

# **SUTTON POYNTZ NEIGHBOURHOOD DEVELOPMENT PLAN**

**Effective: August 2016 to February 2031**

**Version: Final (November 2019)**



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## **FOREWORD**

The Sutton Poyntz Neighbourhood Plan has taken three years to produce and directly involved over 40 villagers as well as drawing on the input of several hundred members of the community with feedback through surveys, public meetings and informal gatherings. Those who consult, employ, manage or monitor this plan are strongly urged to read the associated Sutton Poyntz Place Appraisal (available on the village website) to understand the nature and character of the village and the values, aspirations and concerns of the community that underpin each policy.

We have endeavoured throughout the neighbourhood planning process to engage with stakeholders through an iterative and inclusive process. This has proved highly beneficial in helping to understand different perspectives and to build stronger relationships for the future. Several householders and landowners argued that their rights would be compromised by some of the proposed policies. It has proved challenging to find the right balance between allowing the community to shape the future development of their village and allowing individuals and organisations to manage their property land and businesses as they wish. The Consultation Statement accompanying this document records the extensive and exhaustive efforts we have taken to solicit and listen to individual views. It does not hide the disagreements that have arisen, but it does demonstrate the effort expended to find common ground and to develop a Neighbourhood Plan that will gain wide acceptance.

The policies and aspirations contained in this plan have been refined through debate, research, consultation and feedback. The Steering Group has not been shy about moderating proposals where these have proved impractical, ignored national legislation or duplicated existing local policies. We have been responsive where criticism has arisen. We have also encouraged individuals, who have been energised by these conversations, to join the Steering Group, or one of its Sub-Groups, to ensure the widest possible engagement with the community. In developing individual policies, we have been open-minded about future development and conscious that Sutton Poyntz must play its part in meeting local and national housing needs. At the forefront of our mind, however, has been the desire to create a stronger community that is a better place to live and where development adds to the village character, does not detract from the environment, provides recreation facilities, and allows more people to work locally and where traffic and parking concerns are better managed.

**Peter Dye**  
**Chair**  
**Sutton Poyntz Neighbourhood Plan Steering Group**

## **SECTION 1: ABOUT THE NEIGHBOURHOOD PLAN**

### **1.1 Origins and Purpose**

The possibility of creating a Neighbourhood Plan for the village of Sutton Poyntz was first discussed in 2010 by the Sutton Poyntz Society, even before the Localism Act became law, but the absence of parish status meant that there were several barriers to progress. However, following discussions with Borough Council officers, the Sutton Poyntz Society applied for and succeeded in gaining recognition as a non-parish Neighbourhood Forum by the Weymouth and Portland Borough Council in early 2016 and consequently became responsible for consulting with all stakeholders and preparing the Neighbourhood Plan for Sutton Poyntz.

A Steering Group consisting of both members and non-members of the Sutton Poyntz Society was formed in May 2016 following a call for volunteers in a community-wide Newsletter (Newsletter No.1). The Steering Group was directed to operate within the Terms of Reference produced by the Neighbourhood Forum and to provide a structure for the project, promote consultation with all stakeholders within the Neighbourhood Area, collate information with a view to forming draft policies and aspirations and to facilitate the successful delivery of a draft Neighbourhood Plan.

As part of the early development of a Neighbourhood Plan, the Steering Group agreed to establish a sub-group which was given the specific task of producing a Place Appraisal. This was published as a draft 'living document' in November 2017 and formed a major part of the Stage Two public consultation process undertaken in the period December 2017 to January 2018. Feedback received was given careful consideration and incorporated into a revised document. The Place Appraisal has been continuously reviewed throughout the planning process to ensure accuracy and consistency, particularly where referenced by the Neighbourhood Plan and was closed upon submission of the final version of the Plan.

The Neighbourhood Plan policies were developed by six sub-groups (Biodiversity and the Natural Environment; Employment, Business and Tourism including IT and Communications; Heritage; Housing and Planning; Sports and Recreation and Transport) based upon research and evidence collection as well as feedback from public consultation. The final Plan when 'made' will form part of the development plan for the area alongside the Council's Local Plan and must be taken into consideration during future planning decisions by the Local Authority.

For the avoidance of doubt, no planning policy in the Sutton Poyntz Neighbourhood Plan can extend beyond the current designated neighbourhood area (i.e. into the wider Weymouth area) without the neighbourhood area being formally extended and any policy being subject to a comprehensive review. The policies in the Sutton Poyntz Neighbourhood Plan will apply to the Sutton Poyntz Neighbourhood Plan area only until they are formally reviewed (or, by default, upon the expiry of the Plan period).

### **1.2 What the Neighbourhood Plan Affects**

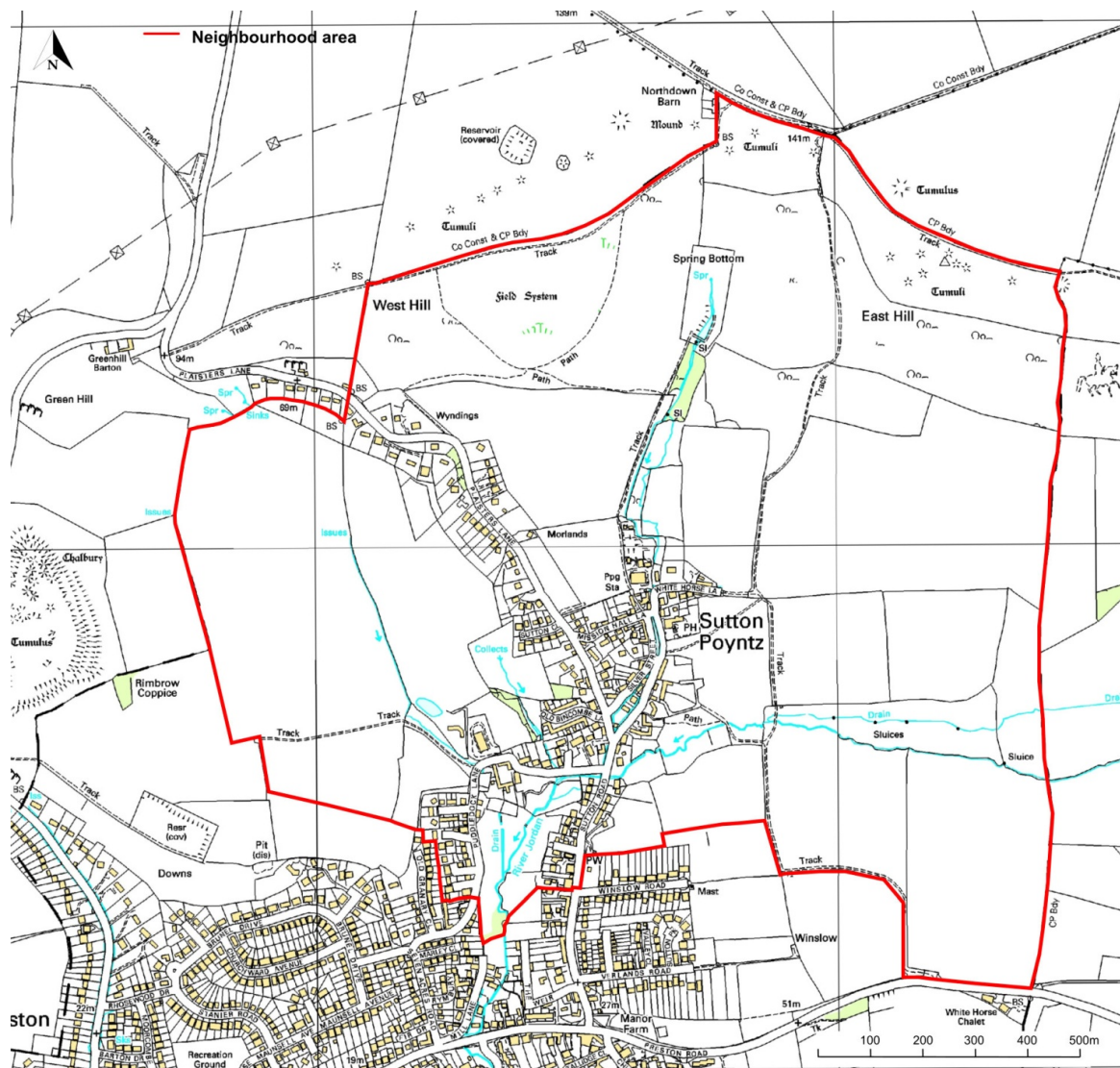
The Neighbourhood Plan is restricted in terms of policy to those matters affecting land use and development. The plan does however also promote aspirations that the community have expressed a desire to progress and these can be actioned outside of the scope of planning policy through various public bodies, third parties and community stakeholder co-operation.

### 1.3 What Area the Plan Covers and How this was Derived

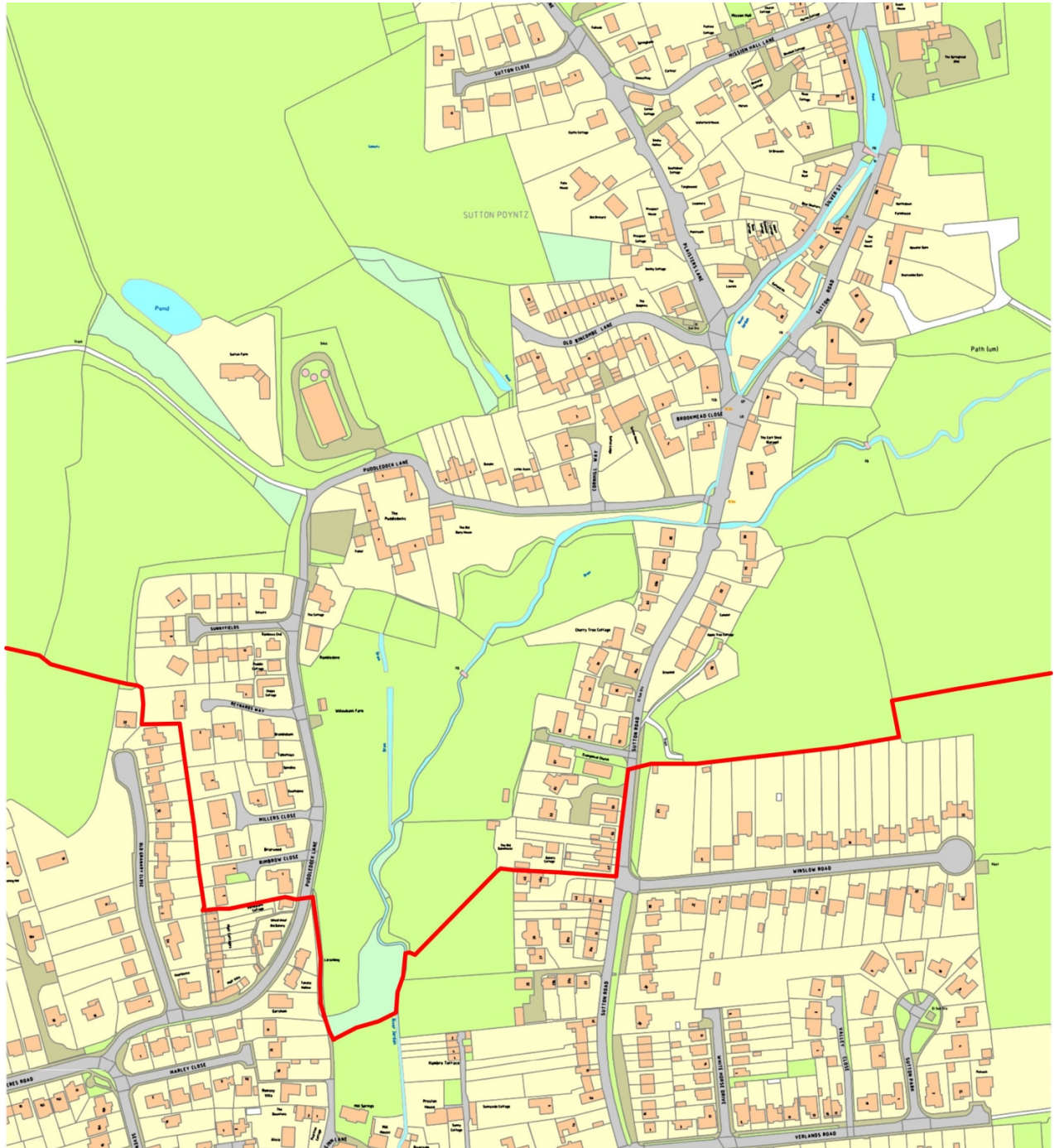
The proposal to produce a Neighbourhood Plan and consultation on the area to be covered was publicised in a community newsletter in February 2016 and following representations from some residents the Neighbourhood Area was amended to include additional properties which had been previously excluded from the area. Note that a small part of the village lies outside of the Neighbourhood Plan area due to the location in a different local authority area.

To meet statutory requirements, the draft Neighbourhood Forum 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 during which period there was extensive publicity and an opportunity for objections or concerns to be formally raised. A total of eight representations were received. However, these did not constitute grounds for further amendment or rejection of the proposals and formal approval was given on 20<sup>th</sup> September 2016 by the Weymouth and Portland Borough Council. This resulted in the following Neighbourhood Area being defined

### MAP 1 – NEIGHBOURHOOD AREA



**MAP 1a – NEIGHBOURHOOD AREA (Southern Boundary – expanded view)**





**MAP 1b – NEIGHBOURHOOD AREA (Boundary on Plaisters Lane– expanded view)**



#### **1.4 How Long the Plan Will Last**

The plan will last until 2031 by which time it will need to have been reviewed and extended if it is to continue to have validity. This duration aligns with that of the Local Plan.

The making of this Neighbourhood Plan does not constrain Weymouth Town Council from preparing any future Weymouth Neighbourhood Plan. Planning legislation (section 61M of the Town and Country Planning Act 1990 as amended) is also clear that Weymouth Town Council as the qualifying body for the Weymouth parish area, in conjunction with Dorset Council as the Local Planning Authority, have the power to take forward modifications to the Neighbourhood Plan at any time.

#### **1.5 Who Wrote the Neighbourhood Plan?**

Community engagement has been central to our activity. The Plan has been developed through extensive consultation with the people of Sutton Poyntz and others with an interest in the area. Details of each consultation have been recorded in the Consultation Statement which is available on the Sutton Poyntz Village Website. The Steering Group established several topic Sub-Groups (see 1.1) to collate evidence, mostly based upon public consultation, and draft detailed policies and aspirations for inclusion in the draft Neighbourhood Plan. Information was made publicly accessible on the Sutton Poyntz Village web site as the process progressed. The final plan was collated and endorsed by the Steering Group in draft form and subjected to a formal six-week public consultation with stakeholders prior to the Plan being modified to take account of the feedback and subsequently submitted to the Local Authority for formal process.

#### **1.6 How Were Stakeholders Consulted?**

The following key stages of consultation took place:

February to May 2016: Proposal for Neighbourhood Area

October 2016: **Stage One Survey** to determine vision, objectives and key issues in relation to topic areas

March 2017: Proposals for, and invitation to join, Sub-Groups. The Sub-Groups subsequently met periodically to research and draft the relevant sections for the Neighbourhood Plan.

December 2017 to January 2018: **Stage Two Survey** undertaken, the results of which were used to help inform specific policy development.

February to September 2018: Invitation to landowners with land outside the Defined Development Boundary to discuss proposals for future land use. Two open meetings were held following requests from Terry Pegrum (19<sup>th</sup> June 2018) and Christopher Seal of PJ Seal Estates (6<sup>th</sup> July 2018).

April to May 2018: Invitation for affected landowners to respond to the independent consultant reports on Local Green Spaces and Key Views. Written replies were provided to affected landowners and a meeting held with Wessex Water at their head office on 13<sup>th</sup> September 2018.

September to November 2018: Invitation for affected property owners to respond to the independent consultant's assessment report on non-designated heritage assets which was followed by an open meeting with the consultant (4<sup>th</sup> October 2018) and a subsequent review of the report.

September to October 2018: Strategic Environmental Assessment consultation with statutory bodies through the Weymouth and Portland Borough Council.

November to December 2018: **Formal Regulation 14 Consultation period** – A total of 37 written responses were received all of which were acknowledged, individual replies drafted, and consultation comments considered by the Steering Group prior to revision of the draft Neighbourhood Plan.

**Note: A detailed account of the consultation process is provided within the Consultation Statement which accompanies the submission of this Neighbourhood Development Plan.**

### **1.7 Management and Monitoring**

An extensive local government reorganisation took place in Dorset. As of 01 April 2019, the local government structure in the Weymouth area became two-tier with Dorset Unitary and Weymouth Town Council being created. Government guidance states that in a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning as the qualifying body. Therefore, as at 01 April 2019, Weymouth Town Council became the qualifying body authorised for the purposes of neighbourhood planning in relation to the designated Sutton Poyntz Neighbourhood Area.

It should be noted that the Sutton Poyntz Neighbourhood Plan has largely been prepared by the Sutton Poyntz Society, the previous qualifying body for the Sutton Poyntz area. The Sutton Poyntz Society was designated as a neighbourhood forum in September 2016 however as a consequence of local government reorganisation a new town council for Weymouth (including the Sutton Poyntz area) formed. Legislation states that a designation of a neighbourhood forum as a qualifying body ceases to have effect if a new parish council (or town council) is created.

Weymouth Town Council will be responsible for monitoring the Sutton Poyntz Neighbourhood Plan and will do this in consultation with the Sutton Poyntz Neighbourhood Forum.

## SECTION 2: ABOUT SUTTON POYNTZ AND THE PLACE APPRAISAL

### 2.1 ABOUT SUTTON POYNTZ

The village of Sutton Poyntz is situated three miles east of Weymouth and five miles south-east of Dorchester. It is incorporated within the Weymouth and Portland District, but lies just outside the town’s built-up area (represented by Chalbury, Preston and Seven Acres). The village is bounded to the north by Sites of Special Scientific Interest (SSSI), to the north and west by scheduled ancient monuments and is located entirely within an Area of Outstanding Natural Beauty (AONB). It is also protected by a Conservation Area.

### 2.2 THE PLACE APPRAISAL

The Place Appraisal underpins the Neighbourhood Plan and provides valuable context for the development of the policies within the plan and should be referred to for specific supporting information. A summary of the content of each sub-section is provided below for ease of cross-reference.

| <b>SUTTON POYNTZ NEIGHBOURHOOD PLAN PLACE APPRAISAL – SUMMARY OF CONTENT</b> |  |
|--|--|
| <b>SECTION 1 - INTRODUCTION</b>  | <i>Outlines the Purpose of the Place Appraisal, Location of Sutton Poyntz, Shared Vision, Preliminary Consultation and Main Issues Arising, Development of the Place Appraisal</i>   |
| <b>SECTION 2 - SENSE OF PLACE</b>  | <i>Provides a Sense of Place through the associations with famous artists, writers and visitors such as John Constable, Thomas Hardy and Beatrix Potter.</i>   |
| <b>SECTION 3 - VILLAGE SETTING AND DEVELOPMENT</b>                           | <i>Describes what has shaped the area from a perspective of Geology, Ecology, History and post Second World War Planning Controls.</i>   |
| <b>SECTION 4 - VILLAGE DEMOGRAPHICS AND ECONOMICS</b>                        | <i>Describes the Sutton Poyntz community in terms of the Settlement and Population Demographic, Economic Activity, Community Facilities and Activities, and Access.</i>  |
| <b>SECTION 5 – VILLAGE CHARACTER</b>   | <i>Describes the village and surrounding countryside in terms of defined Character Areas (see map M-HPI.2 in section 4.5 page 31).<br/>5.1 Overview – Factors that have shaped the village character<br/>5.2 Historic Core – Defines much of the village character<br/>5.3 West Side – Residential area close to the historic core and of diverse character<br/>5.4 Plaisters Lane North – Ribbon of houses along Plaisters Lane of mixed styles on generally larger plots and more widely spaced,<br/>5.5 Gateway - Narrow road of mainly 20<sup>th</sup> century housing which marks the transition between Preston and Sutton Poyntz<br/>5.6 Puddledock South – Originally a few agricultural cottages along a farm lane that has been overtaken by late 20<sup>th</sup> century housing and abuts Preston<br/>5.7 Green Corridor – Natural corridor created by the River Jordan and its tributaries that provide the connecting backbone to the village and is integral to its character.<br/>5.8 Chalk Escarpment - The well protected (AONB, SSSI, Scheduled Monuments and Conservation Area) backdrop to the village and source of the River Jordan.<br/>5.9 Valley Farmland - Agricultural and recreational landscape surrounding the village, with significant amenity value arising from the key views, footpaths, and bridleways.<br/>5.10 Overview of Views and Amenity – Identifies the benefits of the surrounding countryside and views of the hills with their network of public footpaths and bridleways.</i> |
| <b>SECTION 6 - OPPORTUNITIES AND RECOMMENDATIONS</b>                         | <i>This section outlines the opportunities and recommendations in relation to the vision and is based upon an evaluation and investigation of the issues raised during the initial village consultation conducted in October/November 2016. They align with each of the six key themes identified by the community and were produced to help inform subsequent stages of village consultation and to provide a focus for the development of policy.</i>  |



### SECTION 3: VISION AND OBJECTIVES

The Vision and Objectives were developed based upon feedback from stakeholders obtained following the Stage One public survey in October 2016 (10)

#### 3.1 VISION

By the end of the plan period we want Sutton Poyntz to be somewhere that makes the most of its strengths. It will therefore be a thriving and friendly community, whose residents can enjoy an attractive village centre, can reach nearby shops and facilities, and can easily access the beautiful surrounding countryside.

Issues which otherwise detract from residents' quality of life will be less evident. By the end of the plan period housing will better suit local needs, any new development will add to the village character, recreation facilities will exist, more people will work locally, and traffic or parking concerns will be better managed.

#### 3.2 OBJECTIVES

Promote biodiversity and conserve our natural environment with its wildlife habitats.

Retain and enhance important green spaces found in and around the village.

Support small-scale opportunities for business and local employment.

Promote safe and accessible transport options for all those travelling from and to the neighbourhood.

Protect the character of the village and its buildings of heritage value.

Retain and promote housing which meets the needs of residents.

Sustain and improve community facilities and assets which add to residents' quality of life.

## **SECTION 4: POLICIES**

### **Section 4.1 - BIODIVERSITY AND THE NATURAL ENVIRONMENT.**

#### **4.1.1 Strategic Objective**

To safeguard wildlife and the natural environment by protecting and enhancing habitat and developing connecting pathways that help species to adapt to change by:

- Ensuring that new development does not have a detrimental impact on biodiversity, including UK priority species, and provides a sustainable net gain.
- Designating green spaces which connect to a green corridor and interconnect wherever possible.
- Adopting a pro-active approach to the protection of trees.

#### **4.1.2 Introduction and Overview**

Situated within an Area of Outstanding Natural Beauty (AONB) and including a designated Site of Special Scientific Interest (SSSI), Sutton Poyntz and the surrounding countryside provides a particularly rich and diverse variety of habitat and wildlife species (1, 6, 7, 9) given the semi-urban location and proximity to human habitation. The River Jordan and its feeder streams form a natural Green Corridor (1, 43) which provides an ideal transit route for aquatic and airborne wildlife while the chalk/gravel bed and the banks support a good variety of flora and fauna. The hedgerows (3), trees and limestone walls that spread out across the surrounding landscape provide important connectivity (2, 12, 43) to other green islands of habitat and are supplemented by the sympathetic planting of pollinator species in many residential gardens. The non-intensive use of adjoining farmland acts as a barrier to pollution from field run-off while the relatively low traffic flow limits airborne emissions. The resulting green infrastructure and distribution of priority wildlife species (4) is represented in Maps 12, 13 and 14 (see Annex). These may be used as a secondary source of information in support of the primary source of verified data held by Dorset Environmental Records Centre.

The policies and aspirations in this plan seek to address the potential impact of new development on biodiversity and deal specifically with:

- The protection of wildlife habitat through the creation of green corridors, designated green space and the assessment of the impact of new development on biodiversity with a view to both conservation and enhancement.
- The designation of areas of green space that shall be protected from development and potential destruction of habitat.
- A proactive approach to tree preservation based upon retention wherever possible and replacement with appropriate trees in a suitable nearby location where loss cannot be avoided.

Given the expressed strength of public opinion (11) that biodiversity should be enhanced as well as protected, the policies in this plan seek to both underpin and strengthen the provisions of the Local Plan (14) and place these in a local context.

#### **4.1.3.1 Summary of Intent of Policy BNE 1**

This policy is designed to ensure that wildlife habitat is enhanced as well as protected to help counteract the impact of global climate change. Protection is particularly critical

along the Green Corridor to provide free unhindered movement, although of significant wider importance across the entire Neighbourhood Plan area (43). New developments should wherever possible incorporate wildlife friendly measures such as suitable nesting/roosting sites for declining bird species, bat tiles, hedgehog gaps in fences, planting of indigenous tree and hedge species and of pollinator species in order to enhance biodiversity habitat both within the site and along its boundaries. These considerations are likely to become even more important in the future as global warming will impact many aspects of the environment such as average temperature, soil acidity and moisture levels which will mean whole groups of animals and plants will be on the move seeking the conditions that suit them best.

This policy aims to facilitate the maintenance and improvement of wildlife habitat as part of the green infrastructure through co-operation with developers, landowners and others in liaison with biodiversity organisations. This would build upon projects such as those carried out by the Sutton Poyntz Biodiversity Group in collaboration with Wessex Water plc and the Garden Bird Watch (16) project.

**POLICY BNE 1 – PROTECTION AND ENHANCEMENT OF WILDLIFE HABITAT IN RELATION TO NEW DEVELOPMENT.**

**BNE 1.1 Development proposals that protect or enhance wildlife habitat on-site and along their boundaries will generally be supported.**

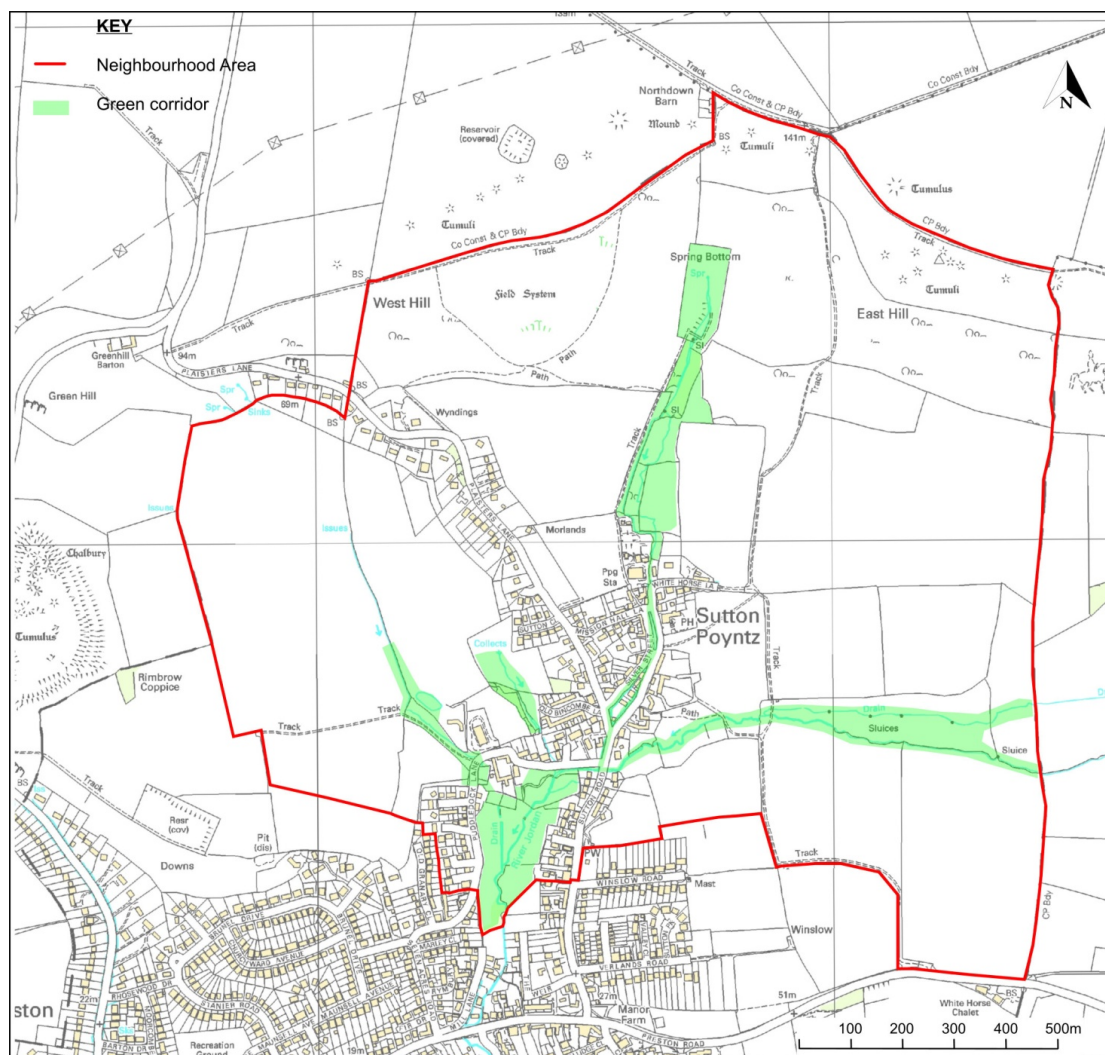
**BNE 1.2 Development proposals will demonstrate that they have sought to protect existing wildlife habitat and should seek opportunities to enhance wildlife habitat and pursue opportunities for securing measurable net gains for biodiversity. Where they fail to address wildlife habitat protection, development proposals will not be supported.**

**BNE 1.3 Development will not lead to or cause serious risk of environmental harm to the Green Corridor in Sutton Poyntz which follows the River Jordan and its tributaries (and which is defined on Map 2)**

**BNE 1.4 All development proposals within the area defined as the Green Corridor that meet the requirements of the Dorset Biodiversity Appraisal Protocol, will be expected to include a Biodiversity Appraisal and Biodiversity Mitigation and Environmental Plan.**

*National Policy Planning Framework (13) paragraph 170, 172, 174, 175 apply.  
Local Plan Policies (14) ENV 2 and ENV 3 apply.*

## MAP 2 – DEFINED GREEN CORRIDOR



### 4.1.3.2 Justification and Supporting Evidence for Policy BNE 1

Biodiversity has been highlighted as one of the things that people feel makes Sutton Poyntz a special place (10) and it has been identified as one of the best recorded areas of Dorset in terms of wildlife (15) largely due to an active local biodiversity group. The public consultation survey of 2017-2018 (10, 11) identified very strong support for biodiversity conservation and enhancement along with the protection of habitat from inappropriate development through the designation of a Green Corridor and areas of Local Green Space (36). The rationale for the selection of the areas identified within the plan policies is detailed in a separate document (43). It is considered that the overall aims are best achieved through a process of co-operation and collaboration between the various stakeholders underpinned by policies encompassing biodiversity protection and enhancement measures relative to new development. National policy requires that the potential effects of a development on the habitats or species of the Natural Environment and Rural Communities Act 2006 section 41 list (in [Biodiversity 2020](#)) must be taken into consideration and a locally derived list is provided (4) as a secondary source to help inform future planning decisions and also to encourage public self-assessment. In support of a policy of enhancement and given the proximity of priority species to potential development within this relatively small Neighbourhood Plan area it is reasonable to extend the application of a Biodiversity Appraisal (15) and Biodiversity

Mitigation Plan to proposed developments where the landholding lies within the boundary of the Green Corridor.

The Dorset Biodiversity Appraisal Protocol (DBAP) provides a framework for quantifying impacts on biodiversity arising from development and setting out the required mitigation and enhancements (net gain) as stipulated in the National Planning Policy Framework 2018, and for compensation as a last resort where there is a residual loss of biodiversity

(<https://moderngov.dorsetcouncil.gov.uk/documents/s4049/DorsetBiodiversityAppraisalProtocolandDorsetBiodiversityCompensationFramework.pdf>).

The DBAP affects anyone making a planning application which has an impact on biodiversity and may require an ecological survey by a suitably qualified person prior to applying for planning permission.

Dorset local planning authorities routinely ask for a biodiversity appraisal in the form of a standard Biodiversity Mitigation and Enhancement Plan (BMEP) with accompanying Certificate of Approval to be submitted with a planning application, where the following criteria apply:

- All development sites of 0.1ha or greater in size;
- Any sized site where there are known habitat / protected species interests
- Any sized site affecting a rural barn where a BMEP must be used to secure nesting and roosting opportunities for Barn owl

Such measures will add considerably to the protection of the diverse range of birds, mammals, fish, herptiles and invertebrates (several rare or endangered) that are found in the area as well as their habitat.

#### **4.1.4.1 Summary of Intent of Policy BNE 2**

This policy aims to enhance social and environmental benefits by protecting areas of importance to the community in terms of beauty, recreation, wildlife, tranquillity or historic value for both current and future generations and specifically aims to prevent the encroachment of development into those areas. A primary purpose for many of the designated Local Green Spaces is to secure a buffer zone along the Green Corridor as it passes through developed areas to allow wildlife to move freely along the corridor and provide connectivity to potential habitat in adjacent areas (3, 43).

The policy seeks to allow for proportionate development in those special circumstances that would benefit the community, such as for improved recreational facilities, agricultural and horticultural use, or operations related to statutory undertakings, with the condition that they do not compromise the added value of the designation.

The implications of Local Green Space designation are that whilst a site's development opportunities are restricted, nothing else about the site is altered. In particular, it does not alter who owns or manages a site, who has right of access to a site and it does not preclude incidental site changes that do not require planning permission e.g. erecting a shed or creating a pond (37). Neither does the designation reflect upon the stewardship of the land and in fact demonstrates the desire of the community to build stronger relationships in support of the continued care of these important and valued areas.

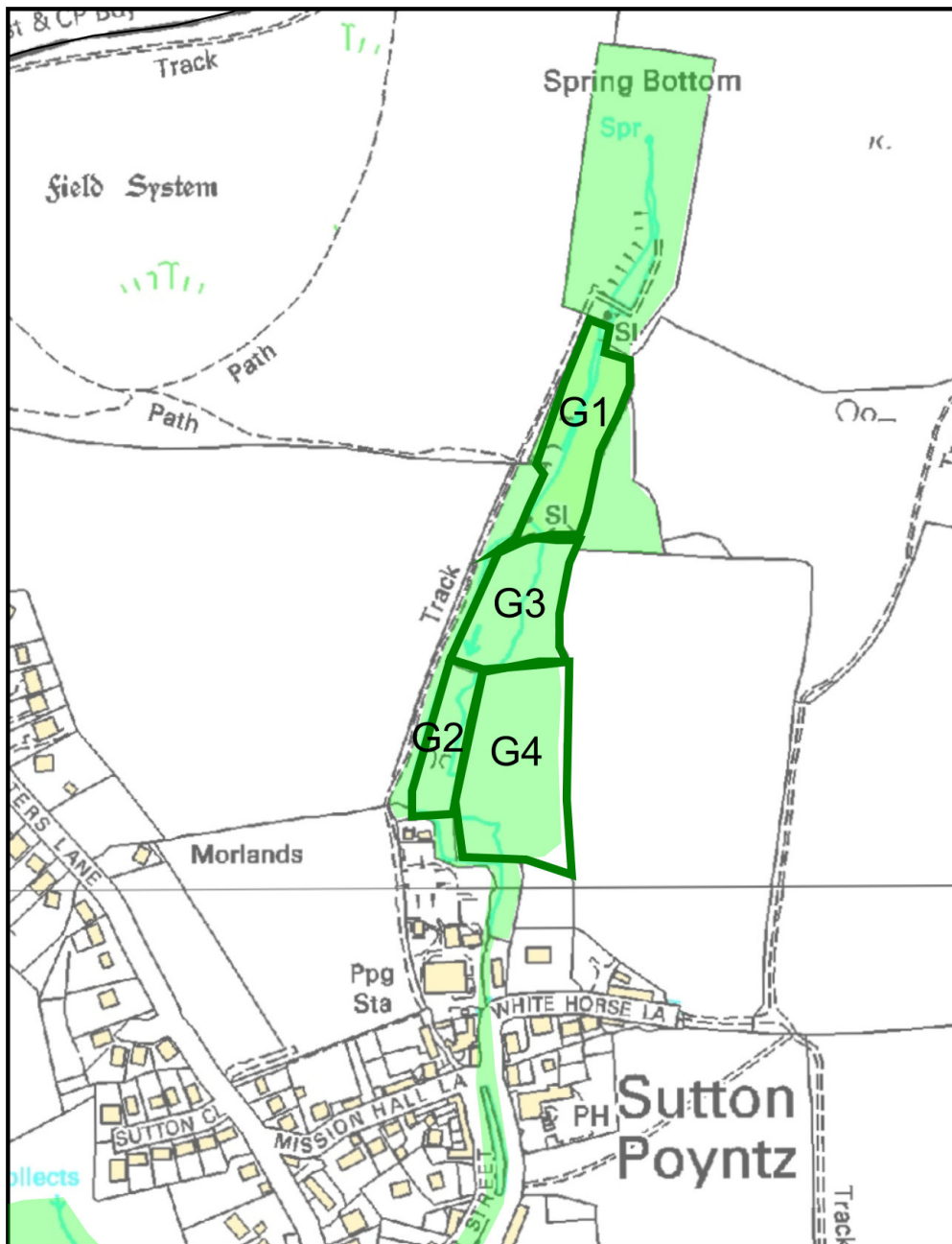
The policy is not intended to impede the operational needs of bodies such as Wessex Water who have statutory duties related to the provision and protection of public water supply and is indeed seen to be complementary to those functions and the organisations' vision for sustainability (48).

**POLICY BNE 2 – LOCAL GREEN SPACES**

**The sites shown on Maps 3 and 3a are designated as Local Green Spaces and afforded additional protection due to their demonstrable value to the local community in terms of their recreation or beauty or wildlife or historic value.**

*National Policy Planning Framework (13) paragraphs 99,100,101 apply.  
Local Plan Policies (14) ENV 3 and COM 5 apply.*

**MAP 3 - AREAS OF DESIGNATED LOCAL GREEN SPACE G1 to G4**

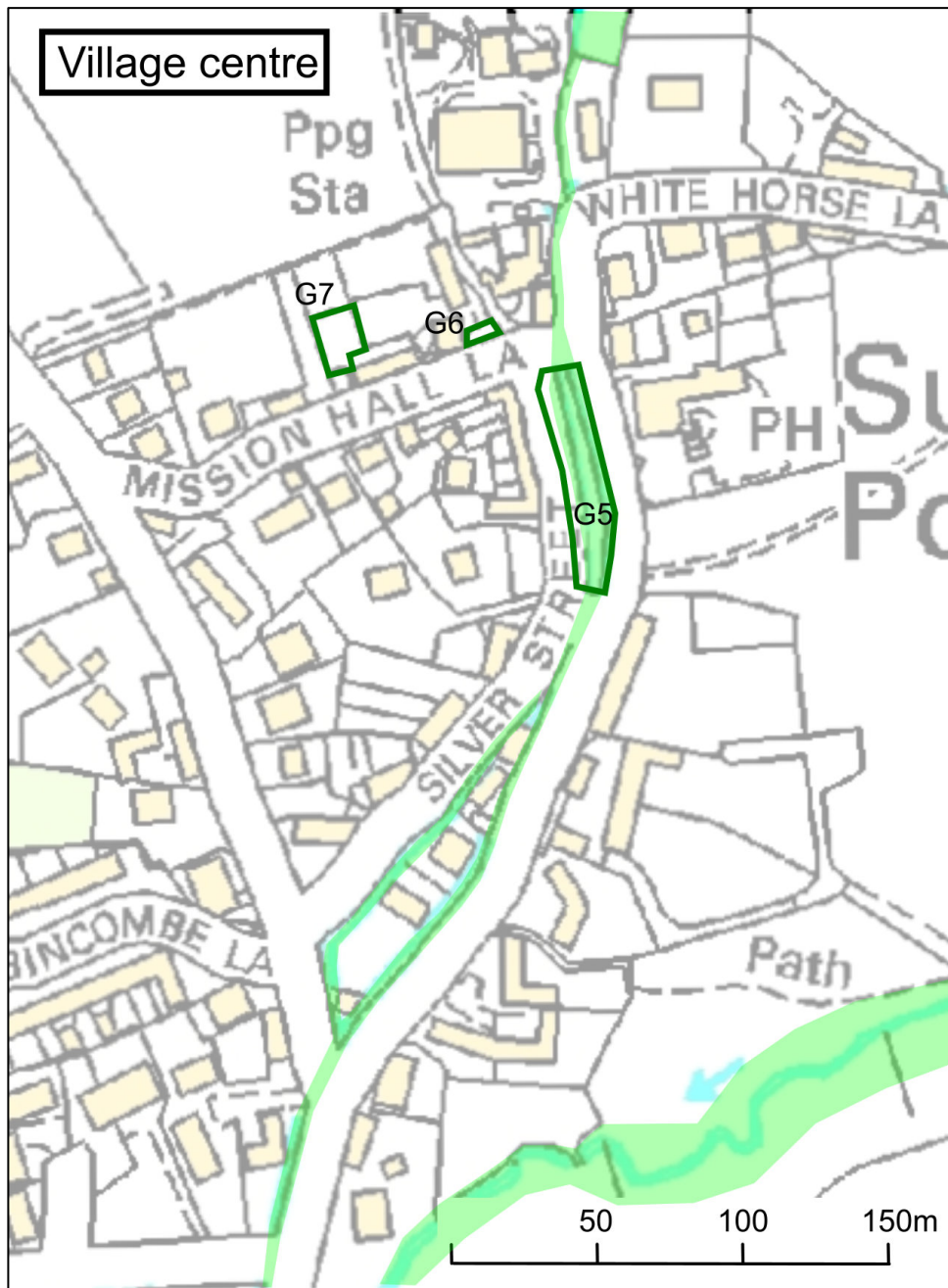




**KEY TO MAPS 3 & 3a OF AREAS TO BE DESIGNATED AS LOCAL GREEN SPACES**

| Map Ref | Approx. Site size (hectares) | Description          | Key values/reasons for Local Green Space designation. |          |            |          |
|---------|------------------------------|----------------------|---|----------|------------|----------|
|         |                              |                      | Beauty  | Wildlife | Recreation | Historic |
| G1      | 0.65                         | Wet Woodland         | Yes   | Yes      | Yes        | No       |
| G2      | 0.34                         | Veterans Wood        | Yes   | Yes      | Yes        | No       |
| G3      | 0.52                         | Area of Fen          | Yes   | Yes      | Yes        | No       |
| G4      | 0.85                         | Water Meadow         | Yes   | Yes      | Yes        | Yes      |
| G5      | 0.08                         | Mill Pond            | Yes   | Yes      | Yes        | Yes      |
| G6      | 0.01                         | Village Green        | Yes   | No       | Yes        | Yes      |
| G7      | 0.02                         | Mission Hall Orchard | No  | Yes      | Yes        | Yes      |

**MAP 3a - AREAS OF DESIGNATED LOCAL GREEN SPACE G5 to G7**



#### **4.1.4.2 Justification and Supporting Evidence for Policy BNE 2**

The areas identified meet the National Planning Policy Framework (NPPF) criteria (13) for designation of Local Green Space and have been professionally and independently assessed (37) and subject to consultation with affected landowners. Most of these spaces are adjacent to the Green Corridor and in addition to amenity value provide strong interconnectivity for wildlife transit between habitats, particularly priority species (4). Extraction of water from the River Jordan has continued for over 150 years and is a key part of the village heritage; this designation provides an opportunity for the whole community to extend the partnership with Wessex Water and create new partnerships as we seek to build the green infrastructure together around this natural resource. The supporting rationale for the choice of the sites and their inter-relationship with the green infrastructure and other designated protections within the neighbourhood area is detailed in a separate document (43). Very strong public support exists for the identification of designated Local Green Space within the Neighbourhood Plan area (36).

#### **4.1.5.1 Summary of Intent of Policy BNE 3**

Trees and hedges add to the character of the landscape – see trees and hedges sub-section for each of the five character areas in section 5 of the Place Appraisal (1). They provide important amenity value and essential wildlife habitat and help to mitigate the effects of climate change. However, inappropriately located and unmanaged trees can present problems such as reduced light or visibility, damage from falling or root growth and fouling of overhead service cables. This policy opposes the unnecessary destruction of trees and hedges caused by land development and gives priority to the preservation of native and locally indigenous species (for example but not limited to Hazel, Ash, Field Maple, Pendunculate Oak, Wayfaring Tree, Crab Apple, Blackthorn and Hawthorn), individual or groups of trees assessed for their amenity value, veteran trees, traditional orchards and those of historical importance. Where there is no alternative to removal the replacement with suitably sited indigenous trees will ensure that the distinctive character of the area is maintained (1) whilst minimising problems associated with natural growth. Enforcement of these provisions shall be through the inclusion of a condition to the planning consent. Dispensation shall be given where it can be clearly demonstrated that a replacement tree would be inappropriate.

#### **POLICY BNE 3 – TREE PRESERVATION**

**Development proposals should retain and protect existing trees and hedges which contribute to the distinctive character (1) of the Neighbourhood Plan area or which contribute biodiversity value to the area.**

**Where there is no practical alternative to the removal of such a tree it will be replaced with an indigenous species of a type appropriate to the location.**

*National Policy Planning Framework (13) paragraphs 125, 170 and 175 apply.  
Local Plan Policies (14) ENV 2 and ENV 10 apply.*



#### **4.1.5.2 Justification and Supporting Evidence for Policy BNE 3**

Strong public support has been demonstrated for the preservation of managed trees and hedges (8, 11, 36). The Neighbourhood Plan area contains several important trees and hedges including veteran trees, historic field boundaries and traditional orchards that are recorded in several sources (1, 3, 4, 7, 15 and Map 13 in the Annex).

## **Section 4.2 - EMPLOYMENT, BUSINESS, TOURISM (INCLUDING INFORMATION TECHNOLOGY & COMMUNICATIONS)**

**Note: No specific policies have been developed and it is intended to take the following forward as aspirations for the community.**

### **4.2.1 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 low key home working and encouraging community led projects.

### **4.2.2 Introduction and Overview**

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 low key home based businesses such as consultancy, blacksmiths and horticulture.

The community has expressed support for maintaining this type of business (36) which is well suited to what is an otherwise residential location. Sutton Poyntz is also situated close to Weymouth with its wider employment opportunities including those associated with the local tourism industry. The community has identified several aspirations in relation to low key home based employment and the potential for the provision of a small village shop, such as a pop-up facility.

From a tourism perspective, the village remains popular for those visitors seeking solitude away from the hustle and bustle of Weymouth and there is support for the enhancement of the small scale non-commercial tourism that has characterised the village in the recent past (1) in addition to the provision of guided visits (36)

Since the first public consultation (10), telecommunications providers have improved the local infrastructure which has resulted in increased satisfaction levels. In the subsequent public consultation (11, 36), 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.

## Section 4.3 - GETTING AROUND

### 4.3.1 Strategic Objective

Promote and develop a safe, accessible, reliable and environmentally 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.

### 4.3.2 Introduction and Overview

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.
- Measures to alleviate the detrimental impact of increased traffic density on local infrastructure.
- Installation of appropriate facilities to encourage the use of low emission vehicles.

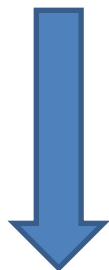
Specific community aspirations in relation to public bus services; public footpaths and traffic control are identified in section 5.3 and are to be pursued through the relevant authorities.

#### 4.3.3.1 Summary of Intent of Policy GA 1

The policy aims to establish a clear order of priority for the safe movement of people in relation to various transport options when planning for new development and ensure that safe access is not compromised. Examples include; suitable means of access such as slopes as opposed to steps and accessible pedestrian short cuts to bus stops and other public rights of way.

This approach aligns with the hierarchy of road users as identified in section 6.5.5 of the Local Plan (14).

Consider FIRST



Pedestrians  
Cyclists  
Equestrians  
Public transport users  
Specialist service vehicles – e.g. emergency services, waste, etc.  
Other motor traffic

Consider LAST

The policy aims to ensure that means of access are both safe and designed to be in keeping with the character of the area. For example, street lighting shall be of a type that provides sufficient downward illumination without creating excessive light pollution and pedestrian walkways shall provide sufficient segregation without the necessity for raised pavements.

**POLICY GA 1 – TRANSPORT NEEDS AND NEW DEVELOPMENT**

**Any new development that generates additional traffic flow should:**

**GA 1.1 Seek to minimise dependency on private car usage.**

**GA 1.2 Apply the hierarchy of road users to identify suitable access routes**

**GA 1.3 Where it forms part of the development, include street lighting of a suitable type and footways so designed as to retain the character of the immediate surrounding area.**

**GA 1.4 Provide suitable access links to existing pedestrian and cycle routes where such opportunities exist.**

*National Policy Planning Framework (13) paragraph 91, 102, 104(d), 108, 110 apply.  
Local Plan Policies (14) COM 7 and ENV 11 apply.*

**4.3.3.2 Justification and Supporting Evidence for Policy GA 1**

Future development must consider the strong support (10) 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 5.3.2]. The desire of the community (11, 36) to retain the character of the rural lanes and not incorporate raised 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 (10) such as on Puddledock Lane. In terms of road safety and personal security the community have expressed support (36) for a policy of incorporating adequate street lighting into all new developments where it forms part of the planning proposal.

**4.3.4.1 Summary of Intent of Policy GA 2**

This policy aims to address the concerns 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 take into account aesthetic impact and local character (1) at the design stage.

## **POLICY GA 2 - ON-STREET TRAFFIC CONGESTION**

**GA 2.1 Development proposals that do not comply as a minimum with the off-street parking criteria contained within the Bournemouth Poole and Dorset Car Parking Study will not be supported.**

**GA 2.2 Any development will be designed to discourage additional on-street parking on the existing road network, especially near junctions or where the road is narrow.**

*National Policy Planning Framework (13) paragraphs 102, 105, 106, 110 apply.  
Local Plan Policy (14) COM 9 applies.*

### **4.3.4.2 Justification and Supporting Evidence for Policy GA 2**

Car ownership is relatively high at 89% of households with 46% of households owning at least two vehicles (1). This creates increasing congestion from on-street parking (11, 19, 36) 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 (1, 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 and resident parking space criteria should become a mandatory requirement 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 (11, 19) which is further exacerbated by the volume of traffic visiting the popular Springhead Pub with its limited parking capacity.

### **4.3.5.1 Summary of Intent of Policy GA 3**

The community has expressed concerns (10) 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 (11, 19, 36) and not detrimental to the sense of place (1).

Policy GA 3 seeks to introduce measures to mitigate the post development erosion of infrastructure by larger vehicles and increasing traffic flow (19, 20) and expresses support for those development proposals that incorporate mitigating measures to address these issues at the design stage. The 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 during the construction phase.

## **POLICY GA 3 – IMPACT OF TRAFFIC DENSITY ON CURRENT INFRASTRUCTURE**

**Proposals for new or improved transport infrastructure will be supported.**

*National Policy Planning Framework (13) paragraphs 91, 102, 104, 108, 110 apply.  
Local Plan Policies (14) COM 1, COM 7 and ENV 11 apply.*

#### **4.3.4.3 Justification and Supporting Evidence for Policy GA 3**

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 (10). 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 these concerns. Past residential development has resulted in a detrimental impact on the narrow lanes and footpaths due to erosion by the increased volume, speed and size of vehicular traffic (10, 19) and this needs to be addressed.

#### **4.3.6.1 Summary of Intent of Policy GA 4**

The policy addresses the environmental issues associated with pollution from internal combustion engines and aims to promote greater use of low emission vehicles which bring benefits of improved air quality.

#### **POLICY GA 4 – POLLUTION REDUCTION**

**The provision of adequate ultra-low emission vehicle charging facilities for all new residential units will be supported.**

*National Policy Planning Framework (13) paragraph 105(e), 108 and 110(e) apply.  
Local Plan Policy (14) COM 7 and COM 9 apply.*

#### **4.3.6.2 Justification and Supporting Evidence for Policy GA 4**

This policy makes provision at the design stage for adequate 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, 36). This will help to ensure that new properties are designed ready for the planned switchover from fossil fuel, in line with UK Government policy, as set out in its 'Road to Zero Strategy'.

## Section 4.4: HERITAGE

### 4.4.1 Strategic Objective

To improve understanding of the heritage in and around our village, and thereby:

- to protect that which is important and lends most to the village's distinctiveness; and
- to provide better information to those who live in and visit the village, and to planners.

### 4.4.2 Introduction and Overview

Sutton Poyntz lies in an area extremely rich in prehistory and has its share of more recent treasures. A Working Paper (31) has been prepared as background to this Neighbourhood Plan document, building on a number of sources.

Map 4 in the Place Appraisal (1) is a summary of Listed Buildings (28) and Monuments (26). They comprise four main groups:

- Prehistoric (Bronze and Iron Age) monuments, mostly just outside the Neighbourhood Area, but with the village forming an important part of the view enjoyed by walkers;
- Field systems, boundaries and lynchets, of a variety of dates;
- The Osmington White Horse celebrating George III's fondness for Weymouth. This is also just outside the Neighbourhood Area, but the village is an important part of the view;
- 12 Listed Buildings of a good variety of types: 2 farmhouses, one range of farm buildings, a mill and mill house, a Victorian waterworks building that houses a rare type of water pump, and a variety of workers' cottages by the village pond and along Silver Street.

#### What makes Sutton Poyntz special?

The historic core of the village mainly hugged the right bank of the River Jordan and contains all the Listed Buildings although other more recent buildings outside the core have heritage significance. This is the area that visitors come to enjoy, but there are some locations that are of particular importance:

- First, there is the pond area, with the header pond for Sutton Mill, a number of old worker's cottages on one side, and the village pub and glorious views up the valley on the other side. This is the area that a Borough Chief Planning Officer once called "the jewel in Weymouth's crown";
- Silver Street, hugging the bank of the stream south from the pond, is very rare; a line of worker's and artisanal cottages with no vehicle access, on a footpath that was once a thoroughfare through the village and is now partly paved by slabs used by students of the stone-mason Eric Morris;
- At the top end of the pond there is a cluster of attractive old workers' cottages, most combined internally to create larger houses. There is also the Waterworks site with a pair of late 19<sup>th</sup> C cottages built for senior staff members, the slightly earlier industrial buildings designed by Thomas Hawksley, and a delightful mill house that is more likely 18<sup>th</sup> C than later.

Several unlisted buildings and built features (27) within the village core are evidently of some age; many of these provide context to the Listed Buildings (28). Outside the

core, there are a scattering of older dwellings that are not listed, as well as a group of 1930's houses, mainly but not all designed by E Wamsley Lewis (founding President of the Weymouth Civic Society), that sought to recreate a rural style using local materials.

### Protection of Heritage

To protect this area of high archaeological potential, we propose a Policy that we believe comes closer to the spirit of the National Planning Policy Framework (13) than the current Local Plan (14).

The protection of built Heritage for the Neighbourhood has proved more difficult to achieve, as it relies on the Local Planning Authority to commit resources to provide better definition of the significance of our heritage than is currently available. Most of the village of Sutton Poyntz is in the Sutton Poyntz Conservation Area (which also includes some historic areas of Preston); however, the current Conservation Area Appraisal (30) lacks detail and has no Management Plan. We have therefore defined two Community Aspirations: ideally, we would like a better Conservation Area Appraisal to be written for the Sutton Poyntz Conservation Area, to include a Local List identifying heritage assets of local importance; failing that, as a backstop arrangement, we would like the Local Authority to produce a Local List of heritage assets for the Sutton Poyntz Neighbourhood area.

To assist the Local Planning Authority, as part of the Neighbourhood Planning Process we have commissioned a Heritage Report (47), with evidence and assessments relating to a provisional list of heritage assets of local importance. This is offered as input to the Local Authority in its task of preparing a final list; the document has already been the subject of local consultation and review, and correspondence and minutes of meetings with householders will also be supplied.

#### **4.4.3.1 Summary of Intent of Policy HE 1**

This Policy is intended to ensure that important archaeology is not destroyed unwittingly, and that less important heritage can be identified and recorded before it is destroyed.

The words “on previously undeveloped land” are intended to apply to planning applications that break significant new ground; so, for example we would not expect a proposal for a minor extension of an existing dwelling to always require an archaeological assessment, but we would expect this Policy to apply to a second dwelling within an existing plot, or to development of a new plot.

### **POLICY HE 1 – PROTECTING ARCHAEOLOGY**

**Development proposals on previously undeveloped land should be accompanied by the results of an archaeological assessment of the development site.**

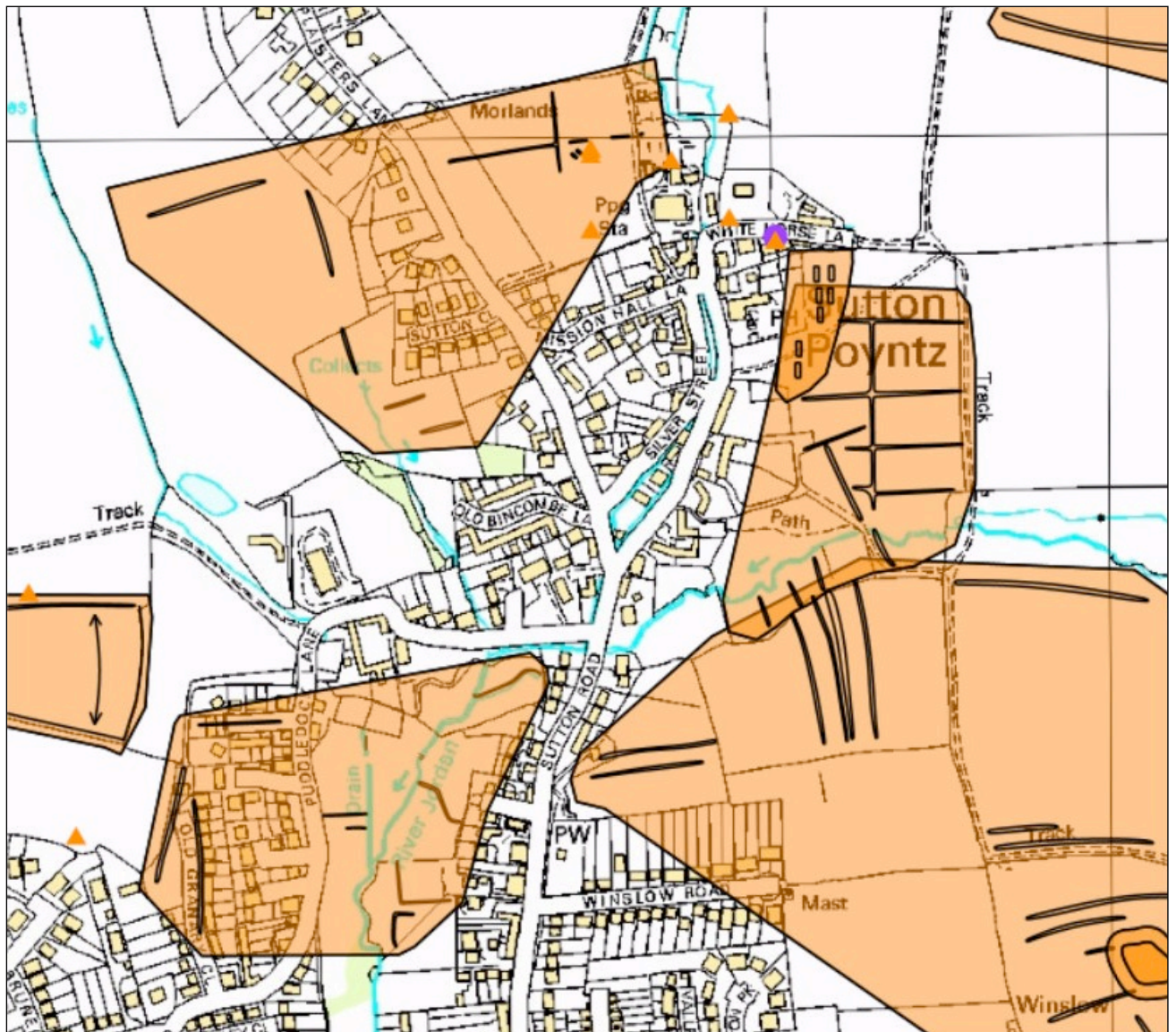
*National Planning Policy Framework (13) paragraphs 189 and 199 apply Local Plan Policy ENV4 (14) and its preamble applies.*



#### 4.4.3.2 Justification and Supporting Evidence for Policy HE 1

All of the developed part of the Neighbourhood Area, along with the fields abutting the developed area, lie within an area designated in the Local Plan as of “Archaeological Potential”; the current Local Plan ((14) paragraph 2.3.8) states that an archaeological assessment “may be required” for development in such areas. Given that the developed area of Sutton Poyntz is closely ringed by ‘Monuments’ listed in the Dorset Historic Environment Record (see Map 4), an archaeological assessment should be the norm. This would provide a policy that is closely aligned with NPPF (13) paragraph 128.

**MAP 4 – EXTRACT FROM DORSET EXPLORER MAP (29)  
SHOWING KNOWN ‘MONUMENTS’ AROUND VILLAGE CENTRE**



## **Section 4.5 : HOUSING AND PLANNING**

### **4.5.1 Strategic Objective**

- To retain the rural character of the village as a discrete settlement surrounded by open fields and separated from Preston.
- To ensure further development in the village is proportionate in scale and respects the setting within a nationally designated landscape (AONB).
- To ensure the conservation area in Sutton Poyntz is better conserved, reflecting its statutory planning purpose (49) and its distinctive character areas.
- To reduce the risk of flooding by incorporating sustainable measures to manage surface water run-off from new developments.

### **4.5.2 Introduction and Overview**

Sutton Poyntz is a relatively small settlement. It lies within the Dorset Area of Outstanding Natural Beauty (AONB) and has a Defined Development Boundary which preserves the green gap between Preston and Sutton Poyntz. The village is covered in its entirety by a conservation area. These factors constrain development opportunities within the village.

The Neighbourhood Plan area does not contain any existing allocation sites in the Local Plan (14) – although there are substantial sites nearby, in and around Weymouth. This Neighbourhood Plan does not allocate particular sites for new housing development; however, incremental growth is desirable and there is an expectation that new dwellings will be built over the plan period at the same rate as the last twenty years. This is most likely to be delivered through infill development or increasing density on some sites within the existing Defined Development Boundary.

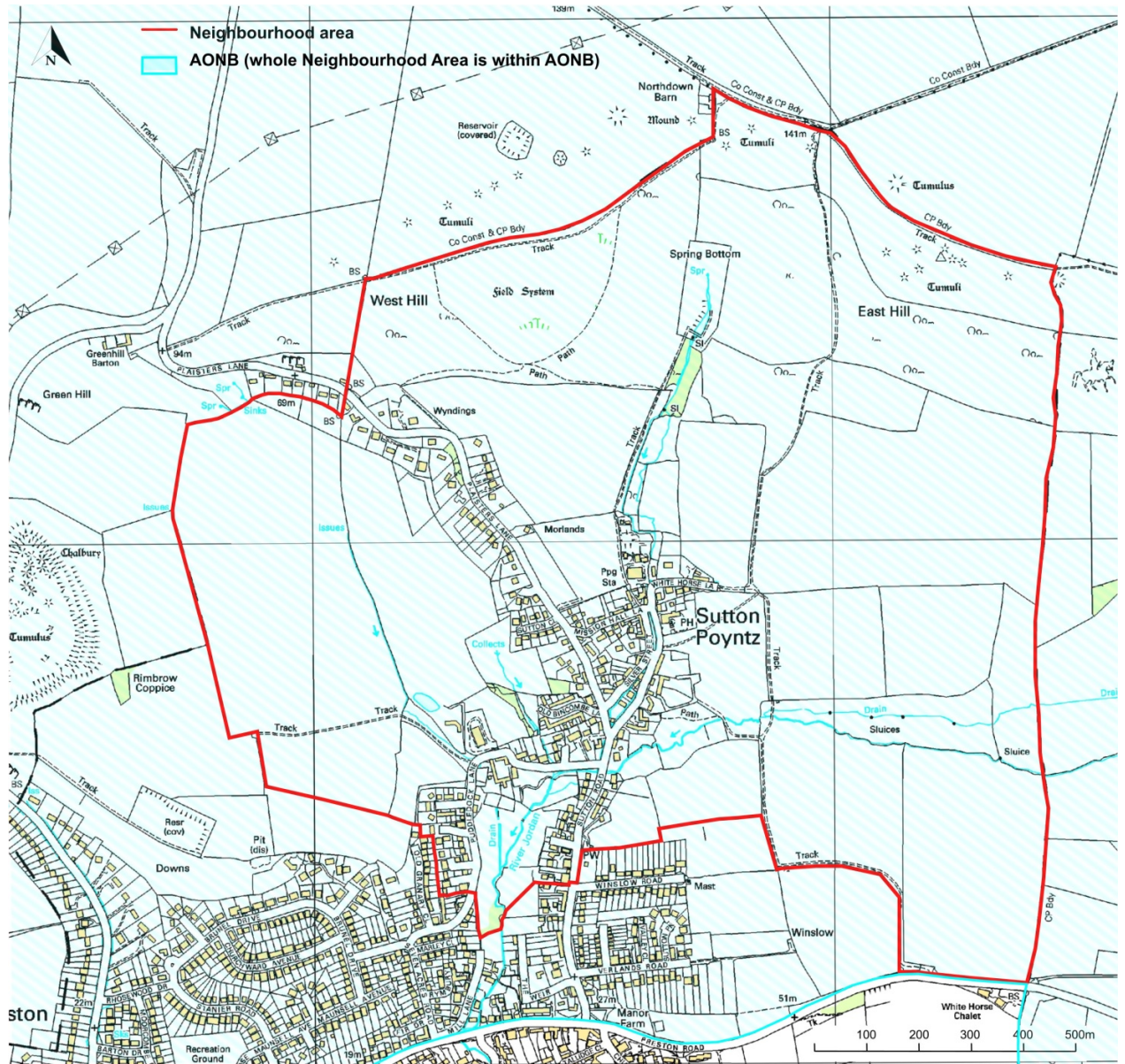
The possibility of small-scale exceptions is noted, as long as they match the requirements of Local Plan (14) policy HOUS2 (on rural exception sites to meet identified local need), subject to sustainability. Should the rate of development in the Neighbourhood Plan area fall significantly behind that expected, the intention would be to review the Neighbourhood Plan to explore other options in consultation with the Local Authority.

#### **4.5.3.1 Summary of Intent of Policy H&P 1**

This policy aims to ensure that all future building adds to the character of Sutton Poyntz, does not detract from the AONB and ensures that the new properties are of a character appropriate to their surroundings. A balance is sought between traditional and contemporary design which brings greater coherency to the village's built environment and which reflects its history and heritage.



### MAP 5 - AREA WITHIN DORSET AONB

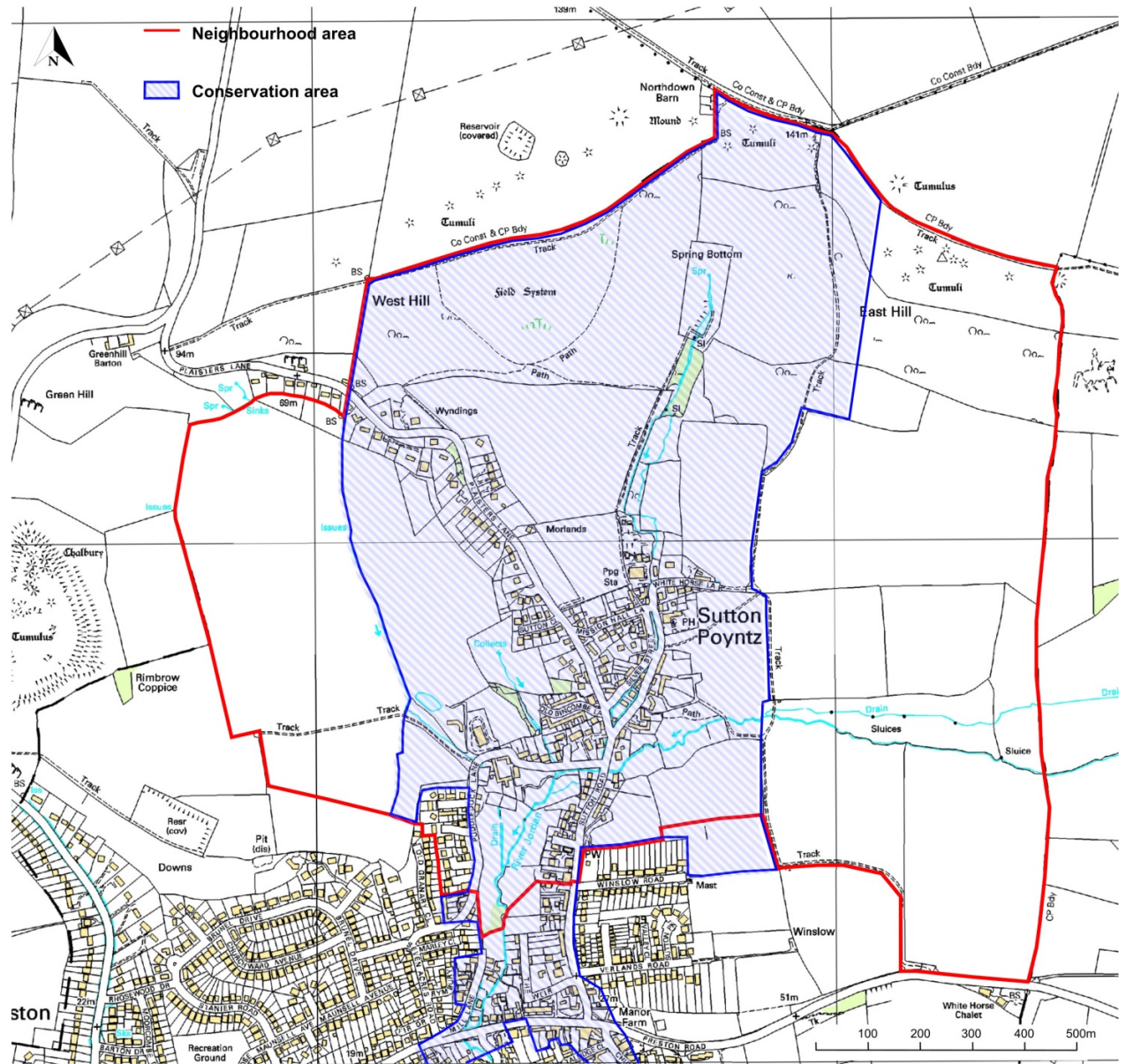




Design Guidance

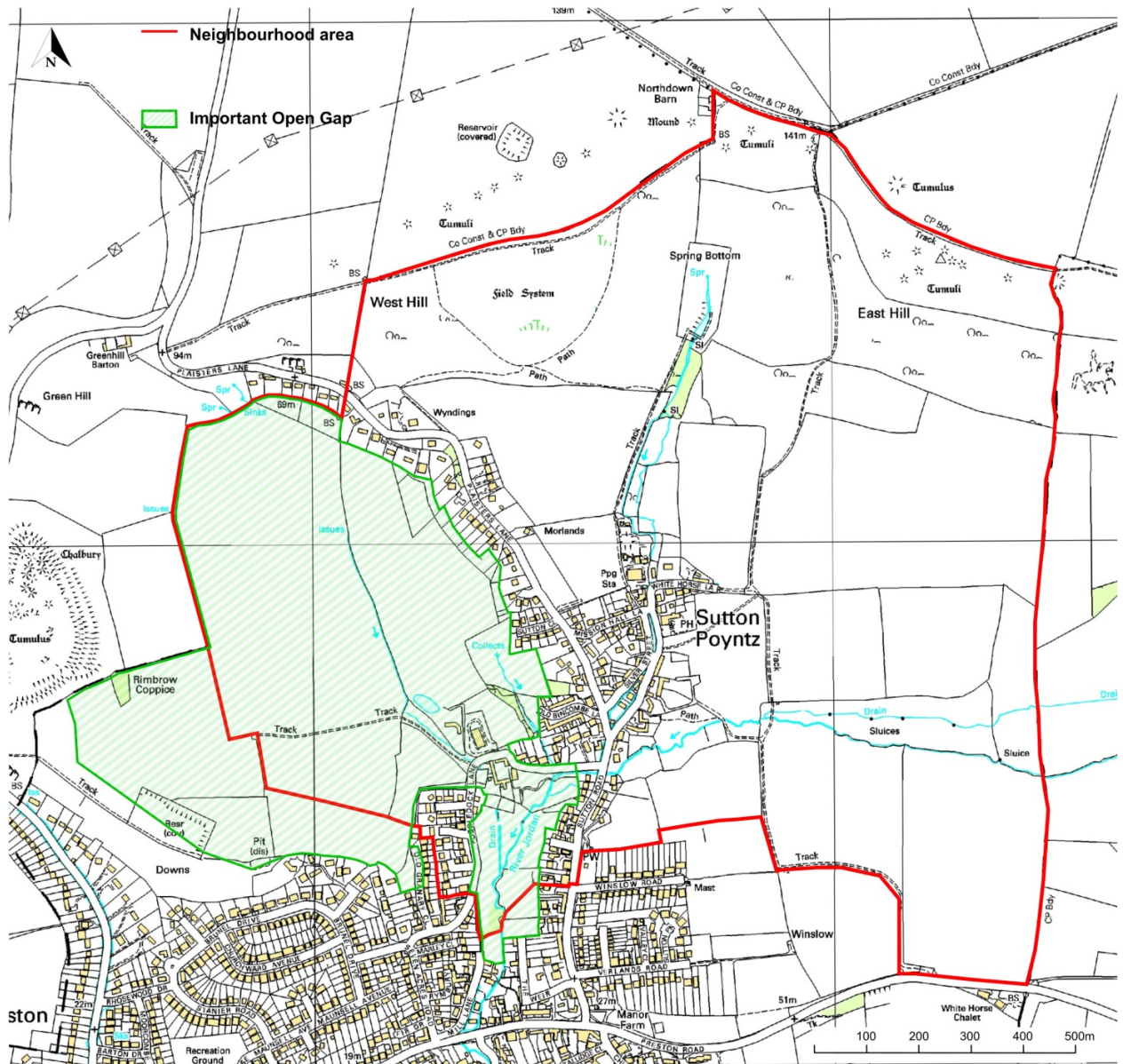
The Conservation area is shown on the map below; this shows that almost the entire village lies within the Conservation Area. There is no narrative or management plan for the Conservation Area and so policy H&P 1 aims to give guidance on style and design to aid future planning decisions.

**MAP 6 - SUTTON POYNTZ CONSERVATION AREA**



In general, any developments must be sympathetic to the local character and history of the village, including the built environment and landscape setting, whilst not preventing or discouraging appropriate change such as increased densities. Whatever the location, good quality design and sympathetic use of materials are essential. Contemporary or innovative design will be considered in those areas outside of the historic core where it is of high quality and does not detract from the immediate surroundings.

**MAP 7 - IMPORTANT OPEN GAP (defined in Local Plan)**



Our policy is for new building to reflect surrounding properties where the design enhances the area. Where surrounding houses are not of traditional or sympathetic design, they should reflect the older properties in the Historic Core and as described in the Place Appraisal. This notes that older dwellings are built mainly of Portland stone rubble and occasionally local stone, under both thatch and slate roofs. The use of these materials will be encouraged on new houses, as appropriate and depending upon their location.

More recent buildings have used guillotined Purbeck stone, in some cases with dressed quoins and corbels. We would encourage the use of similar materials in new homes where possible. We would also support the use of mellow or soft red brick, which appears on old as well as new properties.

On some new properties, effective use has been made of reclaimed materials (e.g. tiles) suggesting their former agricultural purpose and this approach is to be encouraged. Reconstituted or sawn stone would be discouraged as would tumbled stone with rounded edges. Roof pitches and heights should be sympathetic to nearby properties and sit comfortably in the existing street or lane scene. Flat roof developments, including extensions, are out of character for the village and are therefore inappropriate.

Stone boundary walls appear throughout the character areas and their appearance is important. The traditional style known as ‘Cock and Hen’ with brushed out lime pointing will be supported for new developments. Red brick and coping as a main walling material will be discouraged. Tree planting schemes that are sensitive to views will be encouraged to soften new development boundaries.

The Dorset AONB 2014-19 Management Plan Policy Framework 4A .1 (35) states that the sensitive siting and design of development is vital to conserve and enhance the landscape and scenic beauty of the AONB. The above guidance aims to ensure this for all future building works, including extensions and alterations, thereby adding to the character of the village and not detracting from the AONB (34).

## **POLICY H&P 1 – BUILDING STYLE AND DESIGN**

**H&P 1.1 Development will seek to preserve or enhance the character or appearance of the Conservation Area, taking account of traditional building style or materials.**

**H&P 1.2 Subject to H&P1.4 below, new development within the village should take account of nearby building style and materials, as described for five defined character areas which have their own design guidance described in the accompanying text below. The five character areas, shown on Maps 8/8a, are:**

- **Historic Core**
- **West Side**
- **Plaisters Lane North**
- **Gateway**
- **Puddledock South**

**H&P 1.3 New development and extensions or alterations to existing buildings will not detract from the local character of the AONB.**

**H&P 1.4 Development will be supported which enhances the character and appearance of the village at locations where existing development has not been in a style that is complementary or sympathetic to the area’s traditional building styles.**

*National Planning Policy Framework (13) paragraphs 124, 125, 126, 127, 130 and 200 apply.*

*Local Plan Policy ENV 1 ,4, 10 and 12 (14) apply.*



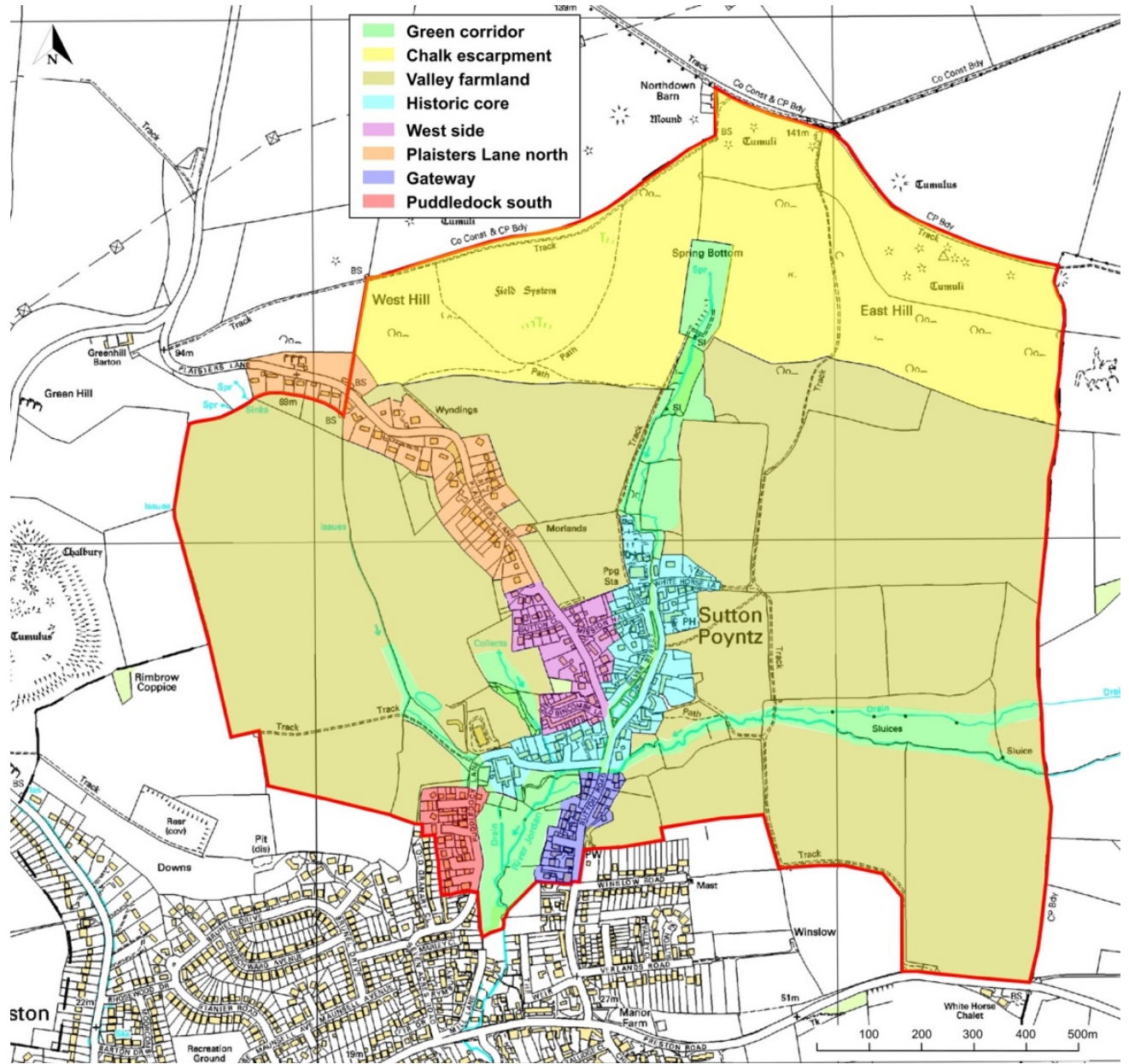
In summary, building works are to be of a nature and character appropriate to their surroundings. All aspects of the design of new properties both traditional and contemporary should enhance the local character of existing dwellings, streets and lanes. Preference will be given to designs and materials that resonate with, but do not necessarily replicate the style of the older more traditional properties in the village, while at the same time taking advantage of modern building methods and energy efficient materials.

#### **4.5.3.2 Justification and Supporting Evidence for Policy H&P 1**

A Place Appraisal (1) has been produced as part of the process of creating this Neighbourhood Plan which defines these five character areas and describes their distinctive features. The Stage Two survey gave significant support for new development taking greater account of nearby building design (36). This significant community response underlines Policy H&P 1 and emphasises the important role of this measure in meeting the aspirations of the community to improve and enhance their environment.

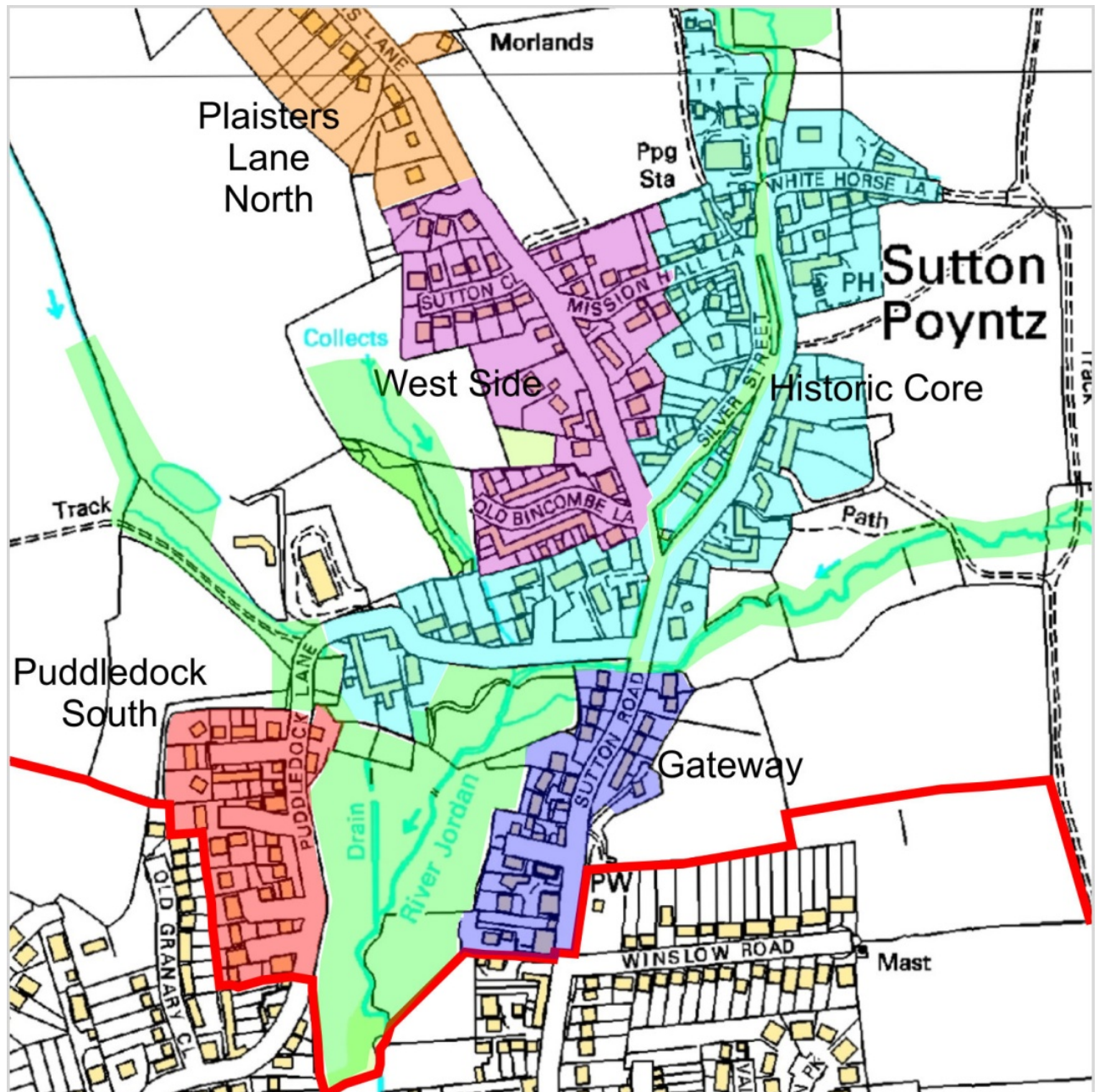
Dorset AONB 2014-19 Management Plan Policy framework 4A.1 (35) states that the sensitive siting and design of development is vital to conserve and enhance the landscape and scenic beauty of the AONB.

### MAP 8 - VILLAGE CHARACTER AREAS





**MAP 8a - VILLAGE CHARACTER AREAS (Expanded view)**



Village Character Areas

The Sutton Poyntz Place Appraisal (1) identifies five character areas within the village, these are:

- The Historic Core  
Much of the village’s character is derived from the historic core. Future development should match the existing styles, scales and building materials, rather than introducing taller buildings, non-traditional materials, wider roads and pavements, and should avoid obscuring important key views or extending

into the valley farmland beyond the stream banks. Protecting the aesthetic and architectural quality of the historic core is important in protecting the overall character of the village.

- **The West Side**  
The West side benefits from proximity to the historic core but has a more diverse character with a confusion of styles and building materials. Several cul-de-sacs, with wide roads and pavements, strike a discordant note. Future development that better matched the historic core would enhance the overall character of the village and strengthen the sense of community.
- **Plaisters Lane North**  
The northerly section of Plaisters Lane offers a mixture of styles, with several houses of recognised architectural merit (47), although the plots are larger, and buildings more widely spaced than in the historic core. Any future development should be sympathetic to these important pre-war designs, while retaining established and viable trees and be consistent with the country lane feel.
- **Gateway**  
Gateway marks the transition between Preston and Sutton Poyntz. The narrow lane descending into the village used to offer a striking vista of the South Dorset Ridgeway and the White Horse. Recent development, while employing traditional materials, has compromised these views and made the transition more problematic. Future development that retains the narrow lane, and offering the same high design standards, would help maintain the distinct identity of the village and protect its value to the wider community.
- **Puddledock South**  
Puddledock South abuts Preston but does not offer the clear transition or views provided by Gateway. Development of what was previously a farm track happened quite quickly, and features pavements and wide roads. There is no sense of a narrow village lane connecting Weymouth with the countryside. Any future development should enhance the character of the area and adopt the design standards found in the historic core.

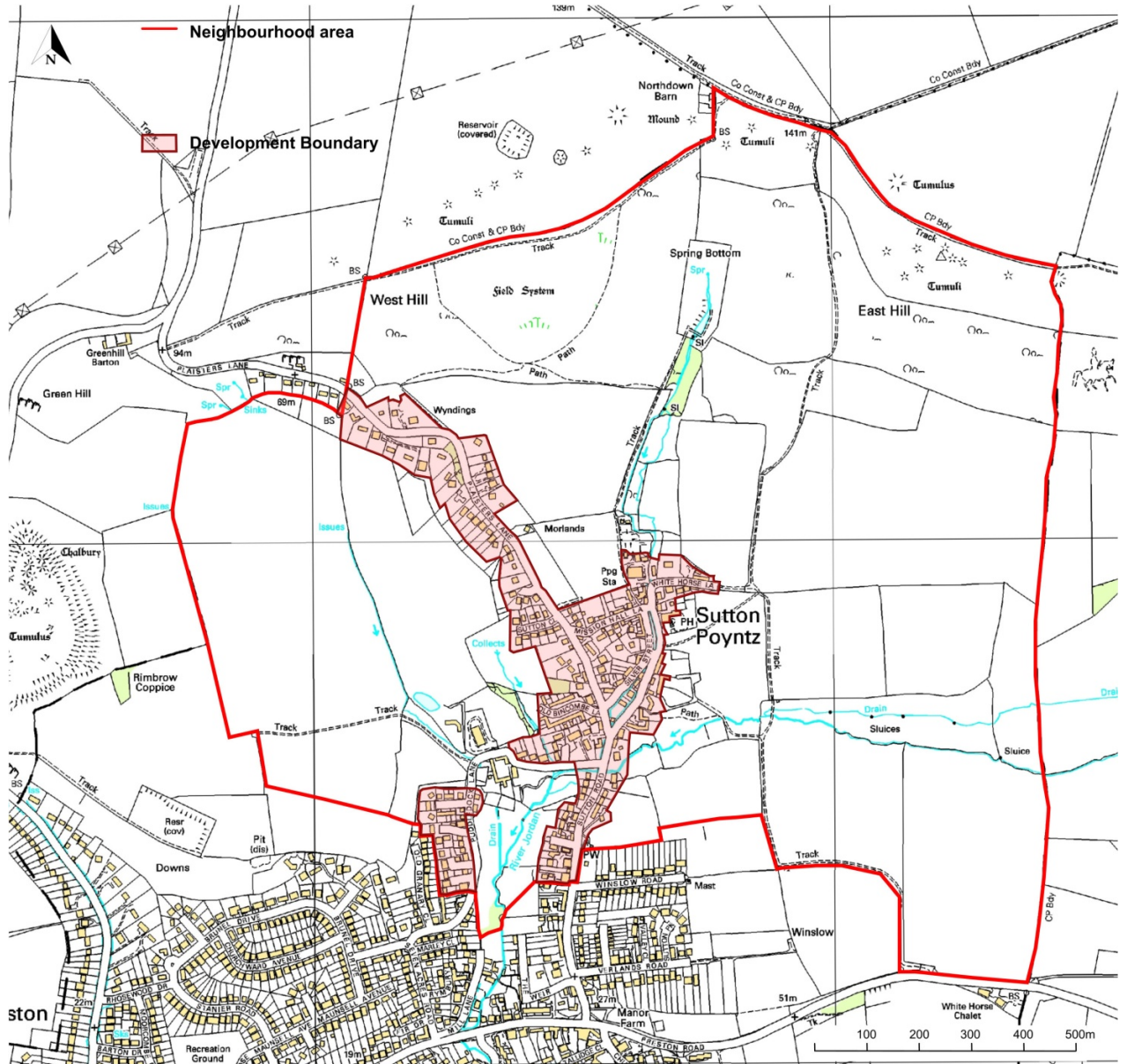
These descriptions along with the map showing the character areas are taken directly from the Place Appraisal (1).

#### **4.5.4.1 Summary of Intent of Policy H&P 2**

This policy aims to ensure that any development is incremental, and this is expected to happen through infill and possibly increased density.

This development will be delivered through Local Plan policies, which H&P2 supports. Should the rate of development fall significantly behind that expected, the intention would be to review the Neighbourhood Plan to explore other options in consultation with the Local Authority.

### MAP 9 - DEFINED DEVELOPMENT BOUNDARY (within Neighbourhood Area only)



## **POLICY H& P 2 - HOUSING NUMBERS AND SIZE**

**H&P 2.1 New residential development within the defined development boundary will normally be supported. This will lead to higher density and smaller homes within the defined development boundary.**

**H&P 2.2 There is a preference for smaller (2 or 3 bedroom) homes to meet local needs. These include providing for families, for older residents wishing to downsize, and for young people wishing to continue living in the neighbourhood.**

*National Planning Policy Framework (13) paragraphs 61, 62, 67, 68(c), 117, 118, 122 and 172 apply.*

*Local Plan Policy SUS 2 and 5, ENV15 and HOUS 3 (14) apply.*

### **4.5.4.2 Justification and Supporting Evidence for Policy H&P 2**

This Neighbourhood Plan is not an allocation plan. It looks to policies in the Local Plan to deliver new housing. However, over the last 20 years approximately 20 new homes have been built in the village and so a similar number seems appropriate.

The Stage Two survey (36) showed substantial support for between 10 and 20 new homes in the village. National planning guidance is that neighbourhood plans should support more new homes and so our expectation reflects this - using the higher end of the figures suggested by the survey.

The village has limited public transport, employment opportunities within the village are small and most residents rely on their own transport to get to work and access public services. Sustainability (32, 34) is therefore an area of concern and a reason behind the modest numbers being proposed. If we can maintain the historical rate of around one property per annum this should not create sustainability issues.

New housing involving replacement of existing dwellings to provide smaller scale housing, if necessary, at higher density will be supported, as will houses of a higher specification suitable as retirement homes that will encourage residents to downsize, releasing larger homes for families. This includes change of use and development of gardens where appropriate.

### **4.5.5.1 Summary of Intent of Policy H&P 3**

Identifying these important views means that those views can be protected from unsympathetic development. The AONB policies do not preclude development within the sweep of existing views; they state that any development should be complementary.

This policy is to ensure that these seven important views are preserved, and any development does not detract from them. It recognises, in line with AONB policy, that some development can improve key views



### **POLICY H&P 3 – KEY VIEWS**

**H&P 3.1 The following views into, out of and within the village are designated as Key Views:**

- 1. The iconic view of the village's Mill Pond**
- 2. From the Mill Pond towards White Horse Hill**
- 3. From the Sutton Poyntz stone towards the junction outside the Cart Shed**
- 4. North from the path below Chalbury**
- 5. From the Beacon below West Hill**
- 6. From Margaret's Seat above Spring Bottom**
- 7. From Winslow**

**H&P 3.2 New development should respect the key views. Any development which would obstruct or significantly detract from them will not be supported.**

*National Planning Policy Framework (13) paragraph 170, 172, 185 applies.*

*Local Plan Policy ENV 1 and ENV 10 (14) apply.*

#### **4.5.5.2 Justification and Supporting Evidence for Policy H&P 3**

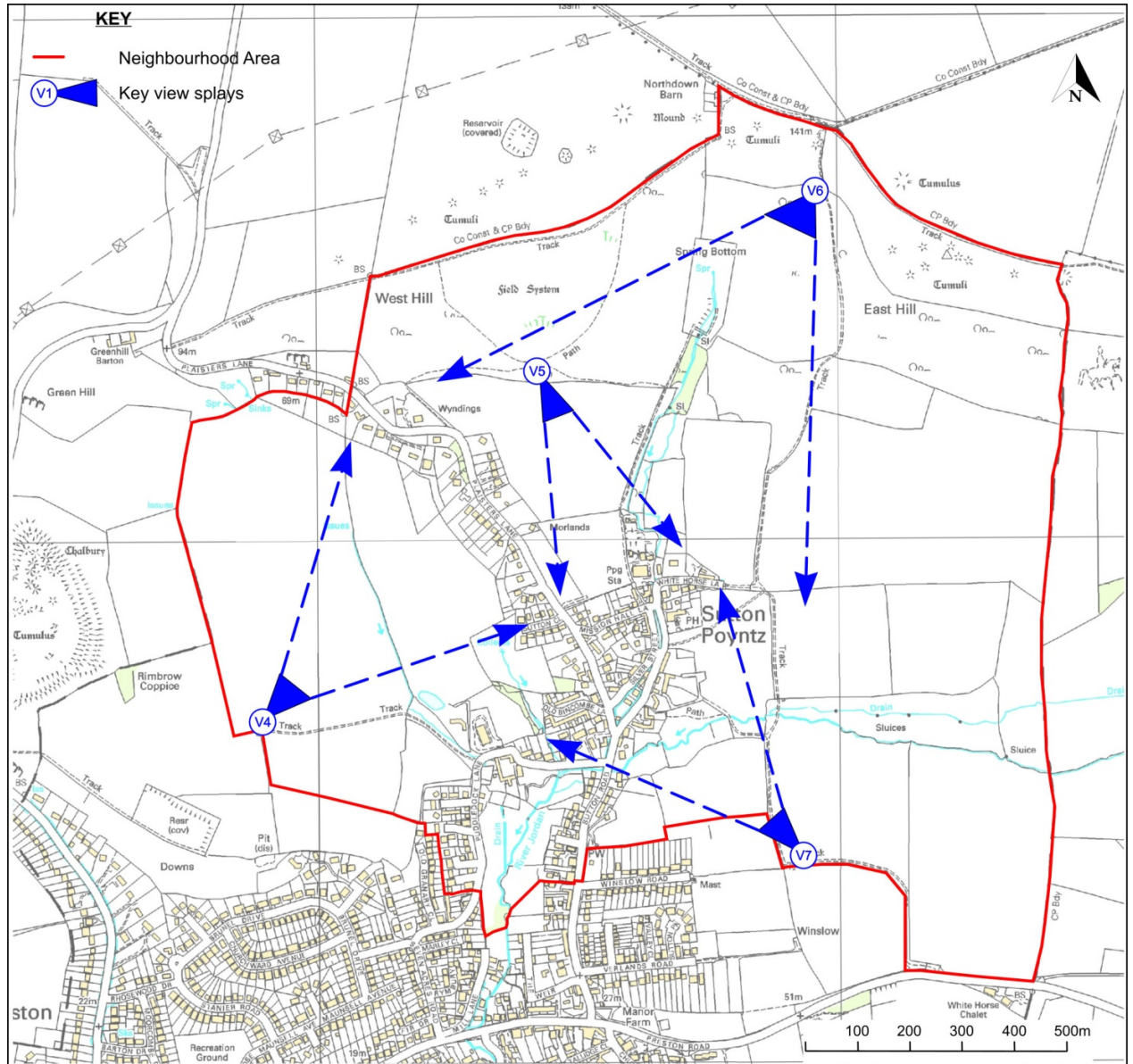
The village sits under the South Dorset Ridgeway and its setting within the landscape is a key part of its character. There are several iconic views within the historic village and outward towards the much-loved nearby hills.

Dorset AONB 2014-19 Management Plan Policy framework 4A.1 (35) states that the sensitive siting and design of development is vital to conserve and enhance the landscape and the scenic beauty of the AONB.

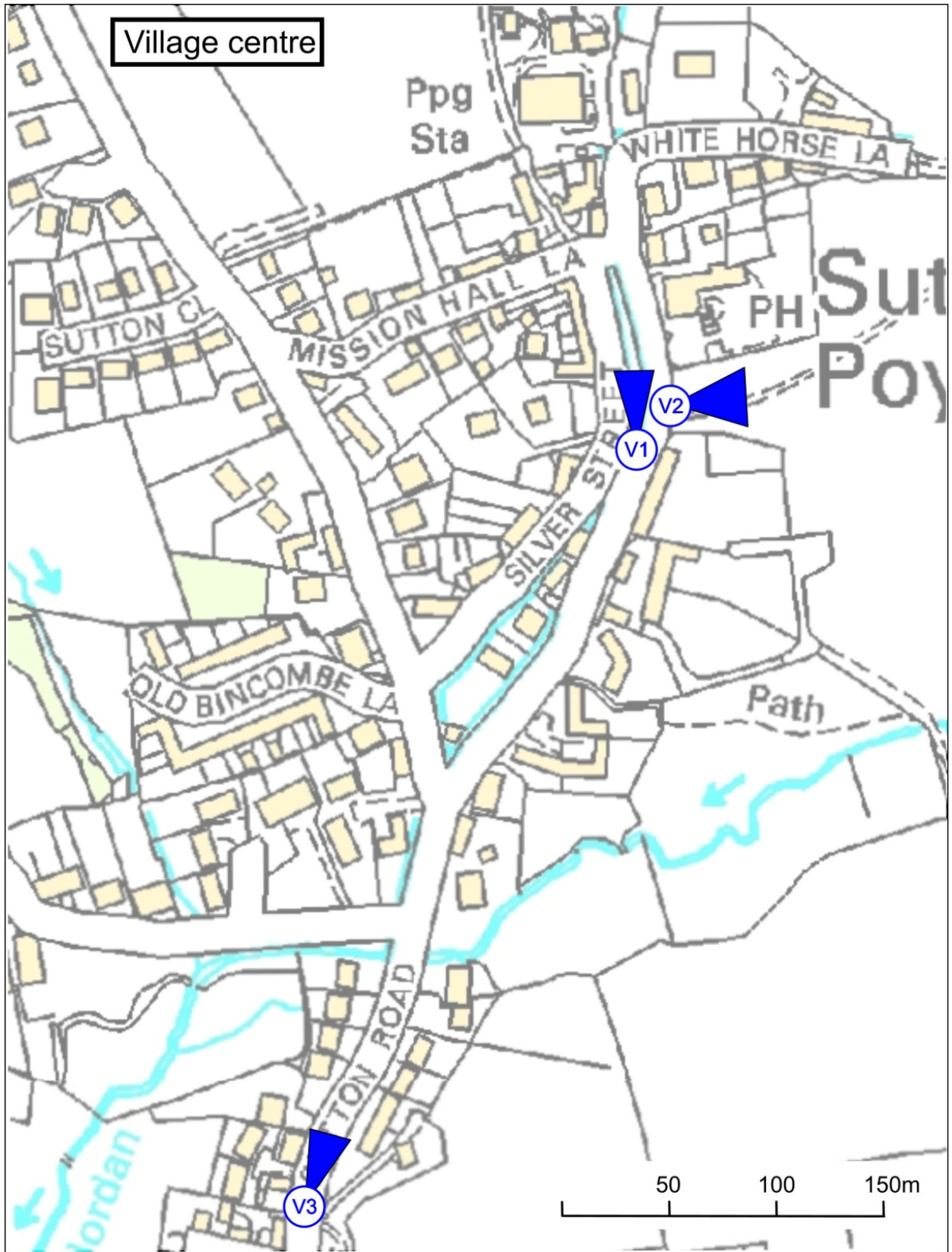
An independent survey (38) identifying important views was carried out and which identified 15 views that might be suitable for designation. These were reviewed by the Housing and Planning Sub-Group and ratified by the Steering Group who recognised that in a village of the size of Sutton Poyntz, 15 views were probably excessive and so only the iconic views were selected. These 7 views are shown in Maps 10/10a below.

NB: We acknowledge that views 4, 5, 6 and 7 are expansive vistas, essentially views that set the village in its context nestling below the South Dorset Ridgeway in walking distance from the coast. These views should be used as a guide so that any development in the village does not jar or draw the eye from the setting. The photographs of these views include arrows to show the key parts of each view.

### MAP 10 - KEY VIEWS OF VILLAGE FROM SURROUNDING COUNTRYSIDE



MAP 10a - KEY VIEWS WITHIN OR OUT FROM THE VILLAGE





## Photographs and Description of Key Views



**View 1 the iconic view of the village's Mill Pond.** This view is considered important as it captures the essence of the village; it is the classic picture postcard view which includes the key characteristics of Sutton Poyntz. No development that detracts from this vista will be allowed.

**View 2 from the Mill Pond towards White Horse Hill, the view from the heart of the village.** This view gives a feeling of openness and connection to the hills beyond the village and is important as a backdrop to the Mill Pond which is the heart of the village. Any development in this area would detract from the centre of the village and remove its rural feel, this field and beyond towards White Horse Hill should remain as open space.



**View 3 the sweep down from the Sutton Poyntz stone towards the junction outside the Cart Shed.** The view of the South Dorset Ridgeway and White Horse Hill has been partially obscured by infill development in the gateway to the village. Any future development will retain the narrow lane and protect the residual views.





**View 4 North from path below Chalbury.** This view is important because it is framed by the houses on the hill running up Plaisters Lane. Any development in and around those existing houses should not stand out from the neighbouring properties and should not detract from this view.



**View 5 From the Beacon below West Hill** This view is an important one for the village. There is a seat for walkers, and this is a regular viewing point for those approaching the village on foot. It encompasses the whole village. Any development that can be seen from this point must enhance the AONB and reflect the traditional building styles within the village.



**View 6 From Margaret's Seat above Spring Bottom.** Another important view for those approaching on foot. It encompasses the whole village and sets it in the landscape with the view of the sea in the distance. As for view 5 any development that can be seen from this point must enhance the AONB and reflect the traditional building styles within the village.

**View 7 From Winslow on the footpath just on village boundary.** This was seen as a particularly important view by the independent assessor. It encompasses the whole village and sets it in the landscape with the South Dorset Ridgeway beyond. Again, any development that can be seen from this point must enhance the AONB and reflect the traditional building styles within the village.



The plan recognises that some developments can enhance key views, so the policy is not to stop any development on land visible from the identified viewpoints but to ensure any development enhances the existing vistas.

#### **4.5.6.1 Summary of Intent of Policy H&P 4**

Since the risk of flooding is already high and is predicted to get worse a policy is required that adopts pro-active measures that ensure that the rate and volume of surface water run-off from a developed or re-developed site onto the surrounding land and roadways is no greater than from the undeveloped site (42). Due to the expected periods of heavy rainfall in the future because of climate change, it is important to utilise measures to retain a greater volume of surface water on-site rather than simply diverting it towards neighbouring land or homes and therefore in the short term to reduce run-off wherever possible. The policy is intended to apply to all development proposals in the Neighbourhood Plan area as any potential surface water run-off is likely to flow into the higher risk flood zones given the local topography.

New development proposals must include information which explains how the volume and rate of surface water run-off will be reduced or mitigated, for example by the inclusion of soakaways or porous driveways such that surface water run-off will be absorbed by the natural water course system on the site (42). Useful guidance on a range of effective low cost solutions has been produced by Dorset County Council (45) and is supported.

#### **Policy H&P 4 - FLOOD PREVENTION**

**Development proposals will be required to make use of sustainable drainage design features including porous (permeable) surfaces and demonstrate that the volume and rate of surface water run-off onto adjacent land and traffic routes is either at a lower or equal level to that prior to the development.**

*National Policy Planning Framework (13) paragraphs 149, 155, 156, 157, 159, 160, 163, 164, 165 apply.*

*Local Plan Policy (14) ENV 5 applies.*

#### **4.5.6.2 Justification and Supporting Evidence for Policy H&P 4**

Flooding events have not been uncommon in the past, major flooding events having occurred in Sutton Poyntz and Preston in 1955, 1977, 1979, 1983, 1993 and 2003 (44). Most recently in 2012 and 2014, after a period of very heavy rainfall, the River Jordan overtopped its banks and resulted in the flooding of cottages adjacent to the village pond.

The foul sewer in Plaisters Lane has frequently suffered uncontrolled overflows onto the highway and private property. Despite the excess overflow outlet into the River Jordan the sewer also overflows in the valley leading to Osmington as the system is unable to cope with both foul effluent and surface water run-off present in the foul sewer. Consequently, flooding of gardens and the road at the junction of Puddledock Lane and Sutton Road and opposite Old Bincombe Lane is a common occurrence in periods of high rainfall.

There is a higher than average number of properties with long wide driveways, particularly to the north of the Environment Agency Zone 3 (high risk) flood area. This situation is further accentuated by the higher than average level of multiple vehicle ownership (1) with consequent demand for hardstanding, together with the location of most of these properties on a steep gradient which receives a higher than normal flow of surface water from natural spring sources in the surrounding hills.

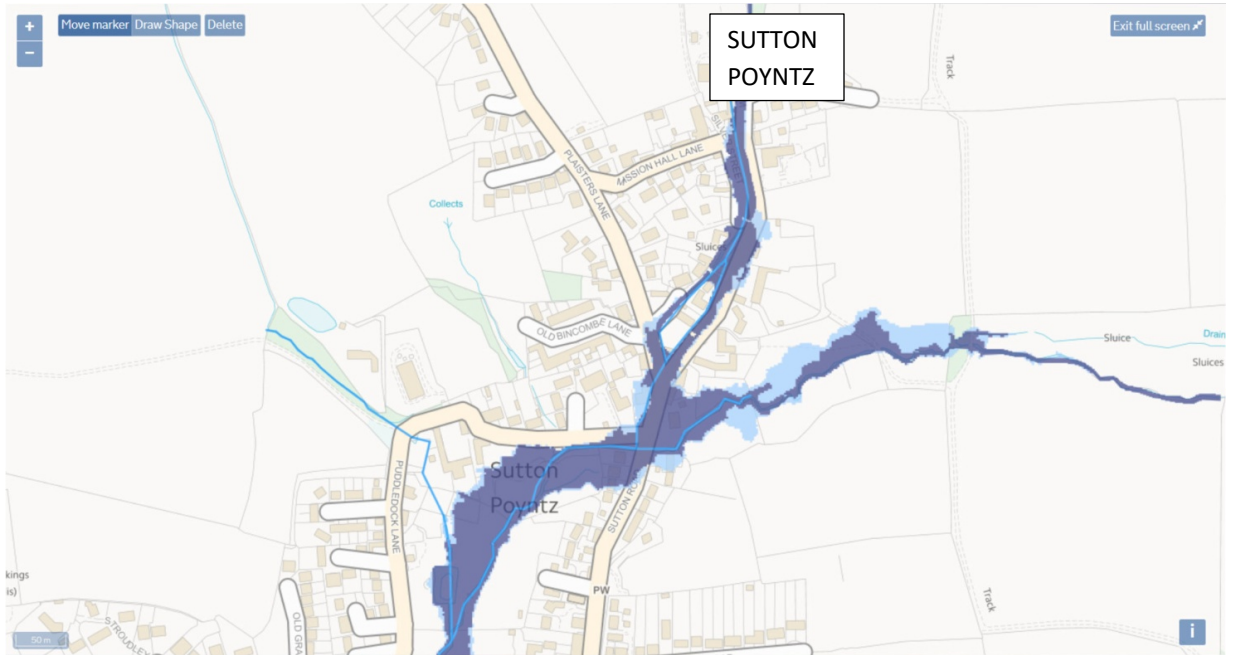
The steep hills to the north of Sutton Poyntz mean that after only short periods of intense rain the increase in the flow of the River Jordan leads to scouring of the chalk river bed and loss of flora and fauna. For example, a mass of Water Crowfoot once thrived in the river opposite the Cartshed and provided habitat for invertebrates as well as food and cover for water voles which had burrows in the banks of Osmington Brook. The Water Crowfoot has declined significantly which also coincided with the end of reported sightings of water vole in the stream in the immediate area and along the Osmington Brook.

The Environment Agency identified much of Sutton Poyntz's historic core to be at a high risk of flooding. To improve the position, it therefore undertook extensive work designated the "River Jordan Alleviation Scheme". This work near Fisherbridge, "aims to provide flood protection to a maximum 1 in 100-year standard of protection." (46)

The UK Climate Change Projections (UKCP09) state that "River flood flows are projected to increase by 20% by 2050, and 30% by the 2080s. The increase in flows are likely to be seasonal, with an increase in winter of up to 20%, but a decrease for the rest of the year, particularly in the summer where flows could be reduced by 50 to 80% in some instances by 2050. Extreme rainfall intensity is likely to increase by 10% by the 2050's and 20% by the 2080's" (41). As a result, river flows, and hence heights, will be more volatile in the future and there is the potential for an increase in the number of dwellings at risk of flooding. To help avoid this and align with the Environment Agency projection of a 1 in 100 year event an increase in the amount of surface water runoff arising from within the village should be avoided and ideally reduced. Hence, where practicable, steps need to be taken to ensure that for new developments surface water is retained and managed on site before entering the water course (42). In a recent survey (11) over 90% of residents supported a policy whereby all new developments will be required to be planned to minimise additional surface water runoff.

**MAP 11 - FLOOD RISK MAP FOR SUTTON POYNTZ**

**Key: Dark Blue Shaded Area = High Risk (Environment Agency Zone 3);  
Light Blue Shaded Area = Low to Medium Risk (Environment Agency Zone 2)**



## Section 4.6 SPORTS AND RECREATION

### 4.6.1 Strategic Objective

- Sustain and improve those community facilities and assets which create community integration and a better quality of life.

### 4.6.2 Introduction and Overview

Sutton Poyntz is a small but vibrant community which has many active interest groups (history, arts, social, etc.) as well as community centred events such as the biennial Sutton Poyntz Street Fayre and monthly coffee mornings. Residents recognise the real benefits that this brings in terms of community cohesion but also appreciate the challenges and areas for improvement that exist (1, 10). For example, there are no indoor or outdoor sports facilities without travelling into Weymouth or Dorchester. The policies in this plan seek to address these issues relative to future development and deal specifically with:

- Protecting those assets considered important to the community to prevent their loss to residential development.
- Support for the development of facilities that will benefit the whole community and particularly younger people who are vital to our future sustainability.
- Identification of a suitable location for a children’s recreational area.

Specific community aspirations have been identified regarding assets of community value, interim arrangements for a children’s play area, history/nature trails and recreational use of the public rights of way, better utilisation of the waterworks museum and provision of additional community facilities.

#### 4.6.3.1 Summary of Intent of Policy SR 1

This policy aims to recognise those facilities of recreational value to the community that are of importance, such that their loss would have a significant detrimental impact on the sustainability of the village and the social well-being of residents. These sites are identified as priorities for protection from planning applications that propose a change of use or do not seek to develop them for the benefit of community provision.

### **POLICY SR 1 – PROTECTION OF COMMUNITY ASSETS**

**SR 1.1 Development proposals which would result in the loss of the following buildings as community assets in Sutton Poyntz will not normally be supported.**

- *The Mission Hall*
- *Springhead Public House*

**SR 1.2 Change of use of these facilities will only be supported where it has been clearly demonstrated that:**

- **there is no local need for them or they are no longer viable; and**
- **no appropriate alternative community use is needed or would be viable.**

**SR 1.3 Proposals designed to modernise or extend community facilities for public use, including increasing their capacity, will generally be supported.**

*National Policy Planning Framework (13) paragraphs 91 and 92 (c) apply.  
Local Plan Policies (14) COM 2 and 3 apply.*



#### **4.6.3.2 Justification and Supporting Evidence for Policy SR 1**

A recent consultation exercise (11, 36) has identified the above facilities as being of significant value to the community, in each case with over 90% support. These facilities have received consistent recognition as being vital to the sustainability of the community in previous surveys (10) and provide key social and amenity benefits to all. Loss of any of these facilities would have a significant detrimental impact on the community and, in many cases, create social isolation. Strong support has also been expressed for the community value of the Waterworks Museum, however, after consultation with Wessex Water it was felt that formal designation as an asset of community value within an operational water extraction site would be inappropriate. Wessex Water is urged to work with the village to maintain the museum, possibly by employing community volunteers.

#### **4.6.4.1 Summary of Intent of Policy SR 2**

Concerns relating to the lack of provision of facilities for younger people have been a consistent theme in earlier village surveys (10, 19) and the need to attract families to the village is recognised. The lack of recreation facilities, particularly for younger children is a disincentive for families with children to choose to live in the village and needs to be addressed in terms of community sustainability. It has been suggested that the use of the small play facility at the Springhead Pub be adopted subject to agreement with the tenants and owners and this would also provide a suitable area for a longer term permanent public facility.

### **POLICY SR 2 – ENHANCEMENT OF COMMUNITY RECREATION FACILITIES.**

**Proposals to use land within, or adjacent to the historic centre of the village for recreational purposes, such as a public children’s play area, will be supported.**

*National Policy Planning Framework (13) paragraph 91, 92 (a), 96 applies.  
Local Plan Policy (14) COM 4 applies.*

#### **4.6.4.2 Justification and Supporting Evidence for Policy SR 2**

The mixed opinions expressed in the first public consultation regarding a sports field and a children’s play area (10) resulted in specific questions being asked in the Stage Two Survey (11). The results (36) show public support for some facilities and not for others, and the former have been incorporated into this Neighbourhood Plan. A small majority favoured the provision of a children’s play area with several respondents identifying the Springhead Pub garden as a logical location. There was also a good level of support for a village green and community allotments and these proposed new facilities have been included as aspirations for the community.

## SECTION 5: COMMUNITY ASPIRATIONS

Several aspirations emerged from the Neighbourhood Plan public consultation surveys in October 2016 (10) and December 2017/January 2018 (11, 36) which do not relate directly to land use and development aspects of planning. These cannot therefore form policies but are included as action points for the community.

### **5.1 Community Aspirations in Relation to Biodiversity and the Natural Environment**

There is considerable support for tree preservation in the community (11, 36). Existing tree related issues cannot form part of planning policy, but it is important that these concerns are understood by third parties, including public and regulatory bodies. Within the conservation area, notification of tree work is legally required subject to exemption and the local authority has an option to consult with the local community. Recent financial pressures (2017) have caused this option to be withdrawn. The Local Planning Authority can place Tree Preservation Orders on individual, groups or areas of trees, although relatively few exist in the Neighbourhood Plan area and some of these relate to non-native species of an inappropriate size for the location. A priority will be to seek Tree Preservation Orders on those trees located in Local Green Spaces. Where the loss of trees is unavoidable, residents, businesses and landowners should seek to replace them with suitable trees of the same species or in keeping with established trees in the immediate locality. These aspirations are represented as action points AP 5.1.1 to AP 5.1.4 below. Recent research (5) provides evidence that the exposure to nature, and the natural environment, and involvement in community based green projects has a beneficial effect on mental and physical wellbeing and helps to reduce barriers to social isolation. Building on the existing co-operation between Wessex Water and the Sutton Poyntz Biodiversity Group, such eco-based community projects will continue to be developed by providing appropriate guidance and resource to landowners, residents and others by agreement. These aspirations are represented as action points AP 5.1.5 and 5.1.6 below.

**AP 5.1.1 - When planting trees and hedges in private gardens residents are encouraged to plant indigenous native species with due regard to location and long term management.**

**AP 5.1.2 - Where a significant tree is felled due to it being diseased, dying or dangerous, at least one replacement will be planted in a suitable location and will be of a species appropriate to the local area.**

**AP 5.1.3 - Tree Preservation Orders will be sought as appropriate on trees located in designated areas of local green space.**

**AP 5.1.4 - The village will be consulted on all tree applications, notifications and planning applications where trees, orchards and hedges may be adversely affected.**

**AP 5.1.5 - Seek opportunities to work, through appropriate community groups such as the Sutton Poyntz Biodiversity Group, with residents and a wider group of landowners on community biodiversity projects and the promotion of biodiversity knowledge and awareness. These will build upon well-established community involvement projects such as the monthly Garden Bird Watch (17).**

**AP 5.1.6 - The Sutton Poyntz Biodiversity Group to review the 2009 Biodiversity report and include a section on guidance to residents on pro-active measures that could be adopted in gardens and homes to improve habitat and encourage wildlife as well as encouraging farmers and landowners to adopt wildlife friendly methods.**

## **5.2 Community Aspirations in relation to Employment, Business and Tourism**

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 (36). However, given the proximity of two general stores to the village, it seems unlikely that an additional retail outlet in Sutton Poyntz would prove commercially viable. It would, however, 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, which might develop over time.

Of the business development options provided in the community survey (11), the only one receiving majority support was home-based working (36). It is believed 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 the basis for sympathetic tourism. The Waterworks Museum is under-utilised, largely due to problems of staffing, and could provide an opportunity for resourcing through community volunteers - as part of an arrangement with Wessex Water, subject to meeting operational and safety concerns. Possibilities exist for incorporating other uses, such as a café, information point and arts and crafts exhibition area. The community will work together to achieve the following aspirations:

**AP 5.2.1 - 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 (subject to operational and safety considerations).

**AP 5.2.2 - Encourage the development of small scale business through support for home working.** We will liaise with third parties to help improve the viability of low key home working\*, for example through further improvements in communications.

*\*Any business activity will not generate a regular flow of visiting clients or parked vehicles outside or near the premises, will not result in a building frontage which has a shop front style window or features, and will not involve the installation of business signage which is visible from outside the premises.*

**AP 5.2.3 - Support for Local Employment.** We will co-operate with local businesses and residents to assist the creation of additional jobs through appropriate business expansion. We are mindful of the need to ensure that the infrastructure can accommodate such expansion including, for example, better public transport services.

**AP 5.2.4 - 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.



### **5.3 Community Aspirations in relation to Getting Around**

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 on accessibility. The need to retain and expand the village bus service has been a consistent message in the last two village surveys (19, 10) and these are reflected in these community aspirations. Community led transport options should be considered where commercial services are deemed inadequate.

Public rights of way are a key feature that give Sutton Poyntz a sense of place (1) 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, 36, 19). 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:

**AP 5.3.1 - Public Bus Services**

- **AP 5.3.1.1 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.**
- **AP 5.3.1.2 As a community promote the use of the village bus service by residents and visitors to reduce dependency on the private motor car and the associated problems of pollution and congestion.**
- **AP 5.3.1.3 Promote community led transport projects.**

**AP 5.3.2 - Public Rights of Way**

- **AP 5.3.2.1 To work with the Dorset County Council in seeking a sustainable solution to maintaining safe open access along the Puddledock Lane public footpath.**
- **AP 5.3.2.2 Establish a community monitoring and reporting scheme to ensure that public rights of way are maintained in accessible condition and are kept clearly signposted.**

**AP 5.3.3 - Road Safety and Congestion**

- **AP 5.3.3.1 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.**
- **AP 5.3.3.2 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 must be a priority.**
- **AP 5.3.3.3 An assessment of non-obtrusive measures such as psychological traffic calming (21) and a review of vehicle monitoring data (20) is undertaken to seek a reduction in the speed of traffic along roads.**
- **AP 5.3.3.4 Proposals to provide an area for off street car parking within the neighbourhood area will be supported, provided that the car park does not exceed one thousand square metres in size, does not detract from the character of the village or its setting, considers the impact on biodiversity and is located so that vehicles using it are unlikely to impede the flow of traffic on adjoining roads.**

**5.4 Community Aspirations in relation to Heritage**

The provision of better information on the village's heritage was a repeated request by residents in the Stage 1 Survey (10). A History Information Board that has stood by the pond for about 30 years has recently been refurbished and relocated – this focused on the village's geology and pre-history. The village's History Group is currently working at the text and design of a new History Information Board, dealing with the village's history from the 9<sup>th</sup> Century to the present day. Funding is available and this new Information Board should be in place well before the Neighbourhood Plan is made. It is also intended to produce a History Leaflet for sale to visitors to the village.

The appraisal for the Sutton Poyntz Conservation Area (30), first written by the Borough Council in 1972 and extended in 1979 and 2000, is rather brief and lacking in

detail; equivalent documents for other Conservation Areas in Dorset contain much more detail on the features of the village that are of greatest value. The additional information provided is of value to the Local Authority, to householders, and to developers. A revised document would give much greater clarity on what features of the Conservation Area are of real significance, and therefore what genuinely needs protection. Some of the additional information is now available in the Place Appraisal (1) and a Heritage Assessment Report (47) which was commissioned as part of the Neighbourhood Planning work; in addition, the Sutton Poyntz History Group has collected information that may be useful and would be keen to be involved.

The NPPF (13) recognises the importance to local communities of buildings that are not of sufficient importance to merit Listing, but nevertheless contribute importantly to their own locality. The current Local Plan (14) also recognises the need to protect locally important heritage assets, particularly where they contribute to an area's distinctiveness; the Local Plan encourages local communities to work to identify such locally important heritage assets. Sutton Poyntz contains a number of unlisted buildings that appear to be of significant age, as well as groups of buildings that provide important context to the Listed Buildings. There are also buildings of lesser age but architectural interest as examples of an attempt to recreate a rural style with local materials. The concept of a Local List, identifying the significance of locally important heritage assets, was well supported by the village in the Stage 2 Survey, with almost 80% voting in favour (36). The Heritage Assessment Report (47), prepared by a qualified and experienced Architect who has specialised in historic buildings, identifies and describes a number of candidate buildings for such a Local List. In the words of Historic England's Guidance Note on Local Listing, such a list of locally important assets will provide a "sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning ... and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints".

- **AP 5.4.1 – We will seek to provide more information within the village on the village's heritage and history, for the benefit of residents and visitors.**
- **AP 5.4.2 – We will work with the Local Planning Authority to try to find a way of producing a revised Appraisal document for the Sutton Poyntz Conservation Area.**
- **AP 5.4.3 – We will work with the Local Planning Authority to try to find a way of producing a Local List of locally important heritage assets for the Sutton Poyntz Neighbourhood Area.**

### **5.5 Community Aspirations in relation to Housing and Planning**

A policy on flood mitigation measures exists for new and existing developments where planning permission is required. It cannot be applied however to those small scale works such as creating impervious driveways which do not require planning permission, but which can add significantly to the volume of surface water run-off into the catchment area at times of high rainfall. It is therefore important to inform residents of the impact of such changes and provide guidance as to simple actions that can be taken to alleviate the problems created by such works.

Run-off from the chalk escarpment can also be increased by land management issues such as the removal of gorse scrub. A balanced approach to such management practice needs to be adopted whereby consideration is given to the effect on groundwater retention by the removal of plant root systems.

- **AP 5.5.1 To promote information and advice to residents which encourage the use of measures to reduce surface water runoff from properties such as by creating porous driveways and taking steps to retain and manage surface water on-site, such as the use of soakaways.**
- **AP 5.5.2 To engage with Natural England and other third parties to ensure that consideration of water retention and run-off impact is considered in land management practices.**

### **5.6 Community Aspirations in Relation to Sports and Recreation**

Several recreation-related issues were raised following the public consultation surveys (10, 11) that fall into the category of community aspirations. Several public facilities were regarded as important to the sustainability of the community and should be protected by nomination as Assets of Community Value (ACV). The provision of a children's play area is supported by the community (36). The network of public rights of way (25) are a key feature that give Sutton Poyntz a sense of place (1) and could be incorporated into a series of guided walks centred on the village that promote recreational interest in the history, ecology and literary connections within the area (10). 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 which could enable a broader use of the facilities for other community purposes, such as a café, local produce sales, art exhibitions, etc. (subject to meeting security and safety concerns).

**AP 5.6.1 – Nomination of Assets of Community Value**

**The following facilities should be registered as Assets of Community value with the Local Authority under the provisions of the Localism Act 2011.**

- **The Mill Pond**
- **The Mission Hall**
- **Springhead Public House**
- **Veterans Wood**

**If any of these facilities are offered for sale, the community shall undertake a public consultation to decide whether to exercise the right to bid.**

**AP 5.6.2 – Provision of a Children’s Play Area**

**To explore the provision of a children’s play facility in the short term in co-operation with the Springhead Pub to assist the delivery of Policy SR 2.**

**AP 5.6.3 – Visitor Guides**

**Develop guides for local history, nature, literature trails and consider provision of personal guidance through the services of registered local volunteers.**

**AP 5.6.4 – Promote the Use of Public Rights of Way for Recreational Purposes**

- **AP 5.6.4.1 Provide maps and guides to promote the use of the network of public rights of way and incorporate these into themed walk guides.**
- **AP 5.6.4.2 To identify suitable cycle routes in the area and link these into the National Cycle Network**

**AP 5.6.5 – Waterworks Museum: Promote in consultation with Wessex Water extended opening of the Waterworks Museum through community volunteers and greater community use of the visitor area facilities, for example as a small café, outlet for local arts and crafts, subject to operational and safety considerations**

**AP 5.6.6 – Provision of Community Allotments and Village Green. Suitable sites are sought for the lease or purchase of land to provide a village green and community allotments. Possible sites include land immediately to the north of Mission Hall Lane (currently owned by Wessex Water) and adjoining land in private ownership to the east of Plaisters Lane.**

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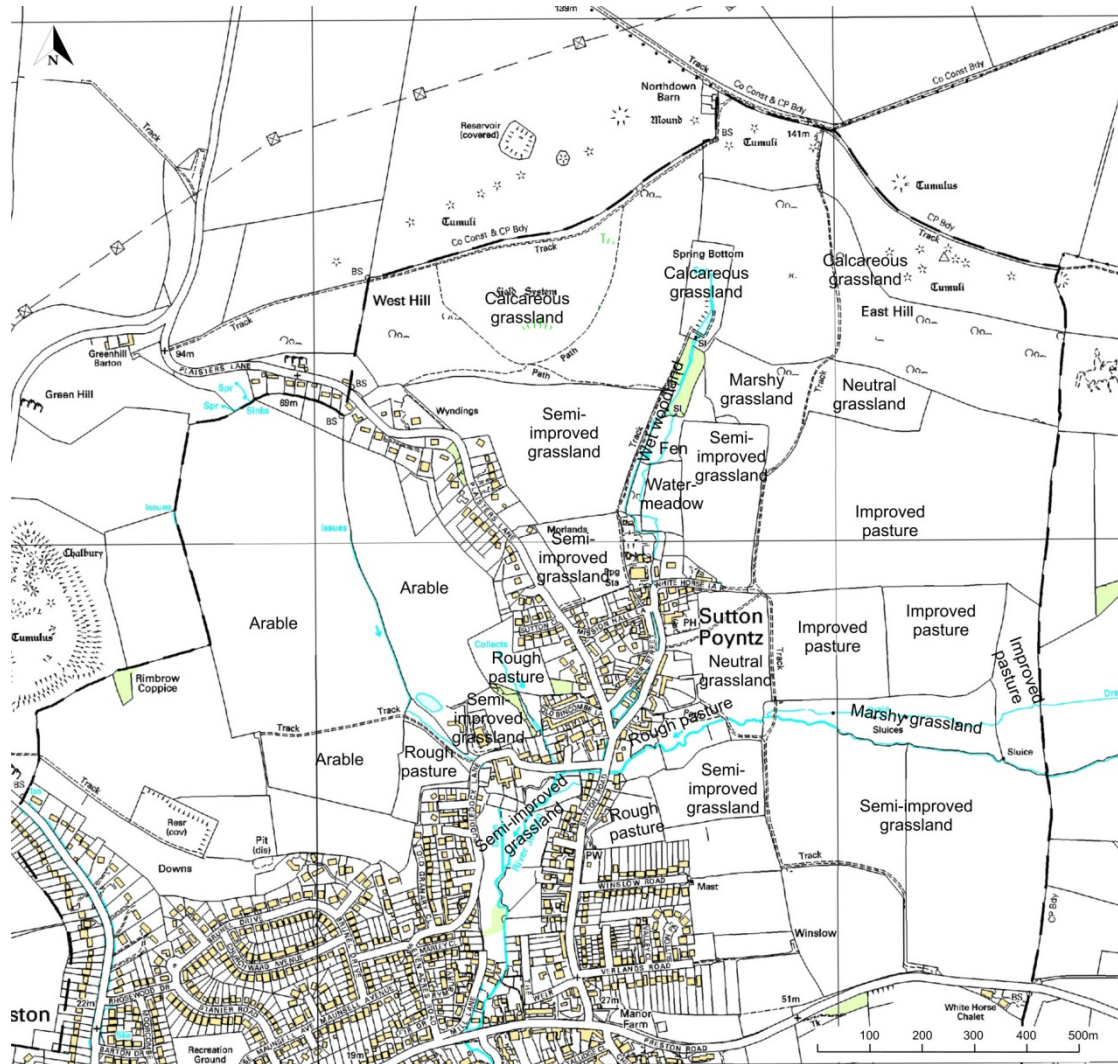
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## ANNEX

### MAPS AND OTHER SUPPORTING INFORMATION RELEVANT TO POLICIES ON BIODIVERSITY AND THE NATURAL ENVIRONMENT

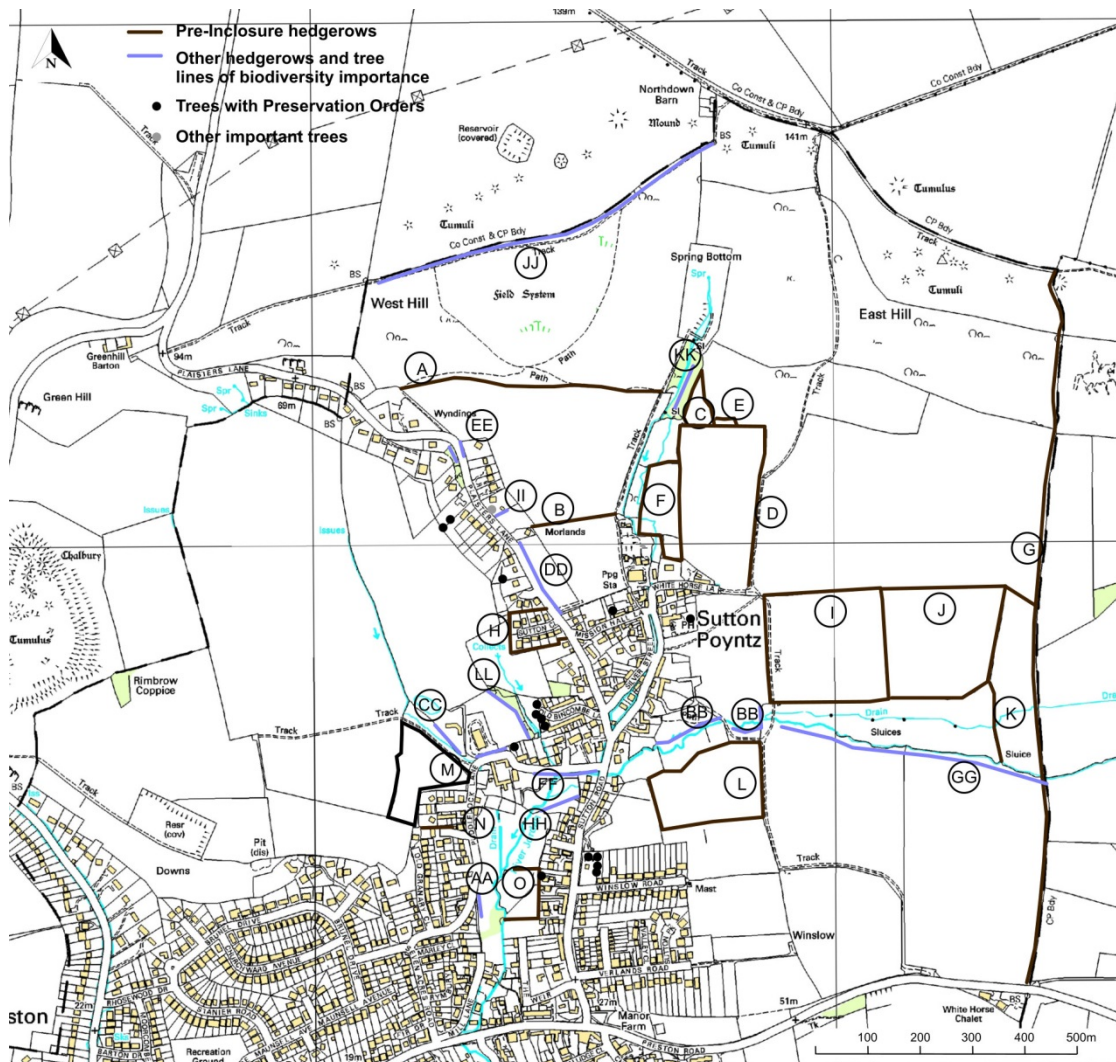
#### Biodiversity maps

#### MAP 12 - Land Classification and Priority Habitat Type



|  |
|--|
| UK NATIONAL BIODIVERSITY ACTION PLAN PRIORITY HABITAT<br>(Habitat identified as being present in the Neighbourhood Plan Area – examples and locations are outlined in the Priority Species report (4) and the Hedgerow survey (3)) |
| Ponds and Running Water  |
| Traditional Orchards   |
| Wet Woodland   |
| Hedgerows and boundary features  |
| Neutral grassland – lowland meadows  |
| Roadside verges  |
| Broadleaved Woodland and Scrub   |
| Calcareous Grassland   |
| Arable field margins   |
| Buildings  |

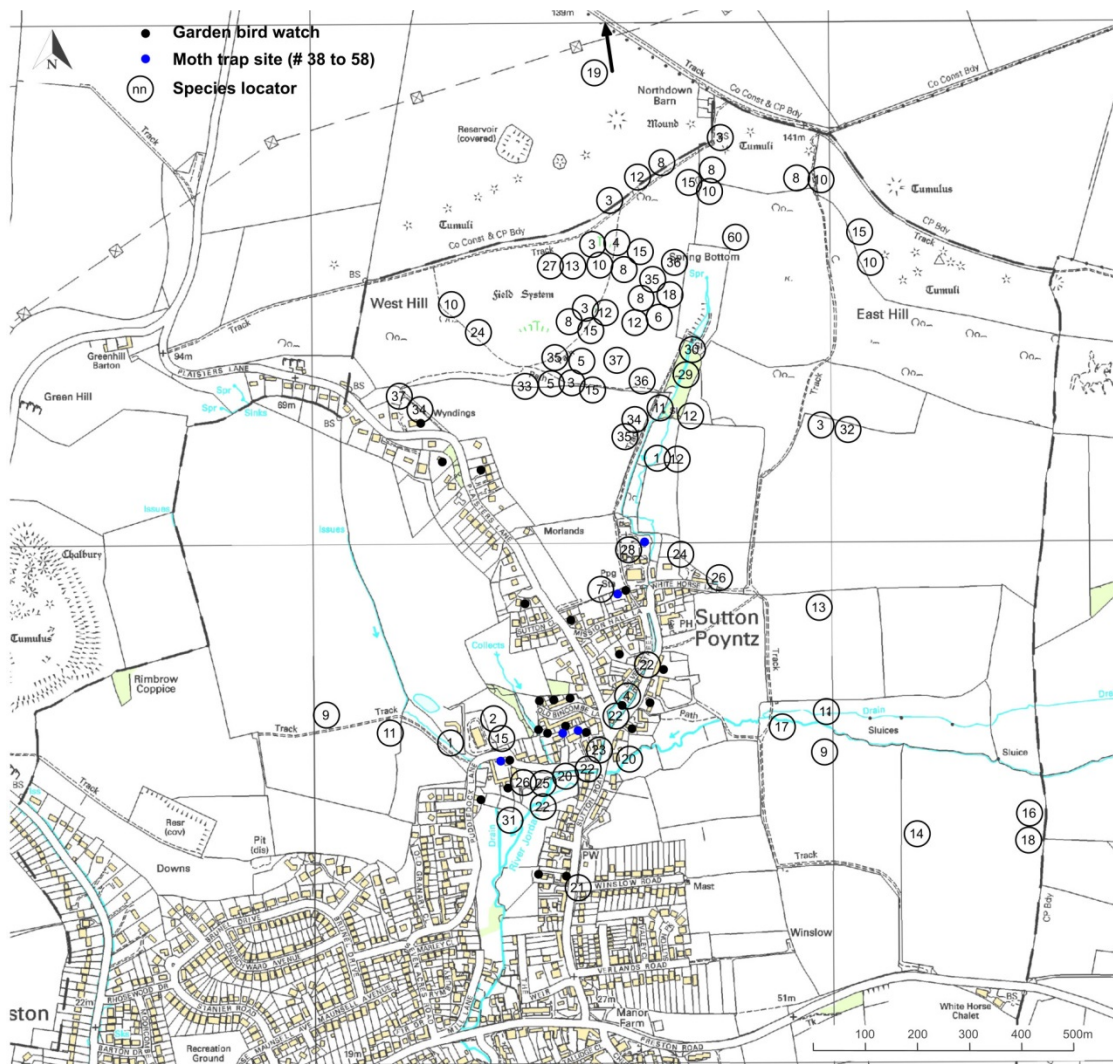
**MAP 13 - Important Biodiversity Habitat/Hedgerow Survey**



Note: Reference should be made to the hedgerow survey 2017 (3) for a detailed description of each hedgerow and the qualifying features.



### MAP 14 - List of Priority Biodiversity Species within the Sutton Poyntz Neighbourhood Plan Area.



This refers to species 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 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. A more detailed description is provided at reference 4 in Section 6 of this document.

| Map ref.  | SPECIES  |
|-----------|--|
|           | <b>BIRDS</b>   |
| <b>1</b>  | <b>Common Bullfinch <i>Pyrrhula pyrrhula pileata</i></b> |
| <b>2</b>  | <b>Common Starling <i>Sturnus vulgaris</i></b>           |
| <b>3</b>  | <b>Corn Bunting <i>Milvina calandra</i></b>              |
| <b>4</b>  | <b>Grey Wagtail <i>Motacila cinerea</i></b>              |
| <b>5</b>  | <b>Grasshopper Warbler <i>Locustella naevia</i></b>      |
| <b>6</b>  | <b>European Herring Gull <i>Larus argentatus</i></b>     |
| <b>7</b>  | <b>House Sparrow <i>Paser montanus</i></b>               |
| <b>8</b>  | <b>Linnet <i>Carduelis canbina</i></b>                   |
| <b>9</b>  | <b>Northern Lapwing <i>Vanellus vanellus</i></b>         |
| <b>10</b> | <b>Skylark <i>Aluda arvensis</i></b>                     |
| <b>11</b> | <b>Song Thrush <i>Turdus philomeios</i></b>              |

|     |   |
|-----|---|
| 12  | Spotted Flycatcher <i>Muscicapa striata</i>             |
| 13  | Ring Ouzel <i>Turdus torquatus</i>                      |
| 14  | Whinchat <i>Saxicola rubetra</i>                        |
| 15  | Yellow Hammer <i>Emberiza citronella</i>                |
| 16  | Yellow Wagtail <i>Motacilla flava flavissima</i>        |
| 17  | Redwing <i>Turdus iliacus</i>                           |
| 18  | Fieldfare <i>Turdus pilaris</i>                         |
|     | <b>MAMMALS</b>  |
| 19  | Brown Hare <i>Lepus europaeus</i>                       |
| 20  | Water Vole <i>Arvicola amphibius</i>                    |
| 21  | West European Hedgehog <i>Erinaceus europaeus</i>       |
|     | <b>FISH</b>   |
| 22  | European Eel <i>Anguilla anguilla</i>                   |
| 23  | Brown Trout <i>Salmo trutta</i>                         |
|     | <b>HERPTILES</b>  |
| 24  | European Adder <i>Vipera berus</i>                      |
| 25  | Grass Snake <i>Natrix natrix</i>                        |
| 26  | Slow worm <i>Anguis fragilis</i>                        |
| 27  | Common Toad <i>Bufo bufo</i>                            |
| N/A | Great Crested Newt <i>Triturus cristatus</i>            |
|     | <b>BATS</b>   |
| 28  | Brown Long Eared <i>Plecotus auritus</i>                |
| 29  | Barbastelle <i>Barbastella barbastellus</i>             |
| 30  | Greater Horseshoe <i>Rhinolophus ferrumequinum</i>      |
| 31  | Noctule <i>Noctula nyctalus</i>                         |
| 32  | Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>        |
|     | <b>BUTTERFLIES</b>                                      |
| 33  | Dingy Skipper <i>Erynis tages</i>                       |
| 34  | Grizzled Skipper <i>Purgus malvae</i>                   |
| 35  | Lulworth Skipper <i>Thymelipus acteon</i>               |
| 36  | Small Heath <i>Coenonympha pamphilus</i>                |
| 37  | Brown Wall <i>Hasiommata negera</i>                     |
|     | <b>MOTHS (at sites marked with a blue dot)</b>          |
| 38  | Blood Vein <i>Timandra comae</i>                        |
| 39  | Centre Barred Sallow <i>Atethmia centrago</i>           |
| 40  | Cinnibar <i>Tyria jacobaeae</i>                         |
| 41  | Dark-barred Twin-spot Carpet <i>Xanthoroe ferrugata</i> |
| 42  | Dusky Thorn <i>Ennomos fuscantaria</i>                  |
| 43  | Buff Ermine <i>Spilosoma lubricipeda</i>                |
| 44  | White Ermine <i>Spilosoma luteum</i>                    |
| 45  | Common Fanfoot <i>Pechipogo strigilata</i>              |
| 46  | Figure of Eight <i>Diloba caeruleocephala</i>           |
| 47  | Garden Tiger <i>Actia caja</i>                          |
| 48  | Knot Grass <i>Acronicta rumicis</i>                     |
| 49  | Lackey <i>Malacosoma castrensis</i>                     |
| 50  | Lunar Yellow Underwing <i>Noctua urbona</i>             |
| 51  | Mouse Moth <i>Amphipyra tragopogomis</i>                |
| 52  | Mullein Wave <i>Scopula marginepunctata</i>             |
| 53  | Oak Hook Tip <i>Watsonalla binaria</i>                  |
| 54  | Shoulder Striped Wainscot <i>Mythimna comma</i>         |
| 55  | Small Emerald <i>Hemistola chrysoprasaria</i>           |
| 56  | Small Phoenix <i>Ecliptopera silaceata</i>              |
| 57  | Small Square Spot <i>Diarsia rubi</i>                   |
| 58  | Sword Grass <i>Xylena exsoluta</i>                      |
|     | <b>BETTERLES</b>  |
| 59  | Violet Oil-beetle <i>Meloe violaceus</i>                |
|     | <b>FLORA</b>  |
| 60  | Eyebright <i>Euphasia sp.</i>                           |

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**BNE 2.4.** Extract from the Lawton Report 2010 (2) ‘Making space for nature’2.2.1  
What is an ecological network?

*Much of England’s wildlife is now restricted to certain places, our wildlife sites, consisting largely of semi-natural habitats moulded by millennia of human-use. These sites are essential for the survival of many plants and animals and will remain important even if the species and habitats within them change. Surviving in small, isolated sites is, however, difficult for many species, and often impossible in the longer term, because they rarely contain the level of resources or the diversity of habitats needed to support sustainable populations. However, an alternative is to designate a suite of high quality sites which collectively contain the range and area of habitats that species require.... and allow species to move between them. It is this network of core sites connected by buffer zones, wildlife corridors and smaller but still wildlife-rich sites that are important in their own right and can also act a ‘stepping stones’ that we call an ecological network. ‘Wildlife corridors’ do not have to be continuous, physical connections: a mosaic of mixed land use, for example, may be all that is needed – it is the permeability of the landscape to species that matters*