

Old Malt House Development Minutes 9th February 2023

Prior to the Langton Matravers Parish Council Meeting on Thursday Feb 9th 2023, parishioners were invited to attend a brief introduction by Mr Marcus Clarke of the Satao Group (owners of The Old Malthouse Site) regarding his wish to involve the community in the choice and scale of housing that they would like for this site. This consultation was not part of the Parish Council Meeting, and was convened in the Village Hall between 18:30-18:55.

Present: V.C. Cllr Christie (in the chair); Cllrs Pearson, Loudoun, Sutton, Golob and Vaughan-Arbuckle; Mr Marcus Clarke, Mr Brett Spiller and Simon Moll of Satao; and 33 members of the public.

Cllr Christie opened the meeting.

Marcus Clarke began by saying that the Old Malthouse Development was not a major development, and that he was really interested in engaging with the community, believing it to be important that the community have a say in what happens there. Mr Clarke reported that Satao had a commitment to St. George's School re the playground, which they will maintain. He suggested a community driven plan for the old tennis courts, and that Satao had been approached by a croquet club. He believes that some form of residential development is appropriate for the site, but not all of it, and emphasised a commitment to green space. Mr Clarke opened questions to the floor.

Public Participation:

- Asked if Satao owned The Old Dairy, Mr Clarke replied that it did, that it was for sale, and that they were hoping for a local buyer. He also reported that they own the playing field and other fields extensively around, but that their scope was limited; the upcoming Purbeck small dwelling plan would have a limit on what could be done based on the size of the village, and the development was not going to be massive. He suggested that some of the fields may be left and accommodated within the development (e.g. as a cricket pitch). Mr Spiller commented that the size of the development would be around 15 houses inline with the upcoming Purbeck plan
- Mr Clarke was asked if there were going to be any incursions into AOB and conservation areas. Mr Clarke replied that neither of these designations restrict development and, though they will consider wildlife and the natural environment, they will use at least part of it.
- Mr Clarke commented that the development could accommodate local people as well as second home owners.
- A member of the public asked if Mr Clarke considered a 19 unit development massive. Mr Clarke responded that the development was not massive but not small either; looking at maximum of 15 odd units on the 15.5 acres.
- Mr Clarke was asked where the houses would be. He responded that they would be quite spread out, that the area by the tennis courts might take a few houses and that there could be some down toward the farm; but that the main core of the site, the 'main field', as well as the fields at the bottom of the site were unlikely ever to have anything on them. There are no plans to fell the trees.
- Mr Clarke was asked if they were thinking of building on the car park. He responded that it would remain a car park.
- Mr Clarke was asked why there was an assumption that Satao can build on the land at all, as it is outside of the settlement boundary. Mr Spiller responded that Dorset Council seeks to provide local communities with the ability to grow without being limited by settlement boundaries, and that Dorset Council defined Langton Matravers as a settlement

village, with growth due to its size limited to ca. 15 units close to the existing settlement boundary. Mr Spiller's view is that they would not be second homes, but that the houses would meet particular needs; although there are no set plans.

- Mr Clarke was asked what Satao's approach to the environment is. He responded that people have different visions to what is appropriate, but that he would like to see something close to net zero: modern materials, embodied carbon with structures limited in their carbon footprint e.g. possibly timber types of construction. Mr Clarke added that the homes would fit with what is already there, and that they would suit what the community needs.
- A member of the public commented that it felt like the beginning of Phase 3 of the Old Malt House development. Mr Clarke responded that they would potentially own the fields forever. Mr Clarke was asked if Satao were prepared to give up the care of the site or if there were any plans to set up some sort of covenant e.g. the middle field would not be built on. Mr Clarke answers that Satao always had in mind some sort of community rather than just a housing estate, bringing in some parts of the community permanently.
- Mr Clarke was asked if there were any plans for developing the old allotments at the bottom of the field. He responded that at this point everything was on the table. A member of public commented that there were three covenants on the old allotments; Mr Clarke responded that there was one.
- A member of the public commented that whatever the plan, there was no guarantee that it would last forever, and that the site could be bought by other developers, etc. Mr Clarke replied that he would hope that whatever they come up with would not have that ambiguity. Mr Clarke was asked if there was a possibility that Satao will get the development plans and sell the land off to another developer. Mr Clarke replied that this is possible.
- Mr Clarke was asked that, as the Old Malt House was a rural exception site, do Satao need community support. He responded that the community should be encouraged to give an input, but that the Old Malthouse was not exclusively a rural exception site.

V.C. Cllr Christie closed the meeting indicating that residents who would be interested in further meeting on this matter should be encouraged to express that interest so that specific views could be taken into account.

The meeting was convened at 18.55.