

Sutton Poyntz Neighbourhood Plan Policies

Cross-Mapping of the Sutton Poyntz Neighbourhood Plan Policies against the Proposed Policies in the Pre-Submission Version of the Weymouth Neighbourhood Plan

Background

With the formation of Weymouth Town Council due to local government reorganisation it was agreed to create a Weymouth Neighbourhood Plan (W) and that the Weymouth Neighbourhood Area would incorporate the whole of the Weymouth Town Council area including that covered by the 'made' Sutton Poyntz Neighbourhood Plan (SPNP). The Weymouth Town Council has publicly stated the intent to "include and respect" the SPNP policies in the proposed plan for the whole of Weymouth, however it is not stated how this is to be achieved, this matter being left to the W Steering Group.

Two options appear to exist for incorporation of the SPNP policies.

- (a) A separate section (or "Chapter") within the W containing the SPNP policies with reference to the 'made' SPNP document.
- (b) A Chapter or Appendix identifying the policy areas where the W policies replicate and/or enhance the SPNP policies and can therefore supercede them and for those policy areas which are not adequately addressed the inclusion of the SPNP policy reworded as necessary to apply to Weymouth as a whole. This approach has been used in similar situations with Local Plans e.g. North Dorset as discussed with Dorset Council.

In the interests of simplicity, a fully integrated community approach, clarity of ownership, ease of monitoring and extension of the plan period, option (b) is suggested as the most logical and realistic approach subject to formal public consultation.

In the event that the Weymouth Neighbourhood Plan is not 'made' the SPNP will continue in its current form and be subject to review by Weymouth Town Council as the Qualifying Body.

The cross-mapping exercise below is designed to inform option (b) which will ultimately be subject to a decision of the Weymouth Town Council and have regard to public feedback following statutory consultation.

Table X:

SPNP Policy	W Policy	Comments
BNE1: Protection and Enhancement of Wildlife Habitat in relation to New Development		
<p>BNE1.1 Development proposals that protect or enhance wildlife habitat on-site and along their boundaries will generally be supported.</p>	<p>Policy W05: Ecological Impact of Development Development proposals should comply with national legislation and the requirements of the LPA and, unless statutorily exempt, must contribute to the enhancement of the natural environment by providing for a substantial biodiversity net gain. All development proposals should consider potential ecological impacts at an early stage in their design consistent with best practice guidance and identify an array of suitable habitats and other measures (e.g. bat tiles, swift bricks, bird boxes, retention of hedges and other heritage boundaries, green roofs, rainwater gardens etc) to be included in the development.</p>	<p>Fully aligns and strengthens SPNP policy -W policy is more robust and calls for minimum 10% biodiversity net gain in line with the government Environment Act 2021 which was introduced after the SP policy was made and which is a minimum legal requirement.</p>
<p>BNE1.2 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.</p>	<p>Policy W05: as above Policy W03: Wildlife Habitats and Areas Development proposals that are likely to have a significant adverse effect on the integrity or continuity of landscape features and habitats of local and national importance and the wild flora and fauna in those areas indicated on Maps 8A and 8b will not be supported unless unavoidable due to exceptional circumstances and the proposed mitigation measures are proportionate to the status of the site and satisfy the requirements of the local planning authority. Compensation measures will be permissible as a last resort only. Proposals to protect or restore any existing features, or to create new features of wildlife habitat – particularly where these form linkages between habitats within or beyond the site – will be supported.</p>	<p>W05 policy strengthens the biodiversity net gain element of the SPNP policy by quantifying it in line with recent legislation. W03 also ensures that biodiversity enhancement measures are introduced that are proportionate to the ecological status of the site based upon a site specific ecological evaluation</p>
<p>BNE1.3 Development will not lead to or cause serious risk of environmental harm to</p>	<p>Policy W04: Wildlife Corridors Wildlife Corridors should be protected from development, other than that required to maintain, enhance, or</p>	<p>Aligns with and strengthens SPNP policy through an extended corridor in</p>

SPNP Policy	W Policy	Comments
<p>the Green Corridor in Sutton Poyntz which follows the River Jordan and its tributaries.</p>	<p>interpret their landscape or wildlife purposes. All development proposals within the areas recognised as Wildlife Corridors on Map 9 should meet the requirements of the Dorset Biodiversity Appraisal Protocol. Wherever appropriate, development proposals should demonstrate they take the opportunity to enhance and extend the network of Wildlife Corridors as a means of mitigating development impact with a focus on increasing biodiversity, wildlife value and general amenity value of these corridors. Where Wildlife Corridors are disrupted as an unavoidable consequence of adjacent or nearby development, developers will be required to minimise the impact and to carry out remedial action in accordance with a scheme agreed with the Local Planning Authority.</p>	<p>line with the DERC ecological maps and supports the same underlying principles of applying the Dorset Biodiversity Appraisal Protocol. Extends the green corridor along the River Jordan to Bowleaze Cove giving the benefit of connectivity with other areas as per the SPNP intent. Could be seen as being more restrictive on development as the whole of the residential area is covered on the evidence source map compared to the original SPNP map.</p>
<p>BNE1.4 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.</p>	<p>Policy W04 as above applies.</p>	<p>Fully aligns with requirements in W04 above. Both policies may be modified by provisions for Biodiversity Net Gain as a result of the Environment Act.</p>
<p>BNE2: Local Green Spaces</p>		
<p>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.</p>	<p>Policy W10: Local Green Space The areas listed in Schedule 1 of the Neighbourhood Plan are designated ‘Local Green Spaces’ and are protected from new development unless minor and ancillary to their existing use, or ‘very special circumstances’ can be demonstrated.</p>	<p>Aligns with the NPPF. Each of the 7 Sutton Poyntz sites are included in Schedule 1 and so given equivalent protection to the SPNP. The caveats in W10 align with the intent of the SPNP and</p>

SPNP Policy	W Policy	Comments
		comply with the NPPF requirements.
Policy BNE3: Tree Preservation		
<p>Development proposals should retain and protect existing trees and hedges which contribute to the distinctive character 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.</p>	<p>Policy W06: Trees, Woodlands, and Hedgerows Development proposals should avoid the loss of or damage to trees, woodland, orchards, or hedgerows that contribute positively to the character, biodiversity, and amenity of an area. Development proposals which could result in loss or damage to ancient, protected, or veteran trees will not be supported. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site with an indigenous species along with a method statement for the ongoing care and maintenance of that planting. Such replacement planting should at least be on a two-for-one basis, adopt a 'right tree right place' approach and demonstrably increase the canopy cover on site consistent with an overall objective of a minimum 15% canopy cover over the plan period. A Tree Survey should be submitted as an integral part of all planning applications where there are trees within the application site and, for major development proposals, on land adjacent to it that could influence or be affected by the development.</p>	<p>Fully aligns with the intent of SPNP policy and extends the scope to specifically include hedgerows and orchards. A 2:1 replacement ratio where there is unavoidable loss and a right tree right place policy align with the SPNP policy intent.</p>
Policy GA1: Transport Needs and New Development Any new development that generates additional traffic flow should:		
<p>GA1.1 Seek to minimise dependency on private car usage.</p>	<p>Policy W07: Footpaths, Rights of Way, and Bridleways Footpath routes, rights of way and bridleways should be protected from development. Proposals for new footpaths and trails and countryside access facilities, or to improve those that exist, will be supported where it can be demonstrated that consideration has been given to making the facility</p>	<p>Several policies are aligned to the intent of the SPNP to reduce car usage in favour of walking/cycling and public transport. Given the broad generic SPNP policy it is considered to be significantly</p>

SPNP Policy	W Policy	Comments
	<p>accessible for people with mobility impairment and there is no adverse or harmful impact on statutorily protected species or habitats.</p> <p>Policy W46: Transport and Travel Development proposals should: identify the realistic level of traffic it is likely to generate. Schemes that generate ‘significant amounts of traffic movements’ should provide a transport assessment, statement, or travel plan as required by the Local Planning Authority. Development that would give rise to unacceptable highway dangers and/or air pollution will not be supported. maximise opportunities to walk and cycle and connect safely with existing walking and cycling routes; and support public transport schemes and infrastructure wherever possible.</p> <p>Policy W47: Public Transport Development proposals in association with improvements to the public transport infrastructure and network will generally be supported.</p>	<p>strengthened by the W policies.</p>
	<p>Policy W55: Public Spaces Development proposals that will enhance the public realm, such as streets, squares, pavements, through the provision of street furniture, planting, and appropriate scale signage, will be supported provided it is demonstrated through a design and access statement that the proposals will enhance the character, appearance, and sense of place in their immediate locality. New or improved lighting should be limited, unobtrusive and energy efficient, and minimise light pollution. Innovative design and art installations in the public realm is encouraged.</p>	<p>Lighting is well covered, more explicitly stated and aligns with the SPNP intent. W55 addresses the intent of the SPNP regarding character of footways - with the statement “<i>the proposals will enhance the character, appearance, and sense of place in their immediate locality.</i>”</p>
<p>GA1.2 Apply the hierarchy of roads users to identify</p>	<p>As above</p>	<p>Policies align as above.</p>
<p>GA1.3 Provide suitable access links to existing pedestrian</p>	<p>Policy W50: Cycle Routes Development proposals to improve and extend existing cycle routes, to effect better segregation from motor traffic, and</p>	<p>W50 policies fully align with and support the intent of</p>

SPNP Policy	W Policy	Comments
and cycle routes where such opportunities exist.	to link them to the wider network of walking and cycling routes will be supported.	the SPNP and are stated in more detail.
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.	Policy W48: Off-Street Parking Development should be designed to discourage additional on-street parking on the existing road network. Development proposals that do not comply as a minimum with Dorset Council’s published off-street parking local parking guidance will not be supported.	W48 policy fully aligns – Policy replicates SPNP and streamlines as a single area wide policy.
GA2.2 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.	Policy W48: Off-Street Parking Development should be designed to discourage additional on-street parking on the existing road network. Development proposals that do not comply as a minimum with Dorset Council’s published off-street parking local parking guidance will not be supported.	W48 policy fully aligns – Policy replicates SPNP and streamlines as a single area wide policy.
Policy GA3: Impact on Traffic Density on Current Infrastructure		
Proposals for new or improved transport infrastructure will be supported.	Policy W51: Traffic Impact Development proposals to reduce the volume and impact of motor vehicles including: traffic calming and gateway treatments to deter non-local traffic in residential streets and visitor areas; extending the areas of pedestrian and cycling priority in town, village, and neighbourhood centres; establishing functioning Park and Ride facilities in appropriate locations; and campervan/motorhome overnight parking areas, which do not harm the character of the area; provision of dedicated cycle or public transport lanes; Will be supported provided they have been subject to consultation with the community.	W51 policy aligns with the SPNP intent and broadens the scope appropriately given the need to consult with the public.
	Policy W33: Timing of the Infrastructure Major development should be phased logically and in tandem with the timely and co-ordinated provision of infrastructure to help support sustainable	W36 policy aligns with the SPNP intent and broadens the scope appropriately.

SPNP Policy	W Policy	Comments
	growth and ensure that an unacceptable strain is not placed on the existing infrastructure.	
Policy GA.4: Pollution Reduction		
The provision of adequate ultra-low emission vehicle charging facilities for all new residential units will be supported.	<p>Policy W49: Vehicle Charging Facilities Development proposals which include parking facilities, or which are likely to generate vehicle movements or vehicle ownership will be expected to integrate the provision of infrastructure to enable the charging of electric or other ultralow emission vehicles into the design and layout of the development in accordance with the current requirements of the local planning authority.</p> <p>The provision of public electric vehicle charging outlets in suitable locations will be supported.</p>	W49 policy aligns with SPNP policy and intent and extends to the provision of publicly accessible charging outlets as an area wide policy. Implementation of both is determined by the Local Plan policy.
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.	<p>Policy W45: Heritage Assets Development proposals should demonstrate, where relevant, that they respect and will cause no significant harm to heritage assets and their setting.</p> <p>Development proposals affecting designated and non-designated heritage assets should be accompanied by proportionate historic environment heritage impact assessments including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the proposals (including their settings) along with any potential archaeological remains, and the nature and degree of those effects, demonstrating how any harm would be avoided, minimised, or mitigated.</p> <p>Development proposals on previously undeveloped land should be accompanied by the results of an archaeological assessment of the development site. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.</p>	Strengthens and incorporates SPNP policy in full as paragraph 3.

SPNP Policy	W Policy	Comments
	Applications will be determined strictly in accordance with national policy and guidance and the development plan.	
Policy H&P1: Building Style and Design		
<p>H&P1.1 Development will seek to preserve or enhance the character or appearance of the Conservation Area, taking into account of traditional building style and materials.</p>	<p>Policy W14: Design All proposals for new development should demonstrate high quality of design, use of materials and detail, which harmonise with the recognised local character and context; also, having regard to prevailing scale, massing and density and the development principles set out elsewhere in the Neighbourhood Plan. Within conservation areas, development proposals are expected to demonstrate how they will positively conserve and enhance the unique characteristics of the area. Innovative design approaches will be supported where they enhance the character, function and visual amenity of the local plan. Development proposals within the DNL, must in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the Dorset DNL Management Plan for high quality design, materials and standards of workmanship.</p>	W14 covers the policy and intent of the SPNP policy in full.
<p>H&P1.2 Subject to H&P1.4 below New development within the village should take account of nearby buildings 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 are: Historic Core West Side Plaisters Lane North Gateway</p>	<p>W14 as above Policy W15: Extensions & Alterations Extensions, and retrofit measures to improve energy efficiency, that require planning consent, should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to:- the choice of materials the scale of development including roof heights, and layout within the plot Proposals should demonstrate due regard for the design guidance relating to the location of the development.</p>	As the W14 is a general Weymouth wide policy it is not as specific as the SPNP policy. Reference should therefore be made to the Annex to this document which contains the SPNP Area Character Assessment map and key. Sub-section 9.22 of the supporting text to the W does however make clear reference to this - <i>“The Sutton</i>

SPNP Policy	W Policy	Comments
Puddledock South		<p><i>Poyntz Neighbourhood Plan recognises the value of taking nearby building style and materials into account and the recognition of local character areas.”</i></p> <p><i>This is also referenced with a hyperlink to the SPNP in 2.13 - “The Sutton Poyntz Neighbourhood Plan identified five distinct ‘character areas’¹ within the confines of the village of Sutton Poyntz. A similar tapestry of conspicuous character areas exists throughout the Weymouth area.”</i></p>
<p>H&P1.3 New development and extensions or alterations to existing buildings will not detract from the local character of the DNL.</p>	<p>As above noting in particular the final paragraph of W14 Development proposals within the DNL, must in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the Dorset DNL Management Plan for high quality design, materials and standards of workmanship.</p>	<p>Aligns and provides equivalent or higher level of protection to SPNP policy.</p>
<p>H&P1.4 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.</p>	<p>Policy W14: Design All proposals for new development should demonstrate high quality of design, use of materials and detail, which harmonise with the recognised local character and context; also, having regard to prevailing scale, massing and density and the development principles set out elsewhere in the Neighbourhood Plan. Within conservation areas, development proposals are expected to demonstrate how they will positively conserve and</p>	<p>Aligns with the SPNP. SPNP Character Area map included as an Annex to this Chapter. See also comments under 1.2 above.</p>

¹<http://www.suttonpoyntz.org.uk/images/Neighbourhood/ReferendumVersion/NPReferendumVersionNov2019.pdf>

SPNP Policy	W Policy	Comments
	<p>enhance the unique characteristics of the area.</p> <p>Innovative design approaches will be supported where they enhance the character, function and visual amenity of the local plan.</p> <p>Development proposals within the DNL, must in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the Dorset DNL Management Plan for high quality design, materials and standards of workmanship.</p>	
Policy H&P2: Housing Numbers and Size		
<p>H&P2.1</p> <p>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.</p>	<p>Policy W14: Development Boundaries</p> <p>Development shall be focused within the defined development boundaries as identified in the development plan. Development proposals will be supported within the defined development boundaries subject to alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with relevant policies in the development plan.</p>	<p>W14 aligns with the SPNP policy and intent which also has to comply with the Local Plan provisions - SUS2.</p>
<p>H&P2.2</p> <p>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.</p>	<p>Policy W17: Housing Mix</p> <p>New residential development should provide or contribute to a mix of housing tenures types and sizes to help maintain mixed, balanced and inclusive communities within the neighbourhood plan area. The proposed housing mixes on major sites should be based on a up-to-date local housing needs analysis.</p>	<p>Policy W17 fully aligns with the SPNP – see supporting text for W17 regarding 2-3 bedroom homes being the preference for Weymouth as a whole as identified in the Housing Needs Analysis.</p>
H&P3: Key Views		
<p>H&P 3.1</p> <p>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</p>	<p>Policy W13: Panaramas, Vistas and Views</p> <p>In the neighbourhood area, there are important panoramas, vistas and views that contribute to the special character and quality of coast, town and countryside including (but not limited to) those shown on Maps 16A and 16B.</p> <p>Development proposals will only be supported where it can be demonstrated that there will be no significant negative</p>	<p>Policy W13 incorporates SPNP Key Views with inclusion of the map in full.</p>

SPNP Policy	W Policy	Comments
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	impact on any important public panorama, vista, and view. Development proposals likely to impact on the area's important panoramas, vistas, and views, should demonstrate due regard to the local design guidance whenever available.	
H&P3.2 New development should respect the key views. Any development which would obstruct or significantly detract from them will not be supported.	As above.	Policy W13 aligns with SPNP policy and intent and includes the relevant map.
Policy H&P4: 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.	Policy W34: Sustainable Development New development should seek to achieve high standards of sustainable development, and demonstrate that design, construction, and operation aligns with the strategic environmental objectives of the Neighbourhood Plan. New development will be supported provided: sustainable construction methods, water conservation measures, SuDS and permeable surfaces are fully integrated into the development proposals; energy conservation measures and renewable energy technology predominate; development will not result in unacceptable levels of light, noise, air, or water pollution; provision is made for the fastest possible broadband and other communication connections to all new properties; and adequate provision is made for the safe and secure parking and storage of bikes and electric vehicles consistent with the prevailing standard of the Local Planning Authority. The retrofitting of energy conservation measures and renewable energy technology is supported. Where planning permission is required, measures and	SuDS policy is addressed in W34 (i) and the policy statement (highlighted in bold text) incorporated in the supporting text to W34 in full.

SPNP Policy	W Policy	Comments
	installations should be designed to minimise visual impact and nuisance to adjoining uses. The sensitive retrofitting of historic buildings and buildings in conservation areas should follow the guidance provide by Historic England.	
Policy SR1: Protection of Community Assets		
<p>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</p>	<p>Policy W52: Existing Community Buildings Development proposals, including change of use, which results in the permanent loss of local community buildings, hubs, or structures (including where the most recent lawful use was as a community use), will not be supported unless: it can be demonstrated that there is no local need for the facility, or it is no longer viable or practical to continue the existing use, or a suitable replacement is provided in an equally accessible location to serve the local community. Preference will be given to the change of use or redevelopment to appropriate alternative community uses. Extensions and improvements to existing community buildings will be supported that they: diversity and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form); or help meet identified development needs through the more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a community hub).</p> <p>W53: Public Houses Development proposals that involve the loss of a public house with heritage, cultural, economic, or social value must demonstrate that its use as a public house is unviable, and its retention has been fully explored. A period of at least 12 months vacancy should precede any change of use application, which should be accompanied by authoritative evidence of continued marketing over at least a 24-month period</p>	<p>W52 aligns with the SPNP policy and lists the Mission Hall in the supporting table.</p> <p>W53 on public houses aligns with SR1.1 for the Springhead pub.</p>

SPNP Policy	W Policy	Comments
	<p>and no market interest in the building as a public house forthcoming, nor interest from local communities for the space to be used for alternative community uses.</p> <p>The loss of part of a public house, including cellar space, car parking or other facilities complementary to its operation as a public house, will be resisted where it would adversely affect such operation.</p> <p>Development proposals having an adverse impact on the existing operation and/or viability of a public house will be strongly resisted.</p>	
<p>SR1.2 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.</p>	<p>As above.</p>	<p>W52 and W53 align with the SPNP policy on the Mission Hall and Springhead pub.</p>
<p>SR 1.3 Proposals designed to modernise or extend community facilities for public use, including increasing their capacity, will generally be supported.</p>	<p>Policy W52: Existing Community Buildings Development proposals, including change of use, which results in the permanent loss of local community buildings, hubs, or structures (including where the most recent lawful use was as a community use), will not be supported unless: it can be demonstrated that there is no local need for the facility, or it is no longer viable or practical to continue the existing use, or a suitable replacement is provided in an equally accessible location to serve the local community.</p> <p>Preference will be given to the change of use or redevelopment to appropriate alternative community uses.</p> <p>Extensions and improvements to existing community buildings will be supported that they: diversify and support the continuation of the existing community use (for example</p>	<p>W52 aligns with the SPNP policy and lists the Mission Hall in the supporting table.</p>

SPNP Policy	W Policy	Comments
	the change of part of the site to maintain the original use in a viable form); or help meet identified development needs through the more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a community hub).	
Policy SR2: 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.	Policy W54: Sports and Recreation Development proposals to facilitate low and zero carbon offshore renewable energy projects will be supported if: the natural and undeveloped coast, geodiversity and biodiversity is protected; it is demonstrated, through a coastal landscape and seascape impact assessment (where required), that there will be no significant adverse impact on the natural undeveloped coast; and in all other ways, it conforms with the policies in the Neighbourhood Plan.	W54 as a Weymouth wide policy generally aligns with the more specific SPNP policy. Although not covering the precise SPNP location the conditions the W policy, specifically to “take into account the views and aspirations of the local community” ensure this policy will be respected.

CONCLUSIONS

The SPNP and W policies do not appear to conflict and in general terms it is reasonable to conclude that the W policies adequately cover the scope and intent of the SPNP policies and enhance them significantly in a number of areas. The SPNP policies are either replicated by W policies or can be superseded with policies of equal or enhanced effectiveness, both in terms of the policy and the policy intent.

**Weymouth Neighbourhood Plan Steering Group
October 2023**

ANNEX

SUTTON POYNTZ CHARACTER AREAS

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.

Character Areas in the Sutton Poyntz Neighbourhood Area

