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**Date:** 28 August 2019

**Ref:** Sutton Poyntz

**Officer:** N Cardnell



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Dear Chris

**SUTTON POYNTZ NEIGHBOURHOOD PLAN EXAMINATION**

Further to the Examiner's procedural letter dated 14 August 2019, please find enclosed a collective response to all the examiners questions from Dorset Council, Weymouth Town Council and the Sutton Poyntz Society as a local stakeholder organisation.

Yours sincerely,

Nick Cardnell  
**Senior Planning Officer**  
**Spatial Planning**

## RESPONSE TO PRELIMINARY QUESTIONS

- 1 (WTC) Paragraph 1.1 of the Plan on Origins and Purposes refers the Sutton Poyntz Society being recognised as a non-parish Neighbourhood Forum and becoming responsible for preparing the Neighbourhood Plan. In paragraph 1.7 on Management and Monitoring, the Plan states that with the creation of Dorset Council on 1 April 2019, Sutton Poyntz became part of the new Weymouth Town Council and alludes to, but does not state explicitly, that the Neighbourhood Plan has passed to the Town Council, and that the Town Council is now the Qualifying Body progressing the Plan. Please provide suitable text setting out the legal basis for the transfer of the Plan to the Town Council and a short statement on the changes in local government, including dates, that can be incorporated into the draft Plan.

### Weymouth Town Council

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, the responsibility passed from the Sutton Poyntz Society to the new Weymouth Town Council.

### Dorset Council

Weymouth Town Council is a 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 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 on the 1 April 2019. 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.

- 2 (WTC) The Map on page 7 shows the Neighbourhood Plan area. However, the scale is such that it is difficult to identify, particularly at the southern edge, which exact properties would be subject to the policies in the Plan and which would not. Please provide a larger scale version of the map on page 7 showing the full extent of the Neighbourhood Plan area with an explanation as to why the boundaries are where they are and clarify which are the properties that were initially excluded from the area (paragraph 1.3 of the Plan refers).

### Sutton Poyntz Society on behalf of Weymouth Town Council

The Neighbourhood Plan area was initially provided by the Sutton Poyntz Society to the Weymouth & Portland Borough Council as a KML file. The Borough Council used the KML file to generate the fairly low definition map that has been incorporated into all the key documents since then. A map drawn from the KML file itself can be viewed on the Sutton Poyntz village website at

(<http://suttonpoyntz.org.uk/index.php/neighbourhood/neighbourhood-area>). Using the zoom facility, it is possible to find exactly which properties are inside the Area. The KML file can also be drawn onto Google Earth with the same effect.

A draft Neighbourhood Area was generated through exploratory discussions between the Sutton Poyntz Society and the Weymouth & Portland Borough Council held in late 2015 and

early 2016. Various possibilities were discussed, including using the Sutton Poyntz Conservation Area (which includes historic parts of Preston), and aligning the Neighbourhood Area with one or more Census Output Areas. For legal reasons, it was not possible to include the eight Sutton Poyntz houses at the top end of Plaisters Lane, which were in West Dorset, rather than Weymouth & Portland, and part of a separate Parish Council area.

The preferred option was an area that aligned with the District/Borough boundary on the west, north and eastern sides; the boundary to the south was less obvious, but one was drawn that included most of the Important Open Gap (as defined in the Borough's Local Plan), but still left some open space that could be included if the remainder of Preston ever wished to create a Neighbourhood Plan.

This draft area was published in a Newsletter sent out in February 2016 ([http://suttonpoyntz.org.uk/images/Neighbourhood/Newsletters/Newsletter1\\_Feb2016.pdf](http://suttonpoyntz.org.uk/images/Neighbourhood/Newsletters/Newsletter1_Feb2016.pdf)). This Newsletter specifically asked for comments on the draft Neighbourhood Area. The Newsletter was distributed to a total of 393 houses: all the houses in the draft Neighbourhood Area, the eight houses at the top of Plaisters Lane, and houses south of the draft boundary along Sutton Road, Puddledock Lane, and the side-roads off those two roads.

A number of responses were received to this Newsletter, as summarised in the Sutton Poyntz Society Committee minutes for March 2016 ([http://suttonpoyntz.org.uk/images/SP\\_Soc/Meetings/2016\\_03\\_SPSoc\\_Minutes.pdf](http://suttonpoyntz.org.uk/images/SP_Soc/Meetings/2016_03_SPSoc_Minutes.pdf)). The decision on the final Area was left to the Society AGM in April 2016,

([http://suttonpoyntz.org.uk/images/SP\\_Soc/Meetings/2016\\_04\\_AGM\\_Minutes.pdf](http://suttonpoyntz.org.uk/images/SP_Soc/Meetings/2016_04_AGM_Minutes.pdf)). The AGM accepted the various representations asking for sixteen houses in Puddledock Lane and its side-roads to be included, on the basis that these houses had Sutton Poyntz postcodes and the occupants regarded themselves as being Sutton Poyntz residents. Two other representations were received concerning the southern end of Sutton Road, on the basis that these houses had deeds referring to "Preston cum Sutton Poyntz" (the name of the ecclesiastical parish). However, as the parish area included much of Littlemoor and the Preston Road (to beyond Overcombe), it was concluded that this did not justify including properties outside the Sutton Poyntz postcode.

The final boundary, submitted in the Neighbourhood Area/Neighbourhood Forum application (<http://suttonpoyntz.org.uk/images/Neighbourhood/Neighbourhood%20Area%20application.pdf>) therefore consisted of the draft boundary plus the sixteen houses along Puddledock Lane. The attached map (Annex 1 of this response to the examiners questions). shows the relevant part of the final boundary in red, and the draft boundary in blue, overlaid on the OS MasterMap for the area; this map highlights the location of the additional sixteen houses.

In summary, the Neighbourhood Area - formally agreed by the Borough Council in line with the statutory regulations - was selected on the basis of careful analysis, the full support of local councillors and public feedback.

#### Dorset Council

A large scale map (printed at A2) of the neighbourhood plan area (Map 1) has been supplied to the examiner on the 15<sup>th</sup> August 2019 in order to facilitate the examiners planned site visit. The map was printed at a scale greater than 1:25,000 so that individual properties can be identified.

- 3 (WTC) Please provide a response to the representations made by David Harris and David Northam on the Plan area and the inclusion/exclusion of certain properties.

Sutton Poyntz Society on behalf of Weymouth Town Council

The detailed response provided to Question 2 (above) provides the context to this question. The following comments relate to the specific points made by the two councillors.

- *"Does not reflect the true Geography of the area."* There was no established boundary that could be readily adopted on the southern side. The boundary that was finally chosen was close to the narrowest point along the River Jordan, between Winslow and Chalbury hills, and therefore matched the natural geography as well as was possible.
  - *"Acknowledgement of changes in Council boundaries."* The boundary was decided before local government reorganisation was proposed. Changing the boundary mid-stream (against a future organisational model) would have had complex consequences and, arguably, would have undermined the entire process. In the event, the plan was formally submitted before the organisational changes were implemented.
  - *"Area as drawn on Puddledock Lane in conflict with Strategic Objective 1."* The houses included in the Neighbourhood Area are those with Sutton Poyntz postcodes, and were included because of their occupants felt themselves to be part of Sutton Poyntz rather than Preston. Architectural style was not the key determinant. The heritage value of, for example, Malt Villa, Malt Cottages and Wheatsheaf Old Bakery is acknowledged, but these houses have Preston postcodes, and none of their occupants submitted any response to the original Newsletter (Number 1) proposing the Neighbourhood Area or raised these issues at any of the subsequent public meetings.
  - *"Boundary self-selected."* The process that led to the final boundary, including the reasons for including the sixteen houses towards the southern end of Puddledock Lane, has been described. The impetus for creating a Neighbourhood Plan came about because of the strong sense of community in Sutton Poyntz. This is described at greater length in the Neighbourhood Area/Neighbourhood Forum application. (<http://suttonpoyntz.org.uk/images/Neighbourhood/Neighbourhood%20Area%20application.pdf>). The sixteen houses were included precisely because their occupants felt themselves part of Sutton Poyntz rather than Preston. Occupants outside the final area were given the opportunity to make the same case but did not do so. Rateable value (if such information is even in the public domain) was not employed in proposed the inclusion or exclusion of properties.
- 4 (DC) Having regard to the small scale and multiple overlays of Map M-HP 1.1, please provide, in respect of the Policies Map of the West Dorset, Weymouth and Portland Local Plan, plans to a scale of at least 1:25,000, such that individual properties can be identified, showing:
- the full extent of the Preston Suburban Area Defined Development Boundary which includes Sutton Poyntz, Preston and Overcombe;
  - the Preston and Sutton Poyntz Open Gap; and
  - the areas of archaeological importance and areas of archaeological potential in the vicinity of the Plan area.

Sutton Poyntz Society on behalf of Weymouth Town Council

The attached maps (Annexes 2 & 3 of this response to the examiners questions) have been copied and assembled from the Weymouth & Portland Local Plan map at (<http://www.planvu.co.uk/wdwp/index.php>) for nearly the whole of Preston Ward. They

show respectively the Defined Development Boundary, the Important Open Gap (and separately the Wyke Oliver Important Open Gap) and the areas of Archaeological Potential (there are no areas of Archaeological Importance nearby) for those areas that were in Weymouth & Portland Borough area (there were similar designations in West Dorset but these have not been shown here). Unfortunately, the boundaries drawn by this Local Plan mapping facility are misaligned slightly with the map; the Town Council or Dorset Unitary Authority would be in a better position to provide more accurate maps, if required.

#### Dorset Council

A large scale map (printed at A2) of listed local plan policies (Map M-HP 1.1) has been supplied to the examiner on the 15<sup>th</sup> August 2019 in order to facilitate the examiners planned site visit. The map was printed at a scale greater than 1:25,000 so that individual properties can be identified.

Local Plan policies can also be viewed on the Councils Local Plan interactive mapping which has a greater range of zooming. <http://www.planvu.co.uk/wdwp/index.php>

- 5 (WTC/DC) Please provide an explanation of the archaeological features shown on Map M-HE1, and the status of the information shown on the Dorset Explorer Map supporting policy HE1.

#### Sutton Poyntz Society on behalf of Weymouth Town Council

As background, please find attached a Working Paper that was written as an input to the Place Appraisal document (but not published). Part 3 lists the monuments that are either inside the Neighbourhood Area or are situated so that the village forms an important part of their context. The Monuments layer of the Dorset Explorer map (<https://explorer.geowessex.com/>) identifies monuments listed in the Dorset Historic Environment Record (HER). Each entry on the map has a Monument ID, which can be used to access data held in the HER database. The Working Paper lists all the Monuments in and close to the Neighbourhood Area, with brief descriptions. The Monuments shown in map M-HE1 are as follows:

- MDO6670 - Roman inhumation
- MDO6686 - Victorian water turbine house
- MDO6708 - Prehistoric burial
- MDO6721, MDO6722, MDO6723, MDO6726, MDO6727, MDO6734, MDO6735, MDO6736 - Iron age, Roman or unknown age remains
- MDO24379 - WWII Nissen huts
- MDO24380, MDO24390, MDO24392 - post-medieval field boundaries and drains
- MDO24381 - Medieval ridge and furrow
- MDO24394 - Medieval strip field system
- MDO24397 - Post-medieval quarry
- MDO24410 - Medieval or post-medieval field boundaries
- MWX2881 - Roman ditches
- MWX3330 - Neolithic to post-medieval occupation site

#### Dorset Council

The Monuments layer used on Dorset Explorer is derived from the Dorset Historic Environment Record (HER). The HER is a record of all known archaeological finds and features and historic buildings in the county (ALL of these in the category of monument). The HER database however comprises more than just monuments.

As the Dorset Explorer Monuments layer ‘small print’ says it is ‘*selected sites from the Dorset Historic Environment Record (HER). This layer is updated at irregular intervals. Suitable for general interest and basic research, but not for in-depth research, planning or land management – a direct enquiry to the HER should be made for these purposes*’.

There is no categorisation in terms of whether something is extant, in good condition, of local, regional or national importance.

The areas mapped cannot necessarily be taken as the extent (current or former) of any monument – just what can be mapped (in most cases from aerial photographs).

- 6 (WTC) I would appreciate the views of Weymouth Town Council on the comments made in paragraph 1.7 on the management and monitoring of the Plan and any alternative text.

Weymouth Town Council

Weymouth Town Council is willing to take on the role of monitoring the neighbourhood plan if it is agreed at referendum. We would seek to continue to work with the local group to do this, although the group will have a slightly different legal identity.

- 7 (DC) Please provide me with a copy of the Place Appraisal 2018, as promised in Dorset Council’s letter of 31 July.

Sutton Poyntz Society on behalf of Weymouth Town Council

The Place Appraisal can be found on the village website at:

[\(http://suttonpoyntz.org.uk/PlaceAppraisalDec17/\)](http://suttonpoyntz.org.uk/PlaceAppraisalDec17/)

Dorset Council

A hard copy of the Sutton Poyntz Place Appraisal 2018 was supplied to the examiner on 14<sup>th</sup> August 2019.

- 8 (WTC/DC) The Plan has an end date of February 2036 which is described in paragraph 1.4 as aligning with that of the Local Plan but I note that the extant West Dorset, Weymouth and Portland Local Plan, adopted in 2015, only covers the period to 2031. Please clarify.

Dorset Council

We understand that the proposed Neighbourhood Plan end date of 2036 was set in order to align with the emerging West Dorset, Weymouth & Portland joint Local Plan Review plan period 2016 – 2036. Subsequent to the submission of the Sutton Poyntz Neighbourhood Plan, Dorset Council cabinet agreed on 25 June 2019 to stop progressing work on the West Dorset, Weymouth & Portland joint Local Plan Review. Instead, the council has begun work on a new Dorset-wide Local Plan which has yet to agree a plan period.

- 9 (WTC/DC) It is usual for neighbourhood plans to include a short descriptive section on the character of the Plan area, including details of the area’s population and household numbers (by reference to the 2011 Census or ONS data). Whilst I have seen references in the Consultation Statement to there being 230 households in the Plan area, the Place Appraisal gives a figure of 217 households with 456 inhabitants. It would be helpful to have the most up to date and correct figures confirmed.

Sutton Poyntz Society on behalf of Weymouth Town Council

The Place Appraisal identified 230 housing spaces in Sutton Poyntz (based on census data and hand counting). The term ‘household’ refers to occupied housing spaces (excluding holiday lets, second homes, etc), which at the time of the Place Appraisal (in 2017) came to

217 households with 456 inhabitants (Page 13, Footnote 13 refers). The Consultation Statement should therefore have referred to 230 'housing spaces' or 230 'dwelling spaces' rather than 230 'households'. Since the Place Appraisal was published, a further four houses have been constructed within the Neighbourhood Area. Currently, therefore, there are 221 households in the Sutton Poyntz Neighbourhood Plan Area with, approximately, 466 residents.

Dorset Council

It is acknowledged that the designated Sutton Poyntz Neighbourhood Area does not coincide with any Office of National Statistics (ONS) geographical area such as a super output area making accurate reference to the 2011 census difficult.

- 10 (DC) Please confirm that the reference in policy GA2.1 is to the Bournemouth Poole and Dorset Residential Car Parking Study (May 2011) which can be found on the Dorset Council website and which I understand provides the residential parking standards used by the Council.

Sutton Poyntz Society on behalf of Weymouth Town Council

This reference is correct.

Dorset Council

Dorset Council can confirm that the reference in policy GA2.1 is to the Bournemouth, Poole and Dorset Residential Car Parking Study (May 2011) which can be found on the Council website.

Draft policy GA2.1 has been written to reflect policy COM9 Parking Standards in New Development of the Adopted West Dorset, Weymouth & Portland Local Plan 2015. Policy COM9, criteria i) states "*Parking should be provided in association with new residential development. The amount of car parking to be provided will be assessed under the methodology set out in the Bournemouth, Poole & Dorset Residential Car Parking Study (or its replacement)*", taking account of four factors.

- 11 (WTC) In respect of policy GA2.3, please provide evidence of how the figure of 1,000 square metres for a new car park in the village was arrived at, how many car parking spaces this would be expected to provide, and what is meant in line 12 of the second paragraph of 4.4.3.2 by '*proportionate size*'.

Sutton Poyntz Society on behalf of Weymouth Town Council

The figure is a maximum one based upon actual experience of the use of the preferred site as a temporary car park (when major events were taking place at the Springhead) which enabled demand and space requirements to be estimated. Provision for 40-50 cars would have a significant impact on reducing parking on the narrow village streets particularly in the area around the mill pond. The calculation adopted guidance included within the Bournemouth Car Parking study of 5 to 6 m x 2.6 m for each parking space with an option for opposite bays with a 6 m wide access roadway between.

The term 'proportionate size' refers to the capacity based upon projected demand aligned to the temporary car park provision at those times when on-street parking is increased by events taking place at the Springhead Pub.



- 12 (WTC/DC) Policy GA3 requires that Community Infrastructure Levy contributions are directed towards traffic calming and control measures. Please provide details of those schemes in the Plan area that are included in Weymouth Town Council's and/or Dorset Council's Regulation 123 list.

Weymouth Town Council

The Town Council is not covered by the regulation 123 list. In addition, as the Town Council does not have responsibility for traffic calming or control measures, it may not be possible for the CIL money to be completely directed towards these matters.

Dorset Council

The government are withdrawing the regulation 123 and the requirement for a list setting out priorities for CIL spend on the 1 September 2019. An infrastructure funding statement will replace the list and it is expected that a new Dorset wide list will need to be published by December 2020 in line with the emerging regulations. The current regulation 123 list will act as an interim guide after the regulations are enacted.

The Weymouth & Portland Community Infrastructure Levy (CIL) charging schedule was adopted in October 2015, implemented in July 2016 and administered by the new Dorset Council from 1 April 2019.

All CIL receipts are subject to two initial deductions, i.e. the neighbourhood proportion and a charge of 5% that will be retained by the councils for the administration of the levy.

The neighbourhood proportion of receipts is transferred to town and parish councils on a regular basis. This proportion will be 15% for the town or parish where the development takes place, or 25% if that area has an adopted neighbourhood plan. CIL money passed directly to town or parish councils must be used by them to support the development of the areas.

After deductions, the remaining CIL money will accumulate over time and it will be the responsibility of the charging authority to spend or transfer the money to an appropriate body. The infrastructure themes that are to be funded through CIL, either in whole or in part, are identified in the Regulation 123 list.

The revised Regulation 123 list was approved by Weymouth and Portland Management Committee in April 2018. 'Transport' including highway improvements, bus services, walking and cycle improvements except for site-specific projects identified in column B are listed as the types of infrastructure which will be funded through CIL.

Revised Regulation 123 list - <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/west-dorset-and-weymouth-and-portland-community-infrastructure-levy/pdfs/spending/weymouth-portland-regulation-123-list.pdf>

To provide clarity in terms of how money collected through the levy will be spent on these themes, the council has decided to apportion future CIL money using evidence of infrastructure costs from the Infrastructure Delivery Plan (IDP).

Infrastructure Delivery Plan - <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/west-dorset-and-weymouth-and-portland-community-infrastructure-levy/pdfs/spending/infrastructure-delivery-plan.pdf>

The level of apportionment is set out in the table below.

CIL Theme Apportionment	WPBC CIL Apportionment
Culture & Leisure Facilities	10%
Dorset Heathlands	n/a



Education & Training Facilities	25%
Emergency Services	2.5%
Flood Mitigation and Coast Protection	40%
Green Infrastructure & Recreation	5%
Healthcare	5%
Poole Harbour Nutrient Management	n/a
Public Realm	2.5%
Transport	5%
Utilities	2.5%
Waste Management	2.5%

- 13 (WTC) Please advise as to how and when landowners were first notified of proposals to designate their land as Local Green Space in the Plan.

Sutton Poyntz Society on behalf of Weymouth Town Council

A list of potential Local Green Spaces formed part of the public consultation (Stage 2) launched in November 2017. This was the point at which Landowners were first formally made aware of the possible inclusion of their land. Although the public response was positive, the proposal attracted strong criticism from some (but not all) landowners, such that the Steering Group commissioned an independent report. This report, identifying possible Local Green Spaces in the Neighbourhood Area, and explaining the potential implications was sent to all the affected Landowners in April 2018 - for their comment. It was also placed on the Village website and referenced as part of the Regulation 14 consultation.

Subsequently, the Steering Group contacted all landowners within the Neighbourhood Area offering to discuss their development plans and the implications of the independent consultants' reports on Local Green Spaces and Key Views. In the six months prior to the Regulation 14 consultation, meetings were held with Wessex Water, PJ Seal Estates, and Terry Pegrum (as detailed in the Consultation Statement). A meeting with Punch Taverns was also organised, but subsequently cancelled by Punch Taverns.

During this period, separate discussions were held with the individual landowners on Puddledock Lane. It proved possible to resolve the concerns raised by Wessex Water, but it was not possible to reach agreement with the landowners on Puddledock Lane, although a significant number of changes were made in the draft policy in response to their concerns. The same landowners participated in the majority of monthly Steering Group meetings during 2018/2019. One landowner, Peter Broatch, who was initially content with the proposed Local Green Space designation (email 17 April 2018), subsequently raised concerns as part of the Regulation 16 process.

- 14 (WTC) I note that the Stage 2 Survey included questions on Local Heritage Assets, Key Views and Local Green Spaces and asked for responses on whether particular spaces, views and buildings should be identified for protection in the Plan. However, the Consultation Statement advises that in view of the concerns of various landowners, responses to the proposed lists of key views, heritage assets and Local Green Spaces '*would be excluded from the survey analysis*'. Other than consultation on the Regulation 14 version of the Plan, please clarify what public consultation took place on, and the level of support for, each of the individual proposed Local Green Spaces and key views now included in the submitted Plan.

Sutton Poyntz Society on behalf of Weymouth Town Council

A summary of the individual responses to questions 4, 5 & 13 (local green spaces, key views and local heritage assets) is attached (Annex 4 of this response to the examiners questions). This data has been created from the original Stage 2 survey sheets. Rather than issue a public response to specific comments raised about potential Local Green Spaces, Key Views and Local Heritage Assets, it was decided to commission independent, professional assessments of those spaces, views and assets. It was felt that this approach would provide a fairer basis for deciding which spaces, views and assets to include subsequently in the draft Neighbourhood Plan policies.' All three reports (local green spaces, key views and local heritage assets) were sent to affected landowners and property owners, as well as being published on the village website, prior to the Regulation 14 process (the public response proved to be consistent with the Stage 2 data).

A dedicated public meeting was also held to discuss the proposed list of local heritage assets. This afforded property owners an opportunity to raise their concerns directly with the consultant. As a result, agreement was reached on the majority of the proposed designations. Ultimately, however, it was decided not to include a specific policy on local heritage assets but to pursue this as a community aspiration - recognising that a local heritage list can only be created by a Local Authority. The report on heritage assets (October 2018) is enclosed (Annex 6).

- 15 (WTC) Please provide a plan showing where Puddings Field is.

Sutton Poyntz Society on behalf of Weymouth Town Council

Puddings Field lies immediately outside the village development boundary, to the east of Plaisters Lane. A map is attached (Annex 5 of this response to the examiners questions).

- 16 (WTC) In respect of paragraph 4.5.3.3, please advise as to which Area of Outstanding Natural Beauty (AONB) policies are being referred to as stating '*any development should be complementary*', and as being complementary to what? Also, please give examples of development in the AONB that it is envisaged could improve the key views.

Sutton Poyntz Society on behalf of Weymouth Town Council

The final version 2019 Dorset AONB management plan was not available when drafting the Neighbourhood Plan. However, the following sections of the now final 2019-24 Dorset AONB management plan are relevant:

- S.3.3 Development management: local planning authorities and the Marine Management Organisation have a statutory duty of regard for the AONB when making planning decisions. In making these decisions the relevant authority should seek the advice of Natural England, the statutory agency responsible for AONBs. In addition, this Management Plan is a material consideration in the planning process. Planning authorities seek advice from the AONB Team under the Dorset AONB planning protocol.
- S4.1 National housing policy: At the time of writing, government policy supports a huge uplift in house-building. To facilitate this, government policy includes a presumption in favour of sustainable development. This presents challenges to the AONB's landscape in terms of: Land-take for building with associated potential impacts on the landscape (its visual character as well as its component elements and overall function).

In drafting the housing policies, the Steering Group felt it was important that any new building did not detract from the location: the feel of the village nestling below the ridgeway, or the view of the village from its surroundings. It was recognised that some of the

development in the village, particularly in the 1960's and 70's, had been less than ideal architecturally so if proposals came forward to build in the local vernacular, that replaced or softened these properties then that would be complementary to the AONB and therefore to be encouraged.

An example of other development in the AONB that could improve views was the recent proposal to remove the large transmission pylons that cross to the north and west of the Neighbourhood Area and are visible on the skyline from most parts of the village. There are also unsightly telephone and power lines that cross the Mill Pond at low height, a view identified as one of the most important in the village (see response to Question 5 of the Stage 2 Survey).

## Annex 1

The location of the additional sixteen houses

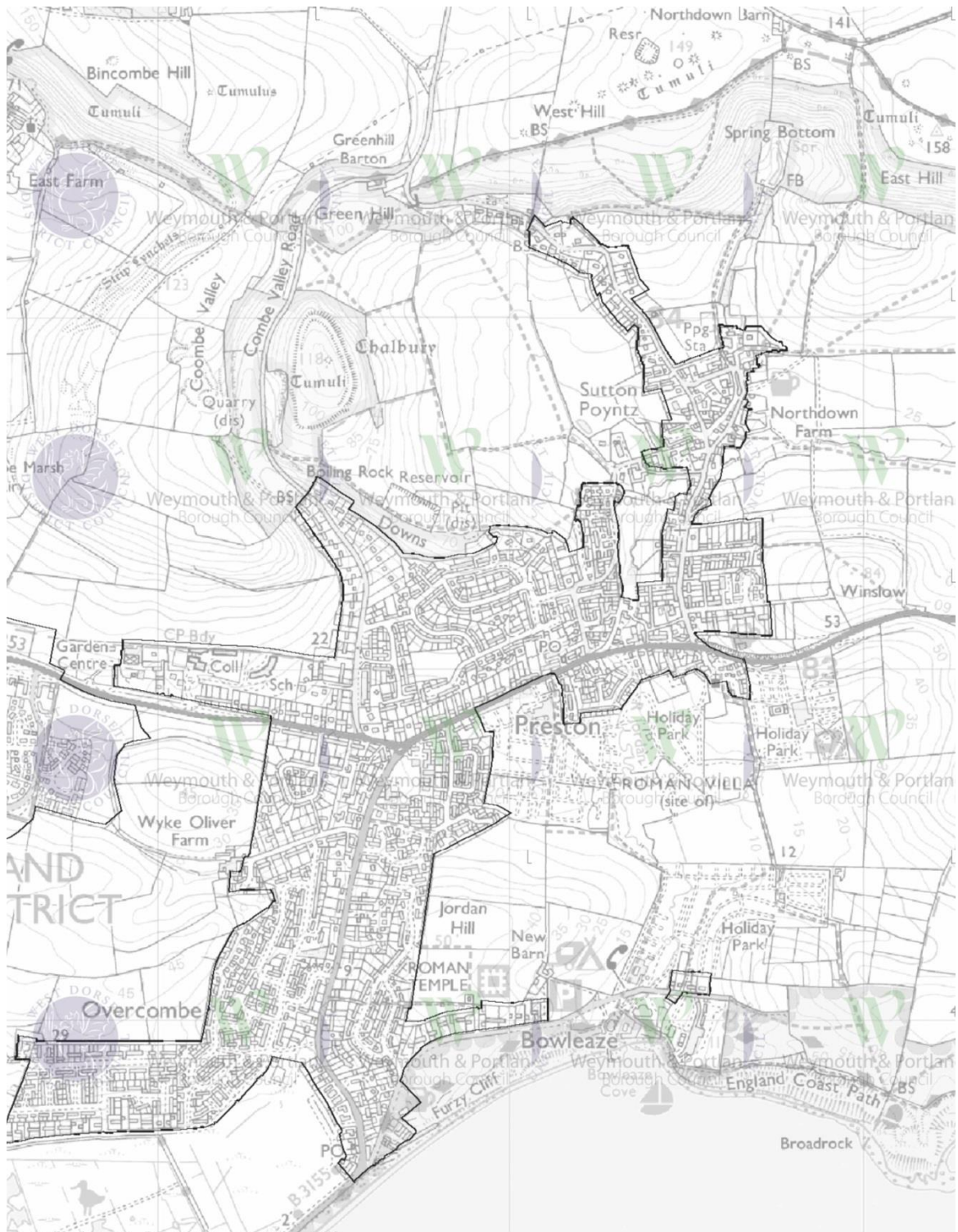


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## Annex 2

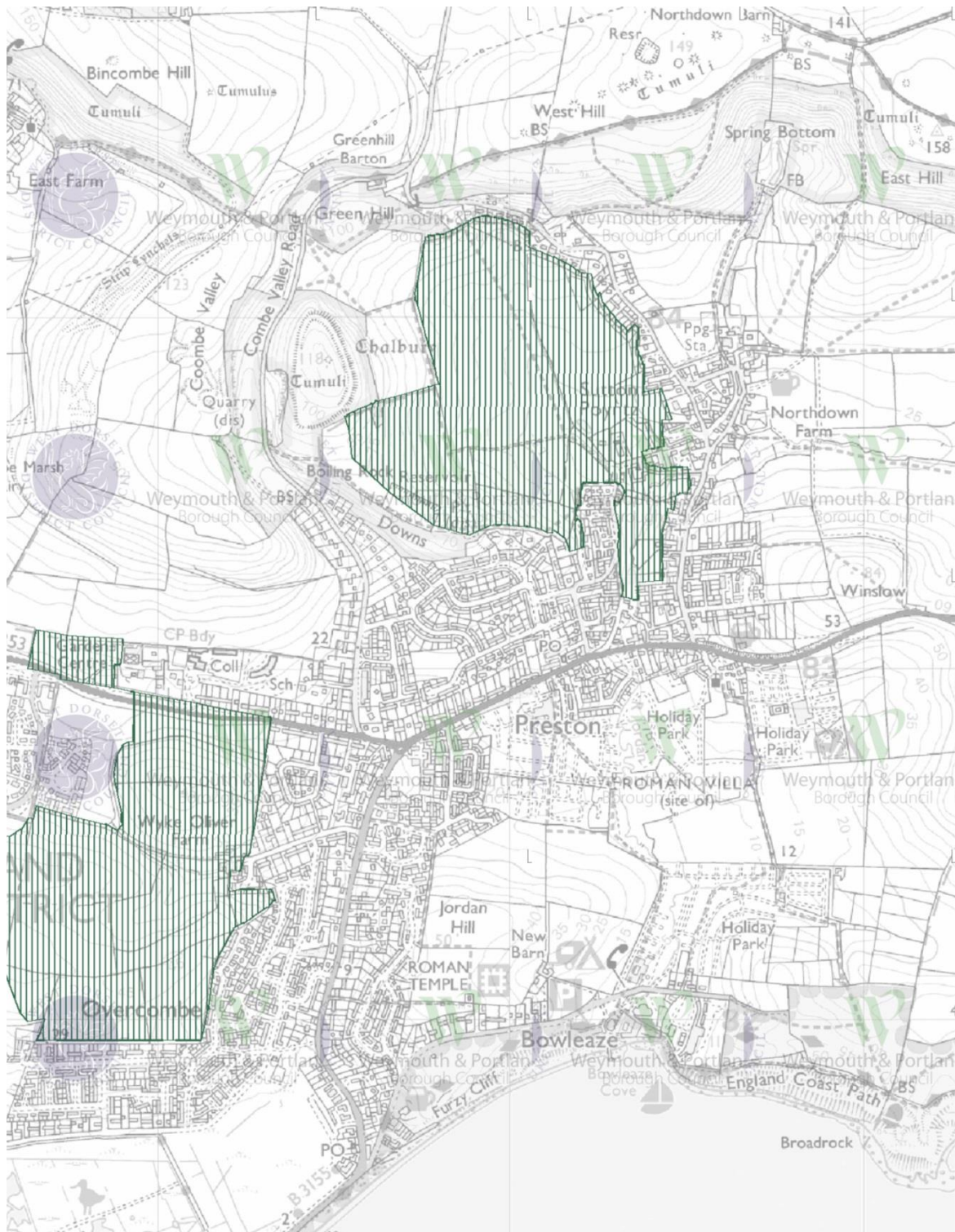
### Policy SUS2: Defined Development Boundary



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### Annex 3

#### Policy ENV3: Important Open Gaps



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## Annex 4

### INDIVIDUAL RESPONSES TO QUESTION 4 (LOCAL GREEN SPACES) – STAGE 2 SURVEY

Map Ref	Description	Agree Strongly	Agree	Disagree	Disagree Strongly	% In Favour
G1	Wet Woodland	158	65	2	9	95%
G2	Veterans Wood	163	59	4	8	95%
G3	Area of Fen	155	66	3	9	95%
G4	Water Meadow	158	64	3	9	95%
G5	Marshy Ground	139	75	9	11	91%
G6	Rough Pasture	134	69	13	11	89%
G7	Village Pond	190	37	3	11	94%
G8	Village Green	167	56	3	9	95%
G9	Puddledock Allotments	140	68	16	14	87%
G10	Pig Field	139	66	17	13	87%
G11	Green Wedge	156	56	8	12	91%
G12	Field & Copse	142	65	16	13	88%
G13	Mission Hall Orchard	154	62	7	13	92%
G14	Springhead Pub Garden	132	72	18	14	86%

### INDIVIDUAL RESPONSES TO QUESTION 5 (KEY VIEWS) – STAGE 2 SURVEY

Map Ref	Description	Agree Strongly	Agree	Disagree	Disagree Strongly	% In Favour
V1	To the east from the pond	156	61	6	11	93%
V2	From end of White Horse Lane	147	68	9	11	91%
V3	Up hills from Hunt's Yard	153	61	8	11	92%
V4	Up hills from Fox Cottage	155	62	8	11	92%
V5	Of hills from Plaisters Lane	134	65	18	17	85%
V6	From gate north of Moorlands	118	75	21	18	83%
V7	Of Plaisters Lane and hills	134	71	15	16	87%
V8	Of village down Sutton Road	122	81	15	14	88%
V9	Along stream from bridge	141	72	12	11	90%
V10	From below Chalbury Hill	139	64	12	12	89%
V11	Green Hill north-west of village	149	60	12	12	90%
V12	Footpath on hill north of Beacon	151	61	10	11	91%
V13	Margaret's Seat	158	54	6	11	93%
V14	Osmington/Preston boundary	141	68	9	11	91%
V15	Of village from track below Winslow	137	70	9	14	90%

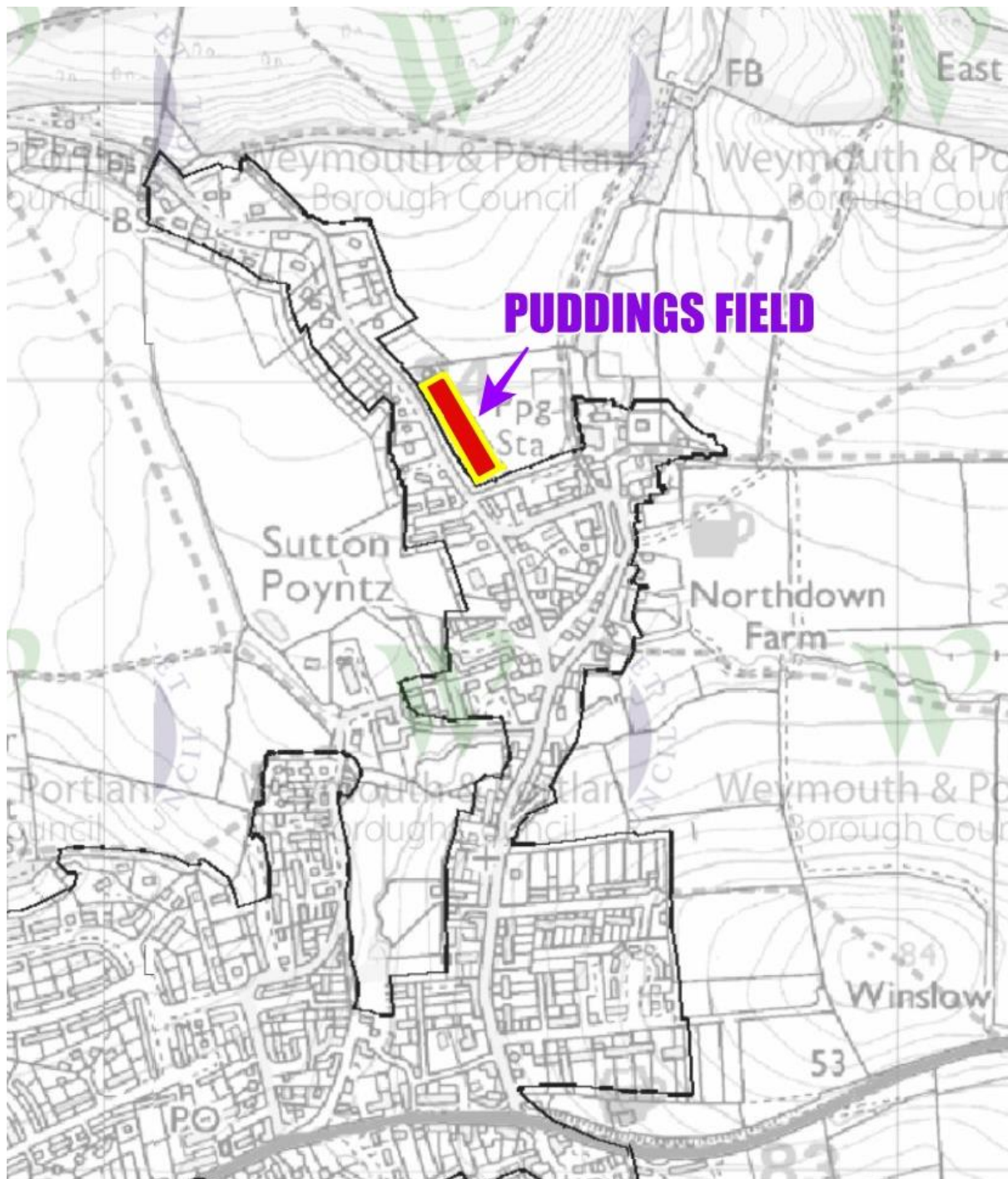
### INDIVIDUAL RESPONSES TO QUESTION 13 (HERITAGE ASSETS) – STAGE 2 SURVEY

Map Ref	Description	Agree Strongly	Agree	Disagree	Disagree Strongly	% In Favour
HA1	Cob Cottage	61	101	36	21	74%
HA2	Street scene in Waterworks	86	106	21	17	83%
HA3	Street Scene at top of Sutton Road	65	108	29	18	79%
HA4	Street Scene at Mission Hall Lane	72	108	27	20	79%
HA5	Mission Hall & Church Cottage	80	97	24	20	80%
HA6	Springhead Pub	87	80	37	22	74%
HA7	The Mill Pond	138	68	13	17	87%
HA8	Street Scene in Silver Street	125	73	14	18	86%
HA9	Street Scene at Coach House/Cartshed	93	85	28	21	78%
HA10	The 'Cottage', Puddledock Lane	54	93	47	26	67%



Annex 5

Location of Puddings Field



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