site forms an attractive village feature, which runs west from Sutton Road Bridge. It consists of a strip of uncultivated river bank beside Puddledock Lane, which is pleasantly shaded by a run of mature trees.
If the site has special significance because of its <u>historic value</u> , explain why and cite any	Puddledock Lane is a feature in the historic village core and the riverside part

evidence to substantiate this.	of this site is a key part of its character.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	Although technically just off-site, the adjacent Public Right of Way along its northern boundary is a favourite walk for residents and visitors.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site lies at the confluence of the River Jordan (a rare chalk bed stream) and Osmington Brook (a silt stream). The riverside is wooded and contains some important trees (e.g. Ash, Alder and at least one Aspen) and hedgerow. It provides a transit corridor for bat species (Common Pipistrelle, Soprano Pipistrelle, Natterers and Serotine). It is also habitat for Grey Wagtail, Water Rail, Water Vole, Trout and the endangered European Eel.

Conclusion, whether the site appears to be suitable for designation or not:

The riverside area at site G10 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

It is not clear that the pig field behind meets the criteria or contributes to the site's attributes. Nor is it so visible (as the riverside) to the public.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G11 Green Wedge
Name of site landowner	Privately owned (Rookes)
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, Local Plan Open Gap
Any other information considered important	Forms part of a green corridor running south east of the village

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (2.07 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it adjoins the defined development boundary of Sutton Poyntz)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	Some of the site is moderately attractive, if viewed from Puddledock Lane (western side). The western side of the river is mainly cut grass and trees (largely non-indigenous Willow). The eastern side of the river is mainly rough grassland. A large artificial pond has been created in the central area.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a

If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	No recreational access for the public.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site, which straddles the River Jordan, is a wildlife transit route for birds, bats and deer. This is evidenced by a list of 55 bird species recorded here over the last eight years.

Conclusion, whether the site appears to be suitable for designation or not:

Site G11 meets the NPPF eligibility requirements. It is less clear cut whether it meets the NPPF criteria, although a case could be made on grounds of wildlife value. However, if the prime objective is to protect the site from development that coalesces Sutton Poyntz with Preston, then existing Local Plan policies covering the site are more appropriate i.e. it is part of an Open Gap and is outside the Defined Development Boundary.

Completed by: Brian Wilson

Photograph taken on site visit (from site gate)



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G12 Field and copse behind Old Bincombe Lane / Sutton Close
Name of site landowner	P J Seal Properties Ltd
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB, Local Plan Open Gap
Any other information considered important	Site was viewed both from Old Bincombe Lane and from Puddledock Lane (the latter being around 50 metres from the site boundary)

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes (though see comment in conclusion box)
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (1.72 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it adjoins the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	Viewed from Puddledock Lane the site contains a moderately attractive line of mature trees alongside a field ditch. The site is barely visible from Old Bincombe Lane. Other parts of it consist of rough grassland.
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its	n/a

<u>recreational value</u> , explain why and cite any evidence to substantiate this.	
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site provides habitat cover for wildlife, including birds, fox, badger and deer. There are Ash plus some Oak and Willow trees, and a hedgerow runs along most of the western boundary.

Conclusion, whether the site appears to be suitable for designation or not:

Site G12 can reasonably be said to meet the NPPF eligibility requirements. If the Neighbourhood Plan were seeking to alter the Defined Development Boundary to accommodate a development site (understood not to be the case), the eastern side of this site might be seen as an option. However, no such site is required for housing supply reasons and there are likely other site options.

From the evidence available it is debatable whether the site meets the NPPF criteria (on grounds of either beauty or wildlife value). The case is also weakened by restricted views of the site for the general public from its boundary. It is noted that there are already reasonable levels of protection, as the site forms part of a Local Plan Open Gap and is outside the Defined Development Boundary.

Completed by: Brian Wilson

Photograph taken on site visit (edge of run of trees to the left)



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G13 Mission Hall Orchard
Name of site landowner	Diocese of Salisbury
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.02 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it lies within the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	n/a
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	The site retains a very small, traditional orchard. It has a few apple, plum and fig trees which are understood to be about 50 years old. It is located at the edge of the historic village core.
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site is a publically accessible area of green space, which sits beside the Mission Hall (- the main community building in the village). It has outdoor

	seating and is used for community events, such as cream teas and barbecues.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	The site is a tranquil and tucked away corner for public use within the village.

Conclusion, whether the site appears to be suitable for designation or not:

Site G13 meets both the NPPF eligibility and criteria requirements. It is therefore suitable for designation.

Completed by: Brian Wilson

Photograph taken on site visit



Sutton Poyntz Neighbourhood Plan
Proforma to assess areas for a Local Green Space designation

Site information:

Information:	To be completed:
Name of the space	G14 Springhead Pub Garden
Name of site landowner	Punch Taverns
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	

Site eligibility assessment: *note that the answer must be yes to all these questions if the site is to be designated as Local Green Space*

Eligibility issue:	Assessment:
Is it the case that the site is not currently subject to a planning permission for development?	Yes
Is it the case that the site is not allocated or proposed for development in the Local Plan or elsewhere in the Neighbourhood Plan?	Yes
Is it reasonable to protect this site for the Plan period, consistent with promoting sustainable development in the wider area?	Yes
Is it the case that the site is not an extensive tract of land and is local in character? Recommend stating the site size (hectares)	Yes (0.13 ha)
Is it the case that the site is in close proximity to a community i.e. a settlement?	Yes (it adjoins the defined development boundary)

NPPF criteria assessment: *note that the site must also meet at least one of the following criteria if it is to be designated as Local Green Space*

Criteria:	Assessment:
If the site has special significance because of its <u>beauty</u> , explain why and cite any evidence to substantiate this e.g. a designation.	n/a
If the site has special significance because of its <u>historic value</u> , explain why and cite any evidence to substantiate this.	n/a
If the site has special significance because of its <u>recreational value</u> , explain why and cite any evidence to substantiate this.	The site comprises of a children's play area, pub benches on a lawn and some unused green space, with a few mature evergreen trees. It is primarily for use by pub clientele, though there is an informal agreement local children can use the play

	area.
If the site has special significance because of its <u>tranquillity or wildlife richness</u> , explain why and cite any evidence to substantiate this.	n/a

Conclusion, whether the site appears to be suitable for designation or not:

Site G14 meets the NPPF eligibility requirements. However, from the evidence available it is difficult to make a case that it meets the NPPF criteria. Recreational value is the relevant criteria and this is essentially for pub customers rather than the general public.

Completed by: Brian Wilson

Photograph taken on site visit

