

Annex J

Sutton Poyntz Neighbourhood Plan

Shaping The Future Of Our Community Together

Newsletter No 5

April 2018

<http://www.suttonpoyntz.org.uk/index.php/neighbourhood>

Dear All,

Firstly, a very big thank you for taking the time to complete the recent Neighbourhood Plan surveys. We received a very high return rate of over 50% for the Stage Two Survey based upon the issue of two surveys per household, so in fact we received 269 returns from 242 premises which is even more impressive given a population estimated at 456 of whom 40 to 50 are in the under 16 age bracket. Many thanks also to those employees working for businesses in the neighbourhood area who took the time to complete surveys. The Housing Needs Survey was probably not relevant to many households, but 12.7% were returned completed and this will help shape future policy in this area.

The feedback you have provided along with that from the first survey will form the basis of the Neighbourhood Plan and the six topic sub-groups are currently busily engaged in identifying your preferences and taking on board your comments in order to arrive at representative policies. As you will see from the summary of results below, our job has been made much easier as a result of residents expressing a clear preference in response to many of the questions and contributing some really helpful suggestions. We value all feedback and each of the many varied comments has been read and considered. The full unedited set of data and information from both the Stage Two Survey and the Housing Needs Survey can be viewed on the website at <http://suttonpoyntz.org.uk/neighbourhood/consultation2>

Please note that the information relating to specific potential locations in respect of questions 4, 5 and 13 has not been recorded. Following representations from affected residents and landowners the Steering Group decided to withhold this feedback and appoint independent professional consultants to carry out the identification and assessment of local green space, key views and local heritage assets.

Note: Respecting confidentiality is critical and any residents concerned about the numbering of survey forms are assured that this was done to ensure that returns could be statistically accounted for and enable us to determine which forms were held by individual distributors. Due to the random distribution of the surveys no traceability to individuals or individual households was possible other than where names were voluntarily provided by respondents.

SUMMARY OF STAGE TWO SURVEY RESPONSES

BIODIVERSITY AND NATURAL ENVIRONMENT

Q1) In order to reduce flood risk do you support a policy where all new developments will be planned so as to minimise additional surface water run-off from properties?		<p>Agree: 188, Disagree: 65, Disagree: 7</p>
Summary of Comments by type / (number)	No flood risk area map(1), Flooding already covered by building strategy(2), Manage existing blocked drains etc (1)	

Q2) Would you support the designation of a Biodiversity Green Corridor?		<p>Agree: 174, Disagree: 71, Disagree: 11</p>
Summary of Comments by type / (number)	Supportive e.g. excellent,key, (15), Already protected (6), Include other areas eg Plaisters, Old Bincombe, Spring Bottom, Osmington Brook (5), Get landowner permission (5), Must stop/reduce development (4), Ask open questions (4), How enforce (1), Define more clearly (2), Other eg narrower corridor (1),Evidence (1), Wildlife friendly (2).	

Q3) Would you support a Neighbourhood Plan policy that promotes the enhancement as well as the conservation of biodiversity?		<p>Agree: 159, Disagree: 76, Disagree: 14</p>
Summary of Comments by type / (number)	Leading question (1), How can you guarantee enforcement (1), No proof for context statement (2), Proviso of no unauthorised access (1), Not required here (1)	

Q4) Do you agree with the creation of a list of important green spaces which would be protected in this way?		<p>Agree: 176, Disagree: 65, Disagree: 16</p>
Summary of Comments by type / (number)	How would they be protected (1), Need landowner agreement (1), Absolutely not (1).	

Q5) Do you agree that a list of key views to be protected in this way should be drawn up?		<p>Agree: 153, Disagree: 65, Disagree: 13</p>
Summary of Comments by type / (number)	No ownership of /right to a view (2), Cannot protect (1), Too specific/fussy (1), Too late (1), What are the implications (1).	

Q6) Do you agree that the Neighbourhood Plan should aim to strengthen current protection by including a policy based on the following statements?							
a) Future development should only be permitted where it retains those trees, orchards and hedges which have been assessed as contributing significantly to the character of the village or to local biodiversity?	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>124</td></tr> <tr><td>Disagree</td><td>96</td></tr> </table>	Response	Count	Agree	124	Disagree	96
Response	Count						
Agree	124						
Disagree	96						
b) 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?	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>127</td></tr> <tr><td>Disagree</td><td>94</td></tr> </table>	Response	Count	Agree	127	Disagree	94
Response	Count						
Agree	127						
Disagree	94						
c) The Neighbourhood Forum will be directly consulted on all tree applications, notifications and planning applications where trees, orchards and hedges may be adversely affected?	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>97</td></tr> <tr><td>Disagree</td><td>96</td></tr> </table>	Response	Count	Agree	97	Disagree	96
Response	Count						
Agree	97						
Disagree	96						
Summary of Comments by type / (number)	<p>a) Leading/presumptive question (2), Get a professional assessment (3), Good if can change (1), Don't interfere (1)</p> <p>b) Doesn't happen now (1), Who determines local species (1), Don't interfere (1).</p> <p>c) Already applies (2), Difficult to implement (1), Replace badly sighted trees (1), Not interfere with private land (3), Need hedge management (1).</p>						

EMPLOYMENT, BUSINESS, TOURISM AND IT COMMUNICATIONS

Q7a) Do you want a village shop?							
Summary of Comments by type / (number)	<p>No/not viable (14), Enough shops nearby (7), Neutral (2), Cause increased congestion (1), Only typical village store (1).</p>						
<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>38</td></tr> <tr><td>Disagree</td><td>97</td></tr> </table>		Response	Count	Agree	38	Disagree	97
Response	Count						
Agree	38						
Disagree	97						

Q7b) What do you think should be sold in such a shop?							
i) General store items? Comments: Yes (2), Not an unbranded coop(1),	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>51</td></tr> <tr><td>Disagree</td><td>74.5</td></tr> </table>	Response	Count	Agree	51	Disagree	74.5
Response	Count						
Agree	51						
Disagree	74.5						
ii) Locally sourced produce – for example fruit, vegetables? Comments: Greengrocers (1), Meat and game (1).	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>59.5</td></tr> <tr><td>Disagree</td><td>83.5</td></tr> </table>	Response	Count	Agree	59.5	Disagree	83.5
Response	Count						
Agree	59.5						
Disagree	83.5						
iii) Locally sourced arts and crafts? Comments: Yes (1)	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>32</td></tr> <tr><td>Disagree</td><td>92</td></tr> </table>	Response	Count	Agree	32	Disagree	92
Response	Count						
Agree	32						
Disagree	92						
iv) Should it include a tea/coffee shop? Comments: We have a pub (1), Yes(1), No (1).	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>40</td></tr> <tr><td>Disagree</td><td>89</td></tr> </table>	Response	Count	Agree	40	Disagree	89
Response	Count						
Agree	40						
Disagree	89						

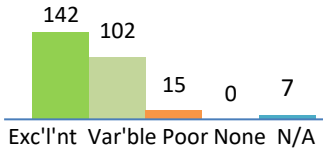
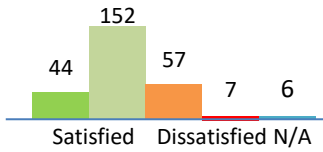
Q7c) How many hours per week would you be prepared to volunteer to work in the shop?		<table border="1"> <thead> <tr> <th>Hours</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>None</td> <td>145</td> </tr> <tr> <td>1-4</td> <td>65</td> </tr> <tr> <td>5-10</td> <td>3</td> </tr> <tr> <td>>10</td> <td>2</td> </tr> </tbody> </table>	Hours	Count	None	145	1-4	65	5-10	3	>10	2
Hours	Count											
None	145											
1-4	65											
5-10	3											
>10	2											
Summary of Comments by type / (number)	When retired (3), Medically unfit (1), Too old (1), Yes if not at university (1)											

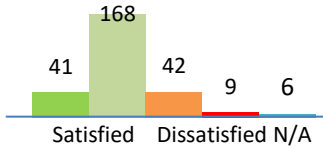
Q7d) Do you have any suggestions for a suitable location?	
Comment by type/number: Cartshed if solve parking (17), Springhead or nearby (16), Congestion concerns (13), Wessex Water site (8), Evangelical Church (5), No (5), Mission Hall/Orchard (4), Private house (2), Market stall (1), Honesty phone box (1), Plaisters Lane/Sutton Road (1), Puddledock (1).	

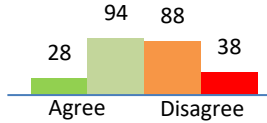
Q8a) Do you agree that on balance the benefits of attracting such new business outweighs the potential problems associated with increased traffic?		<table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>26</td> </tr> <tr> <td>Disagree</td> <td>103</td> </tr> </tbody> </table>	Response	Count	Agree	26	Disagree	103
Response	Count							
Agree	26							
Disagree	103							
Summary of Comments by type / (number)	No benefit for us (1), Home based and not business parks (1), Creates more traffic (1), Need car park (1), where/what? (1), Comment on 'live /work here'.							

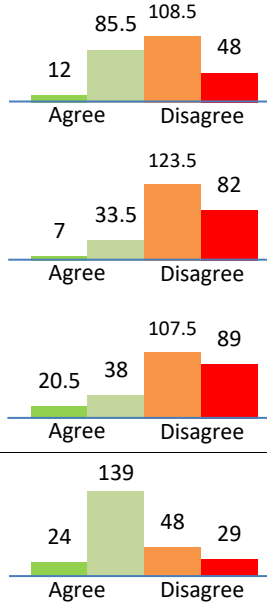
Q8b) Would you be willing to accept the following types of business premises?							
i) Dedicated work or office spaces provided within homes	<table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>53</td> </tr> <tr> <td>Disagree</td> <td>145</td> </tr> </tbody> </table>	Response	Count	Agree	53	Disagree	145
Response		Count					
Agree	53						
Disagree	145						
Comments: As part of new housing (1), For playgroups, hairdressing, doctor/dentist, etc (1)							
ii) Office and light industrial units	<table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>13</td> </tr> <tr> <td>Disagree</td> <td>84</td> </tr> </tbody> </table>	Response	Count	Agree	13	Disagree	84
Response		Count					
Agree	13						
Disagree	84						
Comments: Depends on type/size/space available (4), No light industrial units (2)							
iii) Storage and distribution units	<table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>79</td> </tr> </tbody> </table>	Response	Count	Agree	7	Disagree	79
Response		Count					
Agree	7						
Disagree	79						
Comments: Depends on size/no room (3), Poor access (1)							

Q8c) Do you have any ideas of suitable locations?	
Comment by type/number: No/none/Poundbury (14), Wessex Water site/field (5), In homes with parking (4), Light industry/affordable homes near G12/farm (2), Behind Northdown Farm (2), Near Springhead (2), Cartshed (2), Rough pasture (1), Evangelical Church (1), Part of new housing (1), Site dependent (1), Need a care home (1).	

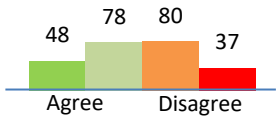
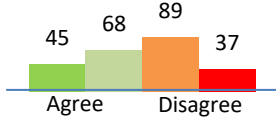
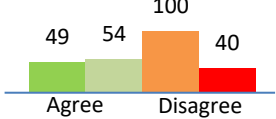
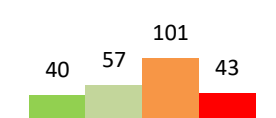
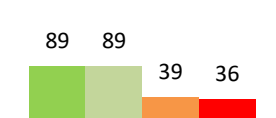
Q9a) What best describes mobile phone reception at your home?		
Summary of Comments by type / (number)	Added an option of 'good' (3), named providers (2), Depends upon supplier (1).	
Q9b) How satisfied are you with the speed of the internet connection at your home?		
Summary of Comments by type / (number)	Other homes are faster (1)	

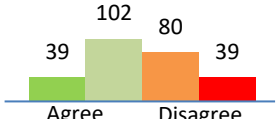
Q9c) How satisfied are you with the reliability of the internet connection at your home?		
Summary of Comments by type / (number)	No comments received	

Q10a) Do you agree that on balance the benefits of attracting tourism outweigh the potential problems associated with increased traffic?		
Summary of Comments by type / (number)	Plenty of visitors (1), Neutral (3), No (1), Only seasonal? (1)	

Q10b) Would you like to see any of the following additional tourist facilities?		
i) More B&Bs and hotels Comments: Yes but not hotels (8), Neutral (2), No (2) Hotel at Springhead (1).		
ii) More holiday lets Comments: In reasonable numbers (1), Neutral (1), No (1), comment about affordable housing?? (1)		
iii) More campsites Comments: Tents only (1), No/unsure (4), Non-permanent sites (1).		
iv) Community-led guided tours Comments: Yes (2) e.g. history, nature.		
Summary of 'Other' comments by type / (number)	Public toilets/car park (3), Map of walks (3), Extra B & B/Air B & B (2), Glamping (2), Cycle tours (2), Pop-up camping/car park (1), Waterworks museum (1), Tourist info in telephone box (1), Only pub benefits (1).	

GETTING AROUND

Q11a) Should appropriate traffic management restrictions, e.g. road markings, bollards, signage etc. be introduced at key hazard points as indicated?	
i) Winslow to Verlands Road Comments: Misleading re: traffic speed (1), 20 mph limit through village (1)	
ii) Cartshed/Bus Stop Comments: Stop parking on the bus stop (1)	
iii) Sutton Road between Mill House and Northdown Farm Comments: Extend to Plaisters Lane and make 20mph (1), Speed bump above Northdown (1), Child safety re parked cars at pond (1),	
iv) East end of Mission Hall Lane just above the pond	
v) Tight bend on Plaisters Lane just below Wyndings Comments: 20mph limit (1), Mirrors (2), Road markings (1)	
Summary of Comments by type / (number)	Traffic calming/speed bumps (4), Reduce speed limit/maintain footpaths (1), Passing places on Plaisters (1) and Sutton Rd with double yellows (1), Makes area safer (1), Neutral (1), Less signs/markings (1).

Q11b) An adequate public car park should be created in the village?	
Summary of Comments by type / (number)	General comments such as ban parking, why ask this question, presumptive (7), 'No suitable location' (4), Must be non-obtrusive (4), If we have a village shop (1)
	

Q11c) Do you have any suggestions for a suitable location	
Field/grounds next to Springhead (46), Wessex Water site/land (12), Next to Pond (3), Plaisters Lane/South of Morlands (2), Purchase land (2), Evangelical Church (1)	

Q11d) All new future developments should include							
i) Pavements?	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>15</td></tr> <tr><td>Disagree</td><td>122</td></tr> </table>	Response	Count	Agree	15	Disagree	122
Response	Count						
Agree	15						
Disagree	122						
ii) Street lighting?	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>30</td></tr> <tr><td>Disagree</td><td>32</td></tr> </table>	Response	Count	Agree	30	Disagree	32
Response	Count						
Agree	30						
Disagree	32						
Summary of Comments by type / (number)	Pavements: never (2), sometimes (8). Lighting: never (1), sometimes (4), for Puddledock (2).						

Q12a) Do you agree that on balance the benefits of reduced congestion outweigh the potential additional housing costs?							
Summary of Comments by type / (number)	(None)						
<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>72</td></tr> <tr><td>Disagree</td><td>18</td></tr> </table>		Response	Count	Agree	72	Disagree	18
Response	Count						
Agree	72						
Disagree	18						

Q12b) Planning permission for any new housing should require the following?							
i) A minimum of two allocated off-street parking places per home	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>116</td></tr> <tr><td>Disagree</td><td>13</td></tr> </table>	Response	Count	Agree	116	Disagree	13
Response	Count						
Agree	116						
Disagree	13						
ii) A minimum of one unallocated visitor parking space for every four homes	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>84</td></tr> <tr><td>Disagree</td><td>17</td></tr> </table>	Response	Count	Agree	84	Disagree	17
Response	Count						
Agree	84						
Disagree	17						
iii) A minimum of one electric vehicle charging point per home	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>25</td></tr> <tr><td>Disagree</td><td>35</td></tr> </table>	Response	Count	Agree	25	Disagree	35
Response	Count						
Agree	25						
Disagree	35						
Summary of Comments by type / (number)	One parking space (3). Leave to Planning Authority (3). Concern at cost of charging point (1). Use County guidelines but make compulsory (1).						

HERITAGE

Q13) Do you agree with the principle of creating a Local Heritage Asset List?							
Summary of Comments by type / (number)	Opposed to principle or to process (4). Unnecessary in Conservation Area (2). Listed Building protection sufficient (3)						
<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>80</td></tr> <tr><td>Disagree</td><td>24</td></tr> </table>		Response	Count	Agree	80	Disagree	24
Response	Count						
Agree	80						
Disagree	24						

HOUSING AND PLANNING

Q14) How many new homes do you think should be built within the village up to 2036?		<table border="1"> <thead> <tr> <th>Range</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>103.5</td> </tr> <tr> <td>11-20</td> <td>98.5</td> </tr> <tr> <td>21-50</td> <td>38</td> </tr> <tr> <td>>50</td> <td>16</td> </tr> </tbody> </table>	Range	Count	1-10	103.5	11-20	98.5	21-50	38	>50	16
Range	Count											
1-10	103.5											
11-20	98.5											
21-50	38											
>50	16											
Summary of Comments by type / (number)	Style (1) Road access (2) Density (1) Why not have a none box (2)											

Q15) Do you agree with each of the following statements?		<table border="1"> <thead> <tr> <th>Statement</th> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>a) The defined development boundary should be redrawn to create additional development opportunities</td> <td>31</td> <td>87</td> </tr> <tr> <td>b) Housing should only be allowed within the existing defined development boundary</td> <td>92</td> <td>48</td> </tr> <tr> <td>c) Some existing housing could be demolished to allow more houses to be built there at a higher density</td> <td>20</td> <td>78</td> </tr> <tr> <td>d) New house building should generally be allowed in the gardens of some existing homes</td> <td>16</td> <td>67.5</td> </tr> </tbody> </table>	Statement	Agree	Disagree	a) The defined development boundary should be redrawn to create additional development opportunities	31	87	b) Housing should only be allowed within the existing defined development boundary	92	48	c) Some existing housing could be demolished to allow more houses to be built there at a higher density	20	78	d) New house building should generally be allowed in the gardens of some existing homes	16	67.5
Statement	Agree		Disagree														
a) The defined development boundary should be redrawn to create additional development opportunities	31		87														
b) Housing should only be allowed within the existing defined development boundary	92		48														
c) Some existing housing could be demolished to allow more houses to be built there at a higher density	20	78															
d) New house building should generally be allowed in the gardens of some existing homes	16	67.5															
a) The defined development boundary should be redrawn to create additional development opportunities																	
b) Housing should only be allowed within the existing defined development boundary																	
c) Some existing housing could be demolished to allow more houses to be built there at a higher density																	
d) New house building should generally be allowed in the gardens of some existing homes																	
Summary of Comments by type / (number)	Additional written comments re: questions 15a and 15b (21) Supported moving development boundary (15) Wanted to retain boundary (16) Were neutral (2) Found the questions to be biased. Question 15c (4) Supported (1) Not-support. Question 15d (8) Supported (2) Did not support concerns over density (6) Style and size (6) Traffic increase and flow (4) Neighbourly issues (2)																

Q16) Would you support the development of a site outside the defined settlement boundary for 100% affordable housing for local people?		<table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>24</td> </tr> <tr> <td>Disagree</td> <td>85</td> </tr> </tbody> </table>	Response	Count	Agree	24	Disagree	85
Response	Count							
Agree	24							
Disagree	85							
Summary of Comments by type / (number)	Support (3) Not-support (6) Comments on affordability (5) Demographics (1)							

Q17) Do you agree with each of the following statements?									
a) Future development, wherever it happens in the village, should take greater account of nearby building design and materials	<table border="1"> <tr><td>Agree</td><td>124</td></tr> <tr><td>Disagree</td><td>105</td></tr> <tr><td></td><td>23</td></tr> <tr><td></td><td>10</td></tr> </table>	Agree	124	Disagree	105		23		10
Agree	124								
Disagree	105								
	23								
	10								
b) Future development, wherever it happens in the village, should take greater account of typical building design and materials, reflecting the building styles of the historic core	<table border="1"> <tr><td>Agree</td><td>114</td></tr> <tr><td>Disagree</td><td>92</td></tr> <tr><td></td><td>41.5</td></tr> <tr><td></td><td>14.5</td></tr> </table>	Agree	114	Disagree	92		41.5		14.5
Agree	114								
Disagree	92								
	41.5								
	14.5								
c) Contemporary/innovative building design should be encouraged, in areas other than the historic core	<table border="1"> <tr><td>Agree</td><td>35</td></tr> <tr><td>Disagree</td><td>99</td></tr> <tr><td></td><td>99</td></tr> <tr><td></td><td>28</td></tr> </table>	Agree	35	Disagree	99		99		28
Agree	35								
Disagree	99								
	99								
	28								
d) In those areas which are outside of the historic village core (see map) there is no need to reflect the surrounding design and materials	<table border="1"> <tr><td>Agree</td><td>12</td></tr> <tr><td>Disagree</td><td>59</td></tr> <tr><td></td><td>127</td></tr> <tr><td></td><td>65</td></tr> </table>	Agree	12	Disagree	59		127		65
Agree	12								
Disagree	59								
	127								
	65								
Summary of Comments by type / (number)	Matter of taste (7) Support for innovative design (6) Protect village centre (1)								

SPORTS AND RECREATION

Q18) Do you agree that the following are of significant value to the community?									
i) Pond	<table border="1"> <tr><td>Agree</td><td>217</td></tr> <tr><td>Disagree</td><td>40</td></tr> <tr><td></td><td>1</td></tr> <tr><td></td><td>3</td></tr> </table>	Agree	217	Disagree	40		1		3
Agree	217								
Disagree	40								
	1								
	3								
ii) Mission Hall	<table border="1"> <tr><td>Agree</td><td>198</td></tr> <tr><td>Disagree</td><td>56</td></tr> <tr><td></td><td>2</td></tr> <tr><td></td><td>4</td></tr> </table>	Agree	198	Disagree	56		2		4
Agree	198								
Disagree	56								
	2								
	4								
iii) Springhead Public House	<table border="1"> <tr><td>Agree</td><td>171</td></tr> <tr><td>Disagree</td><td>64</td></tr> <tr><td></td><td>17</td></tr> <tr><td></td><td>7</td></tr> </table>	Agree	171	Disagree	64		17		7
Agree	171								
Disagree	64								
	17								
	7								
iv) Waterworks Museum	<table border="1"> <tr><td>Agree</td><td>157</td></tr> <tr><td>Disagree</td><td>83</td></tr> <tr><td></td><td>15</td></tr> <tr><td></td><td>5</td></tr> </table>	Agree	157	Disagree	83		15		5
Agree	157								
Disagree	83								
	15								
	5								
v) Veterans Wood	<table border="1"> <tr><td>Agree</td><td>164</td></tr> <tr><td>Disagree</td><td>78</td></tr> <tr><td></td><td>5</td></tr> <tr><td></td><td>8</td></tr> </table>	Agree	164	Disagree	78		5		8
Agree	164								
Disagree	78								
	5								
	8								
Summary of Comments by type / (number)	All property in Historic Core (1). Cartshed (4). Land in front of 97 Sutton Road (3). Green Wedge land (4). The Mill (1). Other fields various (5). Not the Springhead (1). Various footpaths (3). Opposed to the principle (2)								

Q19a) Which of the following additional community facilities would you support?									
i) Village Green	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>66</td></tr> <tr><td>Disagree</td><td>13</td></tr> <tr><td>Total</td><td>119.5</td></tr> </table>	Response	Count	Agree	66	Disagree	13	Total	119.5
Response	Count								
Agree	66								
Disagree	13								
Total	119.5								
ii) Village Shop	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>29</td></tr> <tr><td>Disagree</td><td>38</td></tr> <tr><td>Total</td><td>96.5</td></tr> </table>	Response	Count	Agree	29	Disagree	38	Total	96.5
Response	Count								
Agree	29								
Disagree	38								
Total	96.5								
iii) Larger Meeting Hall	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>8</td></tr> <tr><td>Disagree</td><td>32</td></tr> <tr><td>Total</td><td>153.5</td></tr> </table>	Response	Count	Agree	8	Disagree	32	Total	153.5
Response	Count								
Agree	8								
Disagree	32								
Total	153.5								
iv) Children's Play Area	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>28</td></tr> <tr><td>Disagree</td><td>21.5</td></tr> <tr><td>Total</td><td>106.5</td></tr> </table>	Response	Count	Agree	28	Disagree	21.5	Total	106.5
Response	Count								
Agree	28								
Disagree	21.5								
Total	106.5								
v) Sports Field	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>14</td></tr> <tr><td>Disagree</td><td>32</td></tr> <tr><td>Total</td><td>90</td></tr> </table>	Response	Count	Agree	14	Disagree	32	Total	90
Response	Count								
Agree	14								
Disagree	32								
Total	90								
vi) Community Allotments	<table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Agree</td><td>30</td></tr> <tr><td>Disagree</td><td>21</td></tr> <tr><td>Total</td><td>128</td></tr> </table>	Response	Count	Agree	30	Disagree	21	Total	128
Response	Count								
Agree	30								
Disagree	21								
Total	128								
Summary of Comments by type / (number)	Village orchard rather than village green (1). Rebuild Waterworks chimney (1). Play facilities already at pub (11). Larger Halls available (3). Picnic area (1)								

Q19b) Do you have any suggestions for suitable locations?
Wessex Water field (6). Land off Plaisters Lane (5). Field next to or behind pub (17). Land in front of 97 Sutton Road (4). Land in front of Myrtle Cottages (2). Field at end of Old Bincombe Lane (1). Shop at pub (3). Land behind The Willows (2). Pumping Station (1). Evangelical Church (1). Green Wedge land (1).

PLACE APPRAISAL

Q20. Do you have any comments on the Place Appraisal?

A summary of grouped comments is as follows:-

- Comments on the Neighbourhood Plan process or Sutton Poyntz as a village. There were 29 comments, in 19 groups. 6 were critical of the intention to create a Neighbourhood Plan, or of the representative nature or vested interests of the Steering Group. 2 respondents had misunderstood the nature of the Place Appraisal, and thought it was the Neighbourhood Plan. 3 comments noted that the Traffic Speed Survey has not yet been published by the Steering Group. The same 3 respondents also suggested that a Housing Needs measure could not be derived solely from those already living in the village.
- 9 comments criticised the accessibility of the Place Appraisal document.
- Suggested corrections or improvements to the Place Appraisal document. There were a total of 83 comments in this category, in 55 groups. These will all be considered by the Place Appraisal subgroup for the next revision of the document.
- Comments on the Place Appraisal document as a whole, not requesting any particular change. There were 53 comments in this category, in 9 groups. Almost all of these praised the document with the word "Excellent" featuring many times; just one respondent found the document "complicated and confusing".
- Comments that were in effect expanded answers to Survey questions. There were 35 comments in this category, in 19 groups. These comments will be analysed along with the comments in the Stage 2 Survey responses themselves.
- Comments relating to specific focal topics (such as Transport). There were 63 comments, in 45 groups.
- The specific comments will be passed to the appropriate subgroup(s) for consideration in their Plan drafting.

SUMMARY OF HOUSING NEEDS SURVEY RESPONSE

Fifty seven housing surveys were returned however 20 returns had been left blank and a further 6 had answered question 1 as none or not applicable, therefore a total of 31 forms included data for analysis and the information extracted from these indicates the following key trends.

- A theme of the current property being too large
- Need for smaller units and some demand for bungalows due to problems with stairs
- Twice as many couples compared to single people are in housing need
- People aged over 45 predominate in terms of age group.
- With a high level of returns showing current ownership with no mortgage it is reasonable to suggest that the housing need is very limited within the village and the survey in the main highlights issues regarding availability of housing type.

This data will be used to inform the work of the Housing and Planning sub-group.

CONCLUSION

Finally, should you have any difficulties in accessing the web site or have any questions please do not hesitate to contact any member of the Steering Group.

<i>Steering Group Members</i>		
Mike Blee	[REDACTED]	[REDACTED]
Bill Davidson	[REDACTED]	[REDACTED]
Peter Dye (Chair)	[REDACTED]	[REDACTED]
Bill Egerton	[REDACTED]	[REDACTED]
Sue Elgey	[REDACTED]	[REDACTED]
Tony Ferrari	[REDACTED]	[REDACTED]
Susan Higham	[REDACTED]	[REDACTED]
Andy Hohne	[REDACTED]	[REDACTED]
Keith Hudson	[REDACTED]	[REDACTED]
Keith Johnson	[REDACTED]	[REDACTED]
Huw Llewellyn	[REDACTED]	[REDACTED]
Colin Marsh	[REDACTED]	[REDACTED]
Liz Pegrum	[REDACTED]	[REDACTED]
<i>Email: neighbourhood@suttonpoynztz.org.uk</i>		

Annex K

<name_address>
<email>

Sutton Poyntz Neighbourhood Plan

23 January 2018

Email: neighbourhood@suttonpoyntz.org.uk

Dear <addressee>

The community of Sutton Poyntz is currently engaged in preparing a Neighbourhood Plan under the Localism Act of 2011. We have requested and gained general feedback from all stakeholders in our October 2016 survey, which has been very helpful. As you will be aware we have also just completed a more specific stage two survey aimed at residents and those working in the area.

We are now seeking to address specific issues related to current and future land use. As part of the information gathering process we are contacting owners of land within the Sutton Poyntz Neighbourhood Plan area. We understand that you own some land outside the Development Boundary, as shown in the attached map; it would be really helpful if you would be prepared to share your thoughts in answer to the following questions:

1. Do you foresee any change in the use of the land that you own during the lifetime of the Sutton Poyntz Neighbourhood Plan (next 18 years)?
2. If the answer to question 1 is yes, we would be grateful if you could please confirm the extent of your land ownership and outline your plans or ideas. If you would prefer to discuss this directly with us we would be happy to set up an early meeting.
3. In order to help meet the aspirations of the community and its stakeholder partners -
 - a) What do you believe you or your organisation could offer that would help make Sutton Poyntz a better place in which to live and work?
 - b) Do you feel the Sutton Poyntz community could assist you in meeting your aspirations?

We would be pleased to receive your reply in writing, electronically or, as suggested above, at a meeting at a mutually convenient time. Your response would be welcomed by Friday 16th February in order to help us move the plan process forward.

If you would like to find out more about Neighbourhood Plans and/or what we are doing locally, some information is available on the following web sites:

<https://www.gov.uk/guidance/neighbourhood-planning--2>

<http://www.suttonpoyntz.org.uk/neighbourhood>

Yours sincerely

Kate Blee
Chair
Sutton Poyntz Neighbourhood Plan Steering Group

Annex L

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

Introduction

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

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

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

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

Methodology

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

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

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

Findings

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

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

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

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

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

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

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

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

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

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

Next steps

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

Assessment by: Brian Wilson Associates

Date: 10th April 2018 (revised, final)

Information sources

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

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

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

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

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

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

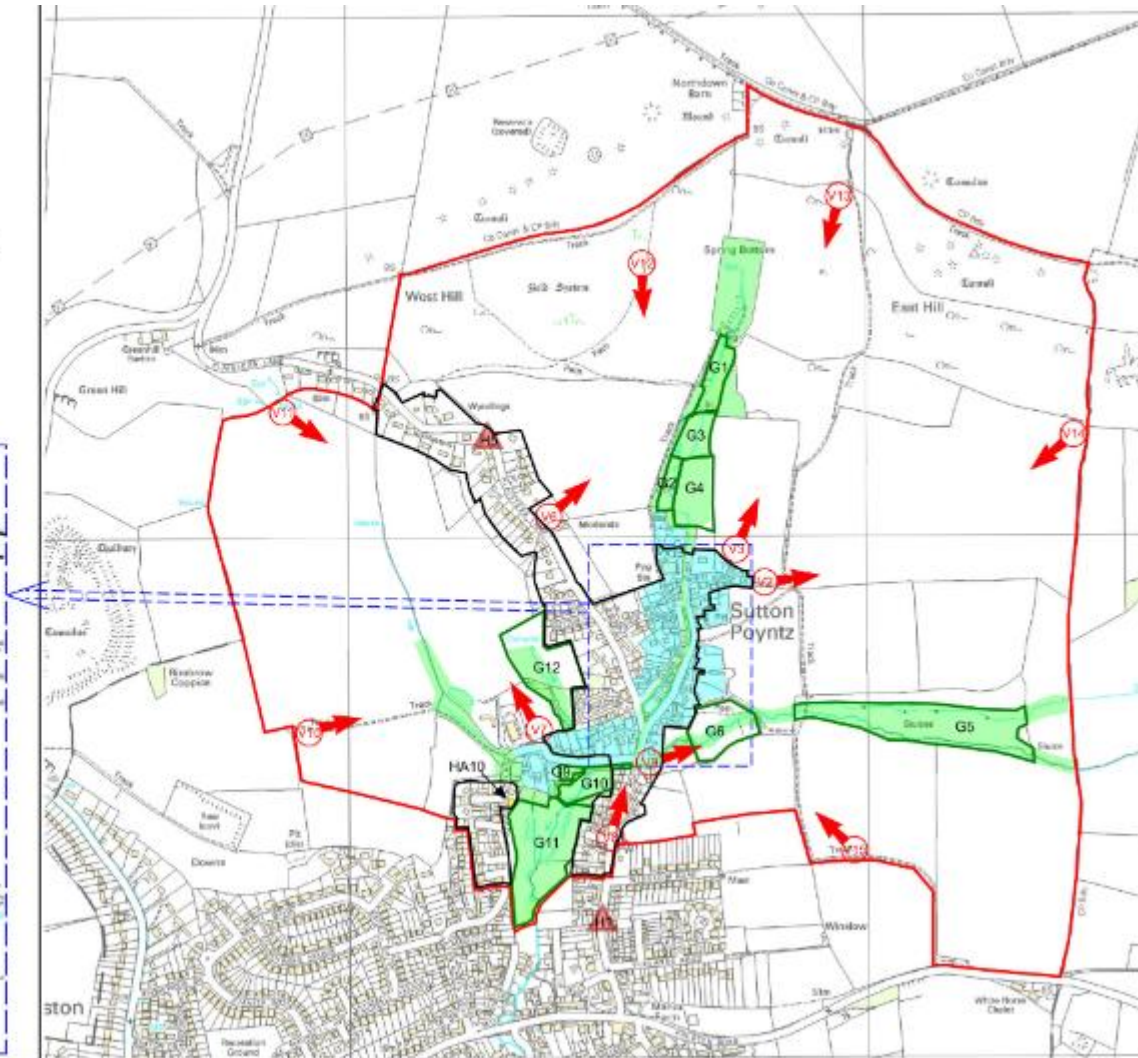
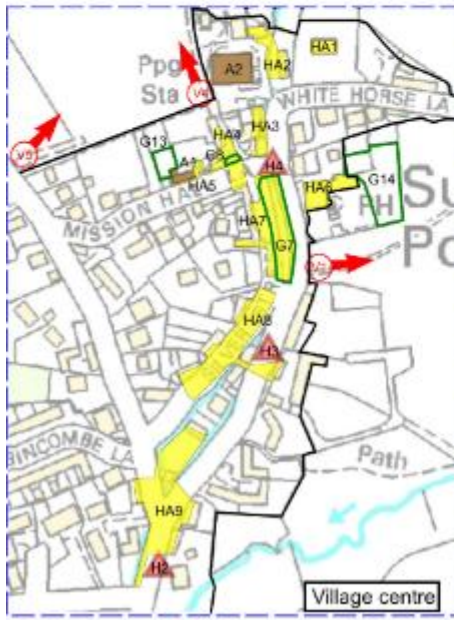
List of Priority Biodiversity Species and Habitat within the Sutton Poyntz Neighbourhood Plan Area, Sutton Poyntz Biodiversity Sub-Group (2017)

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

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

KEY

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



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

cite any evidence to substantiate this.

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit (the brook)



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

Information:	To be completed:
Name of the space	G8 Village Green
Name of site landowner	[REDACTED] [REDACTED]
Any existing designations that protect the site e.g. AONB, SSSI, Scheduled Monument	AONB
Any other information considered important	Not a registered 'village green'

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

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

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

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

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

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

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit (from site gate)



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

Site information:

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

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

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



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



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

Site information:

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

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

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

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

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

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

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

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

Completed by: Brian Wilson

Photograph taken on site visit



Annex M

INDEPENDENT ASSESSMENT OF CANDIDATE LOCATIONS FOR KEY VIEW DESIGNATION: SUTTON POYNTZ NEIGHBOURHOOD PLAN

Introduction

Consultants, Tim Gale and Brian Wilson, were asked to independently assess locations considered to have potential for designation as Key Views (KVs) in the Sutton Poyntz Neighbourhood Plan. Modifications to these could also be suggested. The candidate KV locations were those marked on a map of viewpoints, green spaces and green corridors.

The purpose of these viewpoints is to establish the visual character and landscape setting of the village in the absence of any known development proposals – a base plan. The impact of any potential development in the future can then be assessed against this agreed base plan.

Methodology

The map ([Survey2 map](#)) indicated 15 KVs outward from the village and inward from the surrounding countryside. These and 3 other locations were assessed. The process was as follows:

- A proforma based on 'Guidelines for Landscape and Visual Impact Assessment'¹ and other experience was created to assess viewpoints on a consistent basis using agreed criteria;
- A limited amount of information was logged on the proforma from a desk exercise, based on documents such as maps and the draft Place Appraisal;
- A site visit was made to each KV location (21st March 2018), accompanied by two Neighbourhood Forum members who were able to answer questions;
- The proformas were then written up with recommendations. These were shared in draft with the Neighbourhood Forum, not least to check for factual accuracy, before being finalised.

Findings

All of the completed proformas are appended to this document.

In general we found the candidate KV locations to be valid and to represent the character of Sutton Poyntz. This is considered true (as shown on the original map) for V1, V2, V3, V4, V6, V8, V11, V13 and V15.

It is recommended that V9, V12 and V14 are modified, as shown on the modifications map. V9 would seem better as a village view north along Sutton Road to the junction with Plaisters Lane, V12 would seem better located at the Beacon V12A – a well established viewpoint - and V14 would give a better view of the village if moved to the field ridge V14A. These are shown with blue arrows on the second map.

¹ Guidelines produced by the Landscape Institute.

It is also recommended that V10 is slightly modified. The view north-east (roughly towards V6 or H5 on the map) is considered more appropriate for recognition than the view due east.

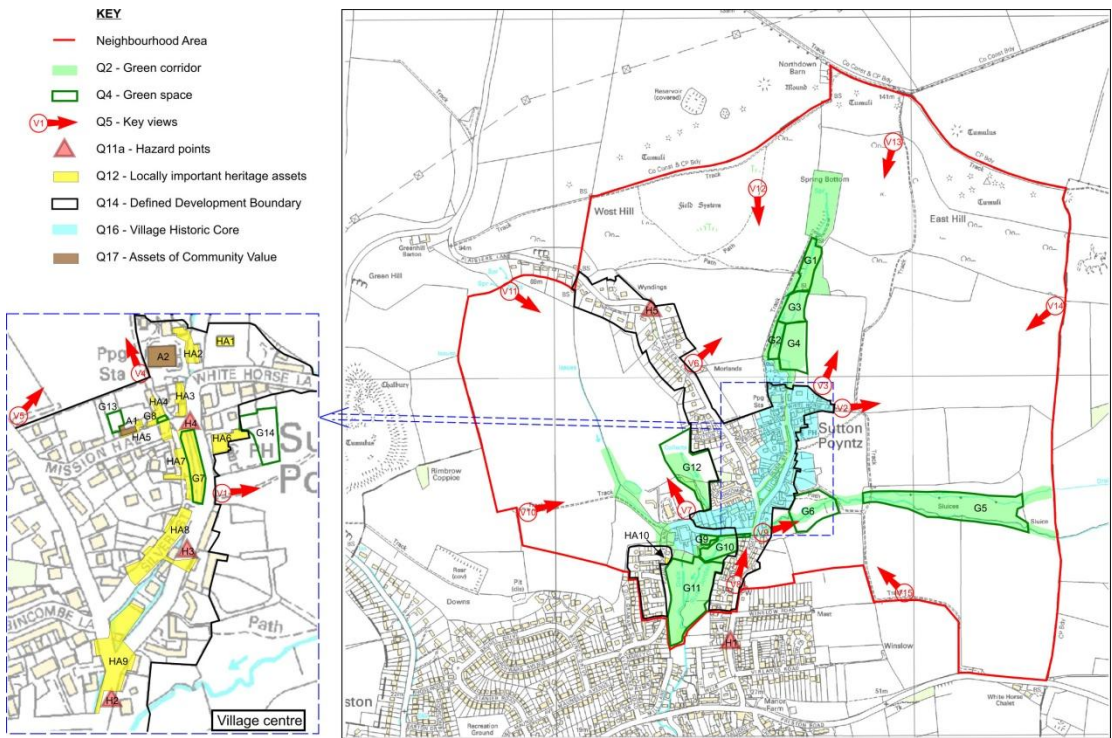
We recommend that V5 and V7 should be omitted as not fulfilling the criteria on the assessment proforma. In both instances the views are limited and seem better represented by other KVs.

An additional KV is recommended, looking (south to north) across the pond in the historic core of the village. This is assessed on additional proforma V0.

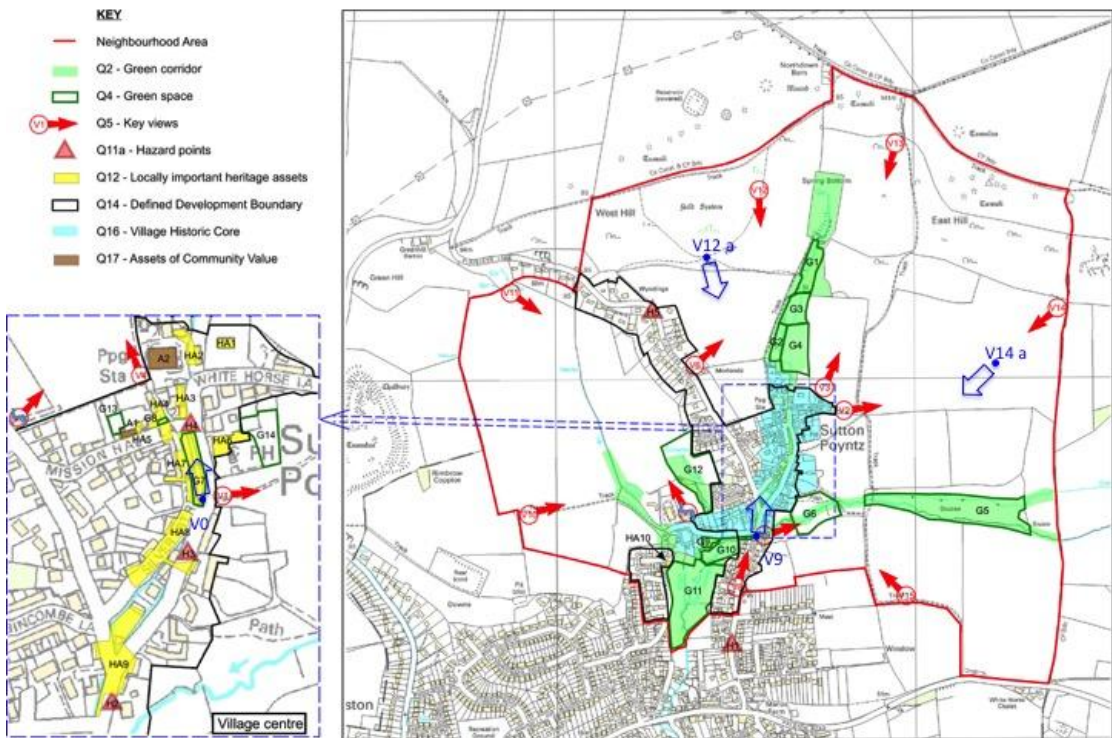
Finally, it is noted that various KVs capture rather different conditions, as described on the proformas. For example, some establish the village setting within its landscape – **views in** - V10, V11, V12, V13, V14 and V15; others present a landscape vista from the village – **views out** - V1, V2, V3, V4 and V6 while others are vistas to important buildings or landmarks within the village – **views within** - V0, V8 and V9. It would be useful to make this distinction in any Plan policy (or in its accompanying text) so planning officers are clear about what they should seek to protect.

It is, of course, for the Neighbourhood Forum to decide how best to take forward the recommendations from this assessment.

Date: 12th April 2018 (final, with photo to be added)



Survey2 map as provided



Modified version of Survey2 map.



View 0

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V0 The mill pond
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The heart of the village

Note

This additional 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.

Criteria assessment: based on *Landscape Institute Guidelines*². Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the heart of the village is seen with a glimpsed view of West Hill beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with the South Dorset Ridgeway beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the houses of the historic core clustering around the village pond
Does the view indicate a vista to important buildings or landmarks?	Yes: view of the mill pond and the Springhead pub
Does the view identify an area of harmonious and distinctive character?	Yes: the stone village houses clustered around the mill pond

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this is the heart of the village socially which integrates landscape and habitation with trees, water and buildings
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the stone buildings clustered around the pond have been the heart of the village for at least a century
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform to Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

² Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 1

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V1 From mill pond towards White Horse
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	From the heart of the village

Criteria assessment: based on *Landscape Institute Guidelines*³. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: view towards the chalk escarpment through a gate from the village core
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: outward (east) to surrounding landscape
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	No
Does the view indicate a vista to important buildings or landmarks?	Yes: towards the White Horse (which is technically outside the Plan area)
Does the view identify an area of harmonious and distinctive character?	Yes: connection between village and setting. Stone wall with 'Jack and Jill' coping

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: important countryside glimpse of chalk hill side
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: connection between village and setting. Stone wall with 'Jack and Jill' coping
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

³ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 2

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V2 East from White Horse Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View east from development boundary

Criteria assessment: based on *Landscape Institute Guidelines*⁴. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge of the village
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: vista eastward towards Osmington
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Not applicable
Does the view indicate a vista to important buildings or landmarks?	No
Does the view identify an area of harmonious and distinctive character?	Yes: base of the scarp and surrounding grazing land

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the chalk escarpment and Kimmeridge clay valley floor
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the distinct change between the chalk slopes and the clay base to the valley
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

⁴ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 3

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V3 North from White Horse Lane – “Cuckoo park”
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north from development boundary through public footpath gate

Criteria assessment: based on *Landscape Institute Guidelines*⁵. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge with grazing land and escarpment beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama of West Hill to East Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: Spring Bottom and the source of the River Jordan and its attendant woodland
Does the view indicate a vista to important buildings or landmarks?	Yes: the South Dorset Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the junction of the chalk scarp and clay valley base

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: an important view of the prominent chalk ridgeline
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the enclosing chalk escarpment which characterises the locality
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

⁵ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 4

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V4 North from close to Waterworks
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes from Public Right of Way
Any other information considered important	View north from development boundary alongside Waterworks

Criteria assessment: based on *Landscape Institute Guidelines*⁶. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: indicates rural edge with houses on Plaisters Lane
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama of the Beacon and West Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: connection between the village and surrounding grazing land with escarpment above
Does the view indicate a vista to important buildings or landmarks?	Yes: the South Dorset Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the enclosing chalk ridgeline

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: an important view of the prominent chalk ridgeline
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the enclosing chalk escarpment and the settlement on Plaisters Lane
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact, despite intruding pylons
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

⁶ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 5

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V5 North east from Plaisters Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north east between two arms of the village

Criteria assessment: based on Landscape Institute Guidelines⁷. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Blocked by solid gate and not helped by lay of the land beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Blocked by solid gate and not helped by lay of the land beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Blocked by solid gate and not helped by lay of the land beyond
Does the view indicate a vista to important buildings or landmarks?	Blocked by solid gate and not helped by lay of the land beyond
Does the view identify an area of harmonious and distinctive character?	Blocked by solid gate and not helped by lay of the land beyond

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Blocked by solid gate and representative view better seen at V6
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Blocked by solid gate and this view better demonstrated by V6
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact, but intruding pylons
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Not suitable for KV designation

Completed by: Tim Gale

⁷ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 6

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	6 North east from Plaisters Lane close to Morlands
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Plot of land north east may be subject to small scale development, but this would not block the view

Criteria assessment: based on Landscape Institute Guidelines⁸. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: edge of village with the Ridgeway
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: panorama to beacon and the Ridgeway
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: Spring Bottom and associated vegetation
Does the view indicate a vista to important buildings or landmarks?	Yes: the Beacon, West Hill, Spring Bottom and East Hill
Does the view identify an area of harmonious and distinctive character?	Yes: enclosing ridgeline strongly present

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: enclosing ridgeline is the defining characteristic of the locality
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: village, grazing land and enclosing chalk scarp
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

⁸ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 7

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V7 North from Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Narrow view north west to West Hill

Criteria assessment: based on *Landscape Institute Guidelines*⁹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the upper part of Plaisters Lane against West Hill glimpsed through a gap in trees
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: but partly screened by line of ash trees
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows G12 which is a candidate for Local Green Space designation
Does the view indicate a vista to important buildings or landmarks?	Yes: partial view to West Hill
Does the view identify an area of harmonious and distinctive character?	Yes: a partial view of the village and the Ridgeway

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	No: too constrained by foreground vegetation
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	No: too constrained by foreground vegetation
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Not suitable for KV designation

Completed by: Tim Gale

⁹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 8

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V8 North from Sutton Road, the southern entrance to the village
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The view to the backdrop of the Ridgeway begins to open up

Criteria assessment: based on Landscape Institute Guidelines¹⁰. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: as Sutton Road descends the village is seen against the backdrop of the South Dorset Ridgeway
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: from West Hill, Spring Head and East Hill
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows village in its bowl
Does the view indicate a vista to important buildings or landmarks?	Yes: broad view of the Ridgeway
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: gives a strong sense of the village enclosed by the chalk escarpment, which is the key characteristic
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the village enclosed by the chalk escarpment
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: reasonably intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹⁰ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 9

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V9 East from bridge opposite Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The Osmington Brook in a private garden

Criteria assessment: based on *Landscape Institute Guidelines*¹¹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	No: the view is foreshortened by trees in the gardens
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	No: difficult to see far enough given tree cover
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the Osmington Brook through the village
Does the view indicate a vista to important buildings or landmarks?	No
Does the view identify an area of harmonious and distinctive character?	No: due to restricted nature of view

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	No: due to restricted nature of view
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the Osmington Brook through the village
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Not suitable for KV designation

Completed by: Tim Gale

¹¹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 9A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V9A North from Sutton Road opposite Puddledock Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	If V9 is instead turned north it is at a key location near the Y junction in the old village

Note

This additional (or alternative) view shows significant aspects of the historic core of the village which define its character. The stream running alongside the road, the Y junction with its old fingerpost and the thatched houses huddled below the enclosing chalk escarpment.

Criteria assessment: based on Landscape Institute Guidelines¹². Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the historic core of village buildings seen against the enclosing escarpment
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: the village houses in foreground with the enclosing escarpment behind
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the River Jordan flows to one side of the road
Does the view indicate a vista to important buildings or landmarks?	Yes: the thatched houses of the historic core with the escarpment beyond
Does the view identify an area of harmonious and distinctive character?	Yes: the stream, thatched cottages and chalk ridgeway connect

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this view contains many of the key characteristics of the locality
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village in its setting is clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹² Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 10

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V10 North from track below Chalbury
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	The view assessed was slightly modified from the map to face north east

Criteria assessment: based on *Landscape Institute Guidelines*¹³. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the houses on Plaisters Lane are seen against West Hill and East Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village at the foot of the chalk escarpment
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows relationship of houses with rural open space
Does the view indicate a vista to important buildings or landmarks?	Yes: a panorama of the escarpment with Plaisters Lane in the middle ground
Does the view identify an area of harmonious and distinctive character?	Yes: the village at the foot of the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: this view shows the enclosing ridge line and the village
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village in its setting is clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation. Recommend the view is north east (rather than east)

Completed by: Tim Gale

¹³ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 11

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V11 South east from path off Plaisters Lane
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Although on a footpath, it is not the most accessible location

Criteria assessment: based on Landscape Institute Guidelines¹⁴. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: a partial view of the village with Winslow Hill beyond
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in its bowl or vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the view shows how hedgerows and treelines integrate the village and its agricultural setting
Does the view indicate a vista to important buildings or landmarks?	No: the village houses are absorbed by vegetation
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the lower southern limestone ridge of Winslow and Osmington

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: whilst it would be clearer from a viewpoint further west, this would fall outside the Plan area, hence the location
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: it indicates the southern enclosing low ridge
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹⁴ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 12

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V12 South to Weymouth Bay and Portland beyond
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	Whilst on a narrow footpath, not the most accessible location

Criteria assessment: based on *Landscape Institute Guidelines*¹⁵. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village in the bowl separated from the sea by the low limestone ridge of Osmington Hill and Winslow
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in the clay vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the two arms of the village and the Waterworks
Does the view identify an area of harmonious and distinctive character?	Yes: the village sitting in the bowl of enclosing hills

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: but clearer from 12A at the Beacon
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of landform, buildings, hedgerows and field boundaries
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation, but V12A preferred

Completed by: Tim Gale

¹⁵ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 12A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V12A The Beacon
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	A well established viewpoint with bench

Criteria assessment: based on Landscape Institute Guidelines¹⁶. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village enclosed by the low limestone ridge of Osmington Hill and Winslow
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village in the clay vale
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the wooded valley of the River Jordan, the two arms of the village and the Waterworks with prominent group of conifers
Does the view identify an area of harmonious and distinctive character?	Yes: individual buildings in the historic core and the characteristic pines are clearly visible

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the characteristic components of the village are all visible
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: this mid slope viewpoint by the Beacon has a bench and is an important viewpoint to the village
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹⁶ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 13

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V13 Margaret's Seat – East Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes on the South Dorset Ridgeway coastal footpath
Any other information considered important	A well established viewpoint with bench

Criteria assessment: based on *Landscape Institute Guidelines*¹⁷. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl at the base of the chalk escarpment and separated from the sea by a low limestone ridge
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with Weymouth and Portland beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: the green spaces along the River Jordan as it emerges from Spring head are clear
Does the view indicate a vista to important buildings or landmarks?	Yes: the wooded valley of the River Jordan, the two arms of the village, with the northern arm along Plaisters Lane
Does the view identify an area of harmonious and distinctive character?	Yes: the village integrated to its setting, with hedgerows and copses along the small valleys

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the characteristic components of the village, the patchwork of fields and the larger scale of the foreground chalk escarpment are important components
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and trees within the bowl of the low coastal hills and higher chalk ridge are clear
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹⁷ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute



View 14A

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V14A Towards White Horse Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes on footpath to the White Horse
Any other information considered important	Location adjusted from V14 on original map to a ridge within the field, which improves the view of the village (marked as V14A on the modified map)

Criteria assessment: based on *Landscape Institute Guidelines*¹⁸. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl formed by Chalbury Hill and Green Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with Chalbury Hill Fort and Green Hill beyond
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the green spaces in the village
Does the view indicate a vista to important buildings or landmarks?	Yes: Chalbury Hill Fort, the pub and historic core are visible
Does the view identify an area of harmonious and distinctive character?	Yes: the village integrated to its setting, with hedgerows and group of Weymouth pines

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the village, the patchwork of fields and enclosing line of hills
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and trees within the bowl of the low coastal hills
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation (and better at V14A)

Completed by: Tim Gale

¹⁸ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute

[PHOTO TO BE ADDED OF VIEW FROM V15]

View 15

Location information:

Information:	To be completed:
Name/ Number of the viewpoint location	V15 From Winslow Hill
Any existing significant designations that protect the view e.g. AONB, SSSI	AONB
Is the view from publicly accessible land/ right of way	Yes
Any other information considered important	View north west into historic village core

Criteria assessment: based on *Landscape Institute Guidelines*¹⁹. Note that the view must meet at least one of the following criteria if it is to be designated as a Key View

Criteria:	Assessment:
Does the view establish the relationship between the village and its landscape setting?	Yes: the village is seen in a bowl formed by Green Hill round to East Hill
Does the view indicate a panorama or vista from the village to its surroundings or vice versa?	Yes: a panorama of the village with the escarpment behind
Does the view identify the relationship between open spaces, green spaces, water courses and nearby buildings or streets?	Yes: shows the green spaces in the village and the Osmington Brook in the foreground
Does the view indicate a vista to important buildings or landmarks?	Yes: the Mill and Millhouse are visible
Does the view identify an area of harmonious and distinctive character?	Yes: the village enclosed by the chalk escarpment

Eligibility assessment: note that the answer must be yes to all these questions if the view is to be designated as a Key View

Eligibility issue:	Assessment:
Can the view be considered representative of the local area and its sense of place?	Yes: the village, the patchwork of fields and the enclosing escarpment
Does the view demonstrate what is visually pleasing in terms of landscape or townscape or setting?	Yes: the integration of the village buildings and at the foot of the scarp
Is what is special about the view reasonably intact (or has it been degraded by existing inappropriate or low quality development)?	Yes: intact
Would view designation conform with Local Plan or proposed Neighbourhood Plan policies?	Yes: conforms

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

Suitable for KV designation

Completed by: Tim Gale

¹⁹ Landscape and Visual Impact Assessment criteria produce by the Landscape Institute

Annex N

Sutton Poyntz Neighbourhood Plan Steering Group

Open Meeting to discuss the Heritage Asset Report and Receive Representations.

Held on Thursday 4th October 2018 in the Blue Duck Bar, Springhead Pub, Sutton Poyntz, commencing 11.30 hours.

Present: Steering Group members - Peter Dye (Chair), Bill Egerton, Huw Llewellyn and Colin Marsh.

Consultant from Angel Architecture – Kim Sankey.

The following residents were also present – Sarah Ayling, Rosy Birch, Caroline Crisp, Simon Darcy, Dorothy Emblen, Simon Emblen, Dave Emery, Yvonne Emery, Jane Gear, Tim Gear, Lyn Grant-Jones, Jill Kelsey, Dave Morris and Alun Reece.

1. Apologies

Apologies received in advance from Bill Davidson (Steering Group)

2. Introduction

The Chair welcomed everyone to the meeting and summarised the information that had been pre-circulated to affected residents following issue of the report by Kim Sankey of Angel Architecture in September.

The key areas for discussion could be divided into general issues associated with the process, methodology, assessment criteria, etc and specific issues relating to individual properties including errors in the narrative, factual information, etc. There would also be an opportunity for residents to raise any other issues.

The Chair explained that the village had clearly expressed the desire to have a list of local heritage assets in an earlier survey but it was the Steering Groups responsibility to develop a viable policy that took into account residents' concerns, clarified the context and the implications of the production of such a list.

3. Representations on General Issues and Methodology

The Chair addressed each of the representations on methodology - as summarised in the list circulated to residents and the steering group the previous evening.

3.1 Lack of consultation on assessment criteria – The Steering Group had conformed to the Historic England advice on local heritage listing. The issue was the timing of the consultation on the criteria to be used. This could now be undertaken as the publication of the consultant's report and the feedback from property owners, offered a proper context for this question to be addressed.

3.2 Non-use of three Advice Note criteria – Kim Sankey explained that this had been agreed with the Heritage sub-group in advance of the survey since only the 'built' environment was being considered.

3.3 Use of 'locally distinctive materials' criteria – Kim Sankey explained that this was identical to the 'aesthetic' criteria used by Historic England. The term had been used in previous reports in relation to designated assets (such as Portland) in her capacity as a professional planner for the local authority, without challenge. It was entirely acceptable for the non-designated assets being discussed.

At this point, in response to a question about the Conservation Area status the Chair explained that the Sutton Poyntz Conservation Area document was a character assessment not supported by a management plan and so offered no real protection. The Neighbourhood Plan offered an ideal opportunity to provide more detail and in fact already contained much of the information found in a full conservation area appraisal. Kim Sankey referred to the relevant plan for Osmington produced by West Dorset Council as a good example of what should be included. This was a substantial document that offered detailed guidance to the Planning Authority.

In response to a question as to why the current Sutton Poyntz & Preston conservation area document did not give adequate protection, the Chair explained that the document comprised a single page and simply defined the area and gave no detail on the characteristics of a building or the heritage value. There was also no Management Plan – a document that should have been reviewed every ten years. BE suggested that a comparison with the Osmington example, which was made available, would quickly demonstrate the inadequacy of the Sutton Poyntz assessment. The Chair commented that the report provided by Angel Architecture would undoubtedly assist the Planning Authority in their decision-making since they would now have detailed information available which had received the support of the local community. Kim Sankey added that a statement of heritage value was a significant one in support of a planning application as it provided an applicant with much of the necessary information they would require in completing the documentation.

One resident was concerned that the listing of individual properties would be overlooked as a result of the community taking an overview when voting on the overall plan. This would give the impression to local council planners that the whole village supported the listing of specific property, which may not be the case. The Chair explained that the forthcoming Regulation 14 formal consultation would provide an opportunity to identify and comment upon specific concerns about individual properties.

3.4 Lack of details of age criteria –Historic England advice note criteria had been used. Kim Sankey confirmed this included any building that was of a pre-1945 date.

3.5 Lack of detail on individual properties – It was confirmed that the scope of the content was typical of a conservation area report.

3.6 Minutes of the Heritage Asset Survey – It was confirmed that these were publicly available and had already been provided to individuals who had requested a copy.

3.7 Need for Local Listing in a Conservation Area – this is addressed in 3.3 above.

3.8 Why some buildings were chosen in preference to others of a similar age –
The Chair stated that there had been no favour shown and this was an open process. It was agreed that Kim Sankey would review and re-evaluate the following properties and provide a rationale for a decision on inclusion or otherwise; Littlecot, The Cottage, Streamside and Southview. **Action BE**

4. Representations on Matters of Fact.

4.1 Fox Cottage – Agreed to remove from the list. There was no further comment. **Action BE**

4.2 White Horse Cottage - Agreed to remove from the list. There was no further comment. **Action BE**

4.3 Rose Cottage – KS confirmed this as late 19th century sited on an earlier footprint.

4.4 Silver Street group value - BE explained that the Heritage sub-group had met on the previous afternoon, and had agreed to recommend that the focus of protection was the layout of the street and the aligned cottages and that it was hoped that with assistance from Kim Sankey a suitable form of words could be found to accommodate this on the list. Kim Sankey commented on the need to adopt a whole area view which included the houses, water and nearby listed buildings as part of the unique characteristic of this street. SD considered that such an approach needed to either include all of the houses or none. KS suggested that treating Silver Street as a collective entry without the identification of individual buildings was one possible approach. BE agreed that the general layout rather than the individual house structures was the priority for protection. The Chair suggested that such an approach provided a basis for collaboration with the affected parties as a means of reaching a consensus. In discussion it was agreed to try to seek a form of words that would be useful to the planners along these lines and that this would provide an opportunity for the neighbourhood plan to act as an alternative to a conservation area management plan, which was unlikely to be implemented due to a lack of resource. Dave E suggested opening up the heritage sub-group so as to involve the affected property owners and SD offered to engage with the Silver Street residents in this respect.

Action BE

4.5 Staddles aesthetic interest – KS referred to a 1972 letter which had proposed the listing of all five Wamsley Lewis houses. She considered these to be all of equal value and noted that Staddles was associated with the most detailed construction records held in the Dorset history centre. The owner of Wyndings confirmed that sadly it was not a Walmsley-Lewis house. With regard to this property it was agreed that there was no reason why archaeology should not be mentioned in the report.

In response to a question on non-designated status KS explained that this did not give any extra protection but did recognise the importance of the property and that the main consequence would be a “more thorough” planning application.

4.6 Bellamy Cottage – actions agreed.

4.6 Springhead Pub; reasons for listing and economic impact – KS stated that there was no obligation to maintain a non-designated building as opposed to the situation with a designated (listed) building; however, as a public asset of community value there would clearly be an interest in ensuring that this building was maintained. She explained that the building was historically and architecturally important due to the connection with the architect George Crickmay as well as the group value alongside the Coach House and Waterworks Cottages. The Chair commented upon the granting of planning permission for demolition of the Duck Bar in the past and KS noted that a policy of non-demolition in a conservation area would override such decisions. Commenting on the impact on the business, BE suggested that the local authority would have to strike a balance between the economic impact and historical responsibilities.

The Chair concluded by suggesting that a summary of the implications of non-designated listing would be useful in support of a policy.

Action BE

5. Other Issues

The Chair asked each attendee in turn for any further points that they wished to raise. The following matters were addressed.

5.1 LGJ received confirmation from Kim Sankey that reference to two of the Puddledock Cottages was an historical perspective of the site (since there were now four cottages) and that the group value alongside The Old Dairy House related to the past agricultural connection. LGS pointed out that the RJW on the date plate (1890) is Reginald Joseph Weld. In response to a further question Kim Sankey confirmed that later alterations can be of interest and that non-designated listing had no impact on choice of external décor.

5.2 In response to a question as to whether properties on the heritage asset list would have added value, KS confirmed that this was unlikely to be the case as conservation area status would 'trump' listing and research confirmed that properties in a conservation area already have an enhanced value by around ten percent. In this respect non-designated status would therefore neither reduce nor increase value.

5.3 It was acknowledged that the report incorrectly referred to the removal of Chipps Cottage and Southview from the list when in fact this should have stated 115 Sutton Road (Streamside) and Southview.

The Chair raised the question as to whether a policy should be included requiring the local authority to produce a conservation area report along with a management plan since this would cover areas not dealt with by a local listing process. BE added that the draft neighbourhood plan already has an improved Conservation Area Appraisal as a community aspiration.

5.4 SD was of the opinion that it would have been beneficial to have included the research referred to by Kim Sankey in the report that had been issued to property owners. Kim noted that a more detailed foreword to the report had been discussed

and it was a question of trying to achieve the right cost balance when summarising the large amount of information available.

5.5 Dave E suggested that a thorough final consultation with the full involvement of affected property owners on the list would help to remove the strong objections. The Chair confirmed that no final decision had been taken as to the inclusion of a list or modified list but it was the intention to include heritage policies within the draft Neighbourhood Plan.

5.6 AR asked whether inclusion on the list of heritage assets would materially affect changes to the property. The Chair explained that only in those situations where planning consent was required would reference be made to the list as a means of providing some detailed guidance, rather than simply making a decision based upon the property being sited within a conservation area. Kim Sankey informed the meeting that any planning application adjacent to a non-designated heritage asset would have to take the significance of that asset into account. She gave an example of a house being built adjacent to such a property where the planners would have to consider the impact of the new build design and materials on the non-designated property rather than simply taking a view based on the amenity impact. The purpose was not to obstruct development but to ensure that it was appropriate in terms of the style, materials used, etc. She also noted that since planners would not visit the site, due to them using satellite imagery, the list would provide useful information to help inform the decision-making process.

5.7 Dorothy E commented on the need for properties to be included on the list for the right reasons and had no objections to her property being included.

5.8 RB noted that inclusion on the list would make obtaining planning on adjacent land, such as a field at the rear of a property, more difficult. This implication was acknowledged.

5.9 In response to a question from SD it was confirmed that if a list was included as part of a policy in the Neighbourhood Plan that would take precedent, whereas if it did not form part of a policy the local authority would take the heritage asset report into account when constructing their own list. In such a situation the local authority would have to explain the reasons for inclusion of specific properties on the list and inform property owners of their right to appeal. KS stated that it would be unlikely that the local authority would fail to adopt the list of properties included in her report but would be required to go through several stages of consultation and would involve Historic England in that process.

6. Summary

The Chair emphasised the need for clarity in the Steering Group's proposals for local heritage listing since this would have a wider impact beyond the individual property owners - the community as a whole would need to take a view. He referred to the forthcoming Regulation¹⁴ process of formal consultation and the need to include specific proposals in the draft Neighbourhood Plan, with a supporting narrative that explained the independent assessment process and feedback received, to allow the village to take an informed view on the proposed policy. The Chair concluded by

inviting people to become involved in the work of the Steering Group and sub-groups in order that all views could be represented with the aim of achieving a consensus.

The meeting closed at 12.54 hours.

Annex O



W M Egerton
Sutton Poyntz Neighbourhood Forum

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3 October 2018

Dear Bill

Sutton Poyntz Neighbourhood Plan Heritage Assessment

I have read through the various comments and respond accordingly. I don't, however, appear to have received any comments from Ebenezer Cottage even though I have a letter from Rose Cottage and an email about Albert Cottage.

White Horse Cottage, White Horse Lane

This property was reconstructed on the same footprint as is shown on the tithe map but re-using the original materials. Even though it has historic origins, it has been substantially changed and there is now no reason to include it. The general rule would be to only consider buildings pre-dating WWII (1945). If the cock and hen boundary wall was built so recently that is testament to the good quality workmanship evident in the village some 25 years ago.

Staddles, Plaisters Lane

The report was drafted after consultation with the NP Steering Group Heritage sub-group who agreed the scope. The three missing criteria are those which were considered irrelevant to the study - namely archaeological interest, designed landscape interest and landmark status.

The reason for inclusion of Staddles in the assessment can be reinforced by the evidential significance of documents relating to Wamsley Lewis, in particular the 1972 letter (identified by Bill Egerton in the draft introduction to

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the Heritage Assessment) available from the Dorset History Centre D-WAL/A/6/1.

Staddles therefore **does** have archival interest as it was designed by a well-known and highly respected local architect (1898-1978) Ernest Wamsley-Lewis formed the Weymouth Civic Society in 1946 and became the first honorary secretary.

The additional criterion which is called Locally Distinctive Materials is actually the same as aesthetic interest as set out in the Historic England guidance "*Aesthetic interest – this criterion includes the use of locally distinctive materials and style.*" In this instance the insufficient detail can be expanded upon and the factually incorrect statement (about views) removed. It is clear that the owners do not regard their house as being special in any way, although according to the criteria of Historic England's Advice Note 7 it can be proven without a doubt that this building is a good example of a building by the notable architect Wamsley-Lewis.

This is not merely my own professional view, this is based on evidence of **all** the Sutton Poyntz Wamsley-Lewis houses which are considered as a very eclectic group, of the same materials and details - built within a 5 year period, probably by the same craftsmen. It is not my position to persuade any building owners that their house is more or less important - I am merely recording a statement of fact. Wamsley-Lewis houses are very highly regarded, not least by the Weymouth Civic Society.

Rose Cottage, Silver Street

It is entirely possible that all three, Rose, Ebenezer and Albert Cottages in the terrace are removed from the report if it is the strong belief of owners that they have no merit. However, to remove one or two would undermine the status of the remaining one or two – but that is my personal opinion, the Heritage sub-group may disagree.

Inappropriate and undemocratic heritage asset assessment criteria

The owner asks why we have not used the 10 assessment criterion commonly used by LPA's. I reiterate that the three missing criteria are those which were considered by the NP Steering Group Heritage sub-group as irrelevant to the study - namely archaeological interest, designed landscape interest and landmark status. The change of wording of *aesthetic interest* into locally distinctive materials and style was for a clear reason. Aesthetic interest, in my

opinion is based on appreciation of vernacular buildings which evolve according to local needs, availability of construction materials, reflecting local traditions and rarely involve architects. Moreover, they are built by craftsman employing readily available materials, bricks from local brickworks, stone from quarries on the adjacent hillside, combed wheat reed (a by-product of threshing), water reed from Abbotsbury, lime mortar and render slaked in local lime kilns. It is what gives these buildings in the countryside a particular resonance with the cherished local scene, in the same way that thatched roofs meld into the landscape. The choice of materials used in construction contributes strongly to the appreciation of buildings and their subtle idiosyncrasies.

Lack of transparency in assessment scoring and lack of historic detail

Regarding the assessment criteria - there **is** a threshold for age - it is the same criteria used by the Secretary of A-State for the Department of Media Culture & Sport (advised by the designation team at Historic England) when they list buildings, Grade I, Grade II* and Grade II (only exceptional buildings post 1945 are listed). The other criteria comprise:

Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

The suggestion that the assessment failed to meet the national guidance and the group's own objective is perhaps something for more detailed discussion at the meeting.

Rose Cottage appears on the tithe map (1838) as the end cottage in a row of three, so on that basis alone we know that dates from the second quarter of the nineteenth century. Its multi pane windows are a good indicator of date as is its construction with rubble walling in lime mortar. It is seen within the setting of Grade II listed building Laurel Cottage to the west. The group value is based on the evidence of these plots on the tithe map and also since Rose Cottage

and its immediate neighbour share the same roof form, albeit the ridge detail differs. The cottage is constructed of materials distinctive to Sutton Poyntz and the South Dorset Ridgeway settlements. This is a statement of fact, stone was quarried locally and lime mortar slaked in kilns nearby. The only imported material is the slate from Wales which was readily available post the industrial revolution.

Added value is another subject for a more detailed discussion at the meeting.

Bellamy Cottage

It is taken as read that Elm Cottage must have existed for Eric Ricketts to have drawn it in 1977 so the fact that the cottage was radically rebuilt still means that it is worthy of inclusion. I note that the owners wish the Old Forge to be incorporated as a single entry with Bellamy Cottage, with which I agree.

Fox Cottage

On the evidence that has been submitted this property adjoining Springfield Cottage will be removed from the list. The fact that there were originally 3 properties in this row 55, 55A & 55B in the Apportionment reveals that they were separately leased and occupied at that time, the date of amalgamation into one is not known. The same criteria can be attributed to Fox Cottage as Bellamy Cottage, both date from the nineteenth century and both are built of stone and thatch but obviously less of the original fabric survives in Fox Cottage than the Bellamy Cottage. The windows are quite convincing double-glazed replacements for UPVC as usually the corner junctions are mitred, albeit under concrete lintels. It is for this reason that Fox Cottage should be removed from the report.

Albert Cottage

The definition of a heritage asset from the Glossary of the NPPF is:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

Examples of designated heritage assets include listed buildings, scheduled monuments, wrecks, battlefields, world heritage sites and conservation areas.

What we are dealing with in this exercise is ‘*local listing*’, that is non-designated heritage assets, which is the terminology commonly used by heritage sector. Paragraph 197 of the National Planning Policy Framework states ‘*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.*’

Local lists are usually compiled by the local authority when they carry out an appraisal of their conservation areas (one does not exist for Sutton Poyntz), but the opportunity has arisen under the Neighbourhood Plan for the village to carry out this task. The selection of ‘Important Local Buildings’ can comprise groups or individual buildings which have architectural or historic interest.

With regard to the existing protection offered to buildings in a conservation area, this local listing does not necessarily increase that already established protection, as any development in the conservation area would need to consider in a written heritage statement how the proposals would impact its significance. Applications for planning permission are required to justify how the development would preserve and enhance the character and appearance of the conservation area.

The row of three properties comprises a group of cottages with gardens, they appear on the tithe map as a continuous row of six, three of which have been demolished. Albert Cottage may be very different from its neighbours however they are all constructed from a variety of traditional materials and have their origins in the early nineteenth century. It is possible that it was rebuilt but it still shares characteristics with Ebenezer Cottage and Rose Cottage.

Springhead Hotel and Pavilion

Springhead was designed by the highly regarded local architect George Crickmay whose practice still exists in Dorchester today as John Stark and Crickmay. It is said that Thomas Hardy started his training as an architect in Crickmay’s office. The origins of the Springhead are well documented in Kelly’s directory and therefore it cannot be disputed that it has historic interest. The fact that the building is in a conservation area already affords it some protection in planning terms and it could be argued that its status as a non-designated heritage asset is trumped by this conservation area status.

It is not my place to persuade or dissuade building owners to embrace the findings of the report. It is merely intended as an appendix to the Neighbourhood Plan to demonstrate the evidence base for a local list and this

is still very much a discussion document not a finite piece of research. The ownership of the NP belongs to those who live in the village and they must decide what is important in the cherished scene and what is not.

Chipps Cottage

Chipps Cottage was considered and not included for the reason that it has been substantially altered, but if the owners want this building to be reconsidered together with Southview, this is indeed possible.

Wyndings, Plaisters Lane

Archaeology was excluded as a criterion since the Neighbourhood Plan heritage assessment only deals with the built heritage. The decision making (as I have already stated) was made by a group – it was not the case that any one individual assessed the village and compiled the final short list. It was a joint exercise and I feel that perhaps the strategy and the basis on which this assessment was undertaken could have been shared more widely with the village in a public forum rather than as a complete piece of work. The background to the study which may not be common knowledge was as a consequence of the South Dorset Ridgeway Partnership Project between the Heritage Lottery Fund and The AONB Team that structures and features of value in Sutton Poyntz were evaluated in May 2018.

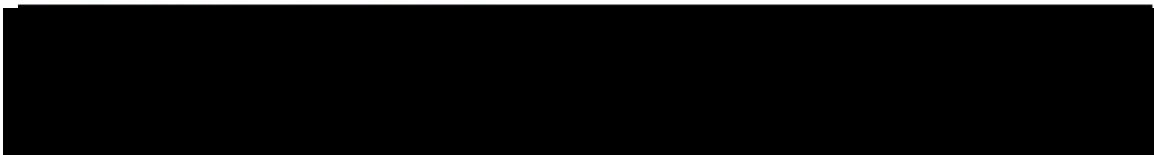
If Wyndings is to be included in the adopted heritage assessment then perhaps the owners would like to share their photographic evidence at the public meeting tomorrow.

Conclusion

I confirm my attendance at a public meeting in the Springhead on Thursday 4 October at 11.30am for one hour to address the owners and to hear their objections first hand. In the meantime, you may consider that the best way forward is to just remove those properties (identified above) where a handful of villagers have voiced very clear objections to the list of locally important buildings.

Yours sincerely

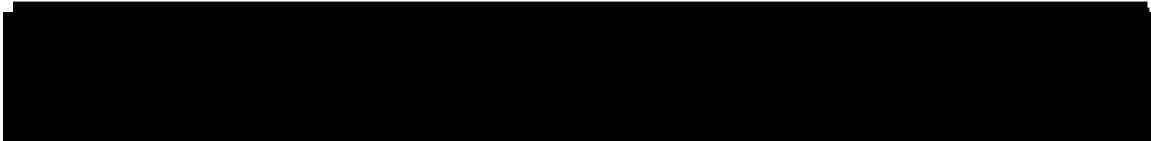
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Kim Sankey RIBA,
Architect & Historic Buildings Consultant

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Annex P

Sutton Poyntz Neighbourhood Plan Heritage Assessment



View towards Sutton Poyntz from Bincombe Bumps

on behalf of Sutton Poyntz Neighbourhood Plan Steering Group

October 2018

kim sankey | architect

angel architecture | design | interiors

Angel Architecture Ltd Registered in England no 09113728 at The Loft, Unit 11, Hunthay Business Park, Axminster, Devon EX13 5RT

Introduction

This heritage assessment was commissioned by the Sutton Poyntz Neighbourhood Plan Steering Group to support the Sutton Poyntz Neighbourhood Plan. It has been prepared by Kim Sankey BA(Hons), DipArch, AADipCons, RIBA, based on the pre-submission draft of the Regulation 14 Plan (September 2018).

Neighbourhood Planning

The National Planning Policy Framework states that neighbourhood planning gives communities the power to develop a shared vision for their area. Once a neighbourhood plan is brought into force the policies it contains will take precedence over existing non-strategic policies in a local plan for that neighbourhood, unless they are superseded by strategic or local policies.

Heritage Assets and their Protection

A heritage asset is defined in the Glossary of the NPPF as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

Paragraph 197 states *‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*

Listed Buildings and Conservation Areas are given specific protection under The Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving a Listed building or its setting or any features of special architectural or historic interest which it possesses, and to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.

Chapter 2 Environment and Climate Change of West Dorset, Weymouth & Portland Local Plan follows the higher level guidance. Strategic key initiatives include:

- Continuing to prepare and update lists of locally important heritage assets through conservation areas appraisals;
- Engaging communities in the use of neighbourhood plans as a tool for addressing conservation issues, and supporting them in the identification of locally important heritage assets.

Policy ENV4

“Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset.”

The following is a definition of Important Local Buildings by Historic England:

'There may be many buildings and sites in a local planning authority's area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.'

Assessment methodology

The assessment satisfies the requirements of the NPPF, which since 24 July 2018, has incorporated the Government's heritage policy in Paragraph 184:

'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

An initial list of non-designated heritage assets was compiled based on prior knowledge of Sutton Poyntz gained from a study of 12 villages for the Dorset AONB's South Dorset Ridgeway Landscape Partnership in May 2018. A number of additional important local buildings were added to the list and some discarded in consultation with members of the village Heritage Subgroup because accumulated changes had left insufficient visible historic structure. The assessment criteria are set out in Historic England's Advice Note 7, which actually proved to be discriminators; and this assessment describes the buildings recommended for inclusion, judging them against those criteria.

A walk around the village was conducted on the 23 August 2018, with representatives of the village, in order to assess all the eligible properties. Apart from one building (where permission was obtained to photograph the building from the driveway), the buildings were viewed, and photographs obtained, from the public domain. The contribution made by individually attractive and interesting unlisted buildings is important, most of which contribute to the value of larger groups. A mix of quality houses have been selected, dating from late Georgian to the 1930's which all have unaltered roof and walling materials and other locally distinctive details.

This selection broadly followed the steps set out below:

- > Step 1: Identify the non-designated heritage assets.
- > Step 2: Examine the evidence base, maps, photographs and local knowledge.
- > Step 3: Assess the significance of each building.
- > Step 4: Agree the final list with the Heritage Subgroup.
- > Step 5: Clearly record the assessment and resulting decisions.

There are 12 existing designated heritage assets (Grade II listed buildings) in Sutton Poyntz and 24 non-designated heritage assets in the Neighbourhood Plan area. The reason for the inclusion of these particular buildings is summarised on the following table and detailed below:

Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

Property Name & No	Criterion						
	Age pre-1945	Rarity	Aesthetic Interest	Group Value	Historical Association	Social & Communal Value	Locally Distinctive Materials
1.Millpond Bridge	Y	N		Sutton Mill	Mill 1812	Y	Y Stone
2.Millstream	Y	N		L.B's in Sutton Road			Y Slate/ render
3.113 Sutton Road Quackers	Y	N		L.B's in Sutton Road			Y Stone/ brick
4.Inspector's House	Y	N	Y	Turbine Hall Waterworks Cottages	George Crickmay	Wessex Water legacy	Y Stone/ Brick
5.Waterworks Cottages	Y	N	Y	Inspector's House, Turbine Hall	George Crickmay	Wessex Water legacy	Y Brick/ clay tile
6.Cob Cottage	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
7.Church Cottage	Y	N		Mission Hall		Y	Y Stone/ brick
8.Mission Hall	Y	N		Church Cottage		Community asset	Y Brick/ clay tile
9.Clyffe Cottage	Y	N		N			Y Thatch/ render
10.Littlecot	Y	N	Y	N	Mr Bonnell & Wamsley Lewis		Y Clay tile/ painted brick
11.Valley Cottage	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
12. Spinneys	Y	N		N	E Wamsley Lewis		Y Thatch/ stone
13.Wyndings	Y	N	Y	N	Mr Bonnell		Y Thatch/ painted brick
14.Staddles	Y	N	Y	N	E Wamsley Lewis		Y Thatch/ stone
15.Prospect House & Cottage	Y	N		N			Y Stone/ render/ slate
16.Bellamy Cottage & the Old Forge	Y	N		N			Y Thatch/ stone
17.Telephone Kiosk	Y	N		N		Community asset	
18.The Cart Shed	Y	N		N		Y	Y Stone/ cement tiles
19.1-4 Puddledock Cottages	Y	N		The Old Dairy House			Y Stone/ slate
20.The Old Dairy House	Y	N		Puddledock Cottages			Y Stone/ slate
21.Chpps Cottage	Y	N		N			Y Stone/ slate
22.Silver Street	Y	Y		L.B's in Silver Street			Y Slate/ clay tile/ render
23.The Springhead & Pavilion behind	Y	Y Pavilion		The Coach House	George Crickmay	Community Asset	Y Stone/ clay tile
24.The Coach House	Y	N		The Springhead	George Crickmay		Y Stone/ clay tile

Table of buildings considered worthy of important local building status with justification determined by a site inspection on 23 August 2018 by the Heritage Sub Group.

Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

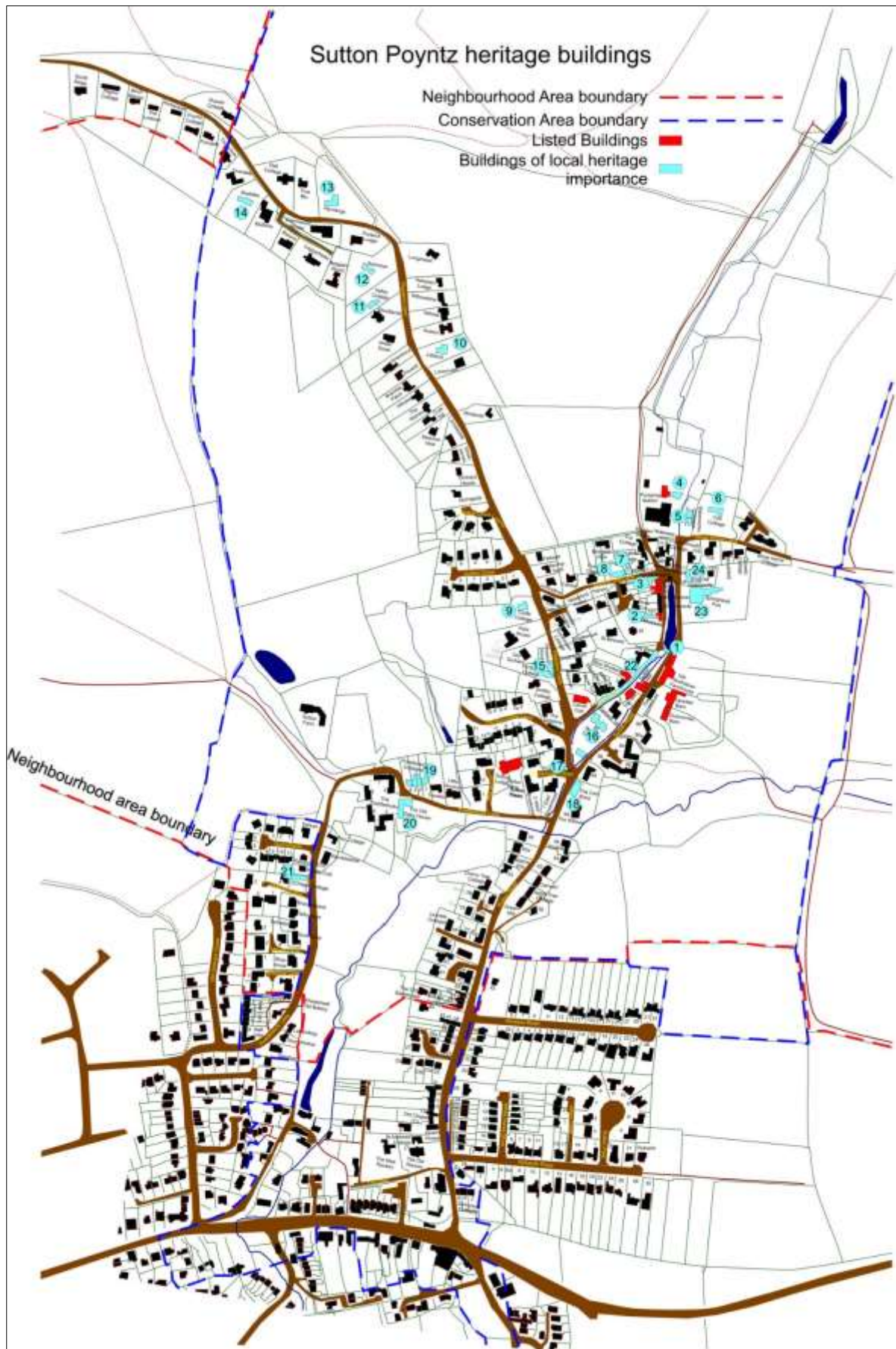


Table of heritage buildings produced by the Neighbourhood Plan Heritage Subgroup

Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

1. Millpond Bridge (opposite Northdown Farmhouse) was previously in the ownership of Wessex Water but is now owned by Weymouth & Portland Borough Council. This bridge over the River Jordan, and sluice, were created at the same time as the mill pond when an older mill (with an undershot wheel) was replaced in 1812 by the present Sutton Mill, equipped with an overshot wheel necessitating a header pond. Constructed of local Ridgeway stone, ashlar and rubble, set in lime mortar. Included for its relationship to Sutton Mill and pond which are a source of local identity, contributing to the coherence of the village connecting Sutton Road to Silver Street.



2. Millstream, formerly two of three tenements on the Tithe Map, now one property. Locally distinctive use of materials and features with lifting arm on rear barn under projecting dormer of hay loft, clad in Welsh slate and rendered masonry walls. Chimneys of Broadmayne brick. Timber sashes and casements, boundary walls of local stone with cock and hen detailing. Included for its origins in the late C18/ early C19 and distinctive local characteristics.



Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

3. 113 Sutton Road appears as two cottages and a garden on the Tithe Map. Part of a group attached to the terrace of listed buildings in Sutton Road, this property shares the same materials, stone with brick quoins and flat arches to later windows. Historically 113 was a shop with evidence of blocking up on the east gable end. Included for group value having a clear visual relationship with adjacent listed buildings 109 & 111 Sutton Road and social and communal value as a former shop.



4. The Inspector's House is a reworking of the Upper Mill House partially demolished in 1855, rebuilt by George Crickmay Architect. On the Tithe Map the earlier property is described as house, mill (early C18), garden and orchard. By 1888 Thomas Hawksley has built the Water Turbine Hall for Weymouth Waterworks. The house is physically attached to the Grade II listed building which would, by association of use and date, extend protection by virtue of its curtilage. Included for social and communal value and group value.



5. Waterworks Cottages by Crickmay Architects circa 1900 in Arts & Crafts style.

Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

Semi-detached pair of contrasting brick cottages under clay tiles roofs with lean-to porches and single storey wings. Projecting bay windows at first floor under pebbledash gables. One cottage retains its original timber multi-paned windows. Both have stone boundary walls with cock and hen detailing. Included for their association with a local Dorchester architect, of intrinsic aesthetic interest and group interest.



6. Cob Cottage (formerly Watermeadow of 1939) by Ernest Wamsley Lewis. This was the only house agreed by Weymouth Civic Society to be worth if listing in 1972. A two-storey thatched property in White Horse Lane with a detached garage, also thatched. The house follows the style of those on Plaisters Lane and was the last of the five Wamsley Lewis houses to be built in Sutton Poyntz. All share the same characteristics, stone walls with timber windows although Cob Cottage has differently proportioned (2 light) casements to the others which have 3 or 4 light casements. Included for aesthetic interest, its intrinsic design value relating to a nationally renowned architect.



Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

7. Church Cottage appears as a garden on the Tithe Map. Church Cottage was built by Salisbury Diocese sometime post 1880, it was occupied by a Church Army evangelist in 1901 and the Church Army was founded in 1882. Set back from Mission Hall Lane behind a brick boundary wall. Random rubble forest marble with shallow Broadmayne brick arches to multi paned windows and narrow panelled door with glazed top lights. Cast iron rainwater goods. Included for distinctive local details and materials.



8. Mission Hall is built on a plot of land identified as Higher New Close on the Tithe Map and first appears on the 1901 OS Map. It is owned by Salisbury Diocese but leased to the village who manage the building. The hall is constructed of Chickerell orange/red bricks under a clay tile roof. It has been sensitively extended with a service wing to the north of a subservient appearance using matching materials. Included for social and communal value.



Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

9. Clyffe Cottage was built in 1927 above the road level on Cox's Orchard behind a new boundary wall of local stone (of a high standard of workmanship) with traditional cock and hen detailing. It is constructed of rendered masonry under a thatched roof with brick chimneys and timber casements. Not as picturesque as the Wamsley Lewis group but nevertheless a pleasing composition using locally distinctive materials. Included for its vernacular appearance, boundary treatment and use of locally distinctive materials.



10. Littlecot is presumably designed by the same person as Wyndings and was constructed in 1932. Wamsley Lewis designed a minor extension in 1938. Littlecot is a two-storey brick building under a tiled, hipped roof with brick chimneys and was constructed after Wyndings which dates from 1930. The windows have been replaced and the plot subdivided but the scale and form of the house survives much as originally designed. Included for aesthetic interest.



11. Valley Cottage (1937) is one of four pre-war houses on Plaisters Lane by Ernest Wamsley Lewis of Trent & Lewis, co-founder of the Weymouth Civic Society. Built of Purbeck rubble stone and thatch both of which are local materials, noteworthy for the time. These houses all post-date the British Arts & Crafts movement of 1880-1920 but the use of the Dorset vernacular features contribute very strongly to a harmonious design in a village of stone and thatch with timber windows and tall chimneys. Later windows to projecting single storey wing. Included for aesthetic interest.



12. Spinneys by Ernest Wamsley Lewis (1936) built for a Scotsman, with due regard to economy, has much the same style as Valley Cottage but with the appearance of the first floor in the roof rather than a full first floor. Thatched stone porch detail and robust stone chimneys to principal rooms. The original fenestration pattern is very obviously pre-war date with 3 light casements. Included for aesthetic interest.



13. Wyndings was the first house constructed on Plaisters Lane for R H Woollatt in 1930 and is said to have inspired many of the other 1930's houses, particularly Littlecot which appears to have been designed by the same person Mr Bonnell whose name does not appear in the RIBA archives. Wyndings is also recognised as a site of archaeological interest, digs, human inhumations are all recorded in DCM proceedings and other publications. This house retains most of its original features. Two storeys under a thatched roof with painted brick walls with a decorative band course. Leaded lights in timber window frames, brick cills and chimney stacks, timber boarded garage doors. Included for aesthetic interest.



14. Staddles by Ernest Wamsley Lewis 1933-4. The brief to Wamsley-Lewis was for a house to be built of stone dug out of the site and thatch grown for the roof! The stone on site was Greensand so Portland stone was used instead. The thatcher won was not convinced that straw could be grown on site. The doors, and internal joinery and exposed beams were all of oak and the dining room panelled full height. The large thatched roof enabled the architect to reduce the area of walling. Wamsley-Lewis had no intention of reproducing a cottage of a past era but there was a dearth of contractors willing to build of stone rubble. He persuaded a local stonemason to work with a wheelwright, blacksmith and others built the house by direct labour for £7 within the limit of the clients budget including a stone paved terrace and a car park for visitors levelled out of the hill side. The economic costs persuaded another five clients to employ Wamsley-Lewis and the same team was employed on other own large plots in Sutton Poyntz. Included for aesthetic interest.



10. Prospect House and Cottage appear as a house and garden on the Tithe Map. Prospect House was divided and enlarged to provide a separate dwelling with the house occupying the southern plot, having a legible street frontage with integral boundary wall and obvious blocking of the earlier entrance off the street. Included for age and historical connection to the Harrison family, village wheelwright, carpenters and builders in Sutton Poyntz since 1880. The carpenters shop was a separate building to the rear, now converted to a new use. Included for its origins as a substantial house in the streetscene and its use of locally distinctive materials and boundary treatment.



11. Bellamy Cottage and The Old Forge (now a garage to Bellamy Cottage).

Bellamy Cottage, formerly Elm Cottage, may perhaps have been two cottages as illustrated by Eric Ricketts in his book *The Buildings of Old Weymouth Part Three*; it was at one time the home of the village blacksmith whose smithy has now become the cottage's garage, with some old walling still retained. The east end of the cottage was added in the 1930's and the west end in 2002. The cottage is built of Portland stone under a thatched roof. The house is accessed both from Plaisters Lane and via a bridge on Sutton Road. Included for its early origins and the use of distinctive materials.



12. The K6 Telephone box is in the process of being transferred from British Telecom to the village for £1. There are many uses to which redundant boxes can be put to including a defibrillator point, a library and a seed bank. Although superficially in reasonable condition, routine maintenance will be required regardless of its future use. Included as a community asset.



13. The Cart Shed was formerly a cottage, garden and smithy prior to its later incarnation as a carriage works. The sign outside reads '*Sutton Poyntz Carriage Company mechanical engineers care servicing general repairs automatic gearboxes phone 0305 835143.*' The Cart Shed incorporates the Victorian letter box. Included for the interesting method of construction utilising saracen stones in horizontal masonry bays, it is possible the eaves have been raised when it ceased to be a dwelling (to house vehicles?) Included for social and communal value.



Sutton Poyntz Neighbourhood Plan Non-Designated Heritage Asset Assessment

14. Puddledock Cottages, a terrace of four, with date stone above No 1 'RJW 1890'. Built close to the site of two earlier cottages and gardens. 1-4 Puddledock Puddledock Cottages are a group of late Victorian estate cottages for the agricultural workers on Sutton Farm. Included for age and their distinctive style as typical estate workers cottages of local rubble stone and Broadmayne brick dressings under a Welsh slate roof.



15. The Old Dairy House, Puddledock Lane. The Old Dairy House comprised two tenements, with barton and buildings, possibly one occupied by the chief dairy man of Sutton Farm as identified on the 1838 Tithe Map. The house is of rubble stone under a Welsh slate roof with brick chimneys and flat brick arches over ground floor windows and to the new porch. Boundary wall with cock and hen detailing. New windows and doors but included for age and use of locally distinctive materials.



21. Chipps Cottage has remained a cottage and orchard in the southern part of Puddledock Lane since 1838. Constructed of rubble stone under a slate roof with dressed Purbeck ashlar lintels and arch over the central fanlight, the windows are later replacements but the whole composition remains virtually intact with brick chimneys and terracotta pots. The later wing has brick dressings to the window and door openings. Included for age and use of locally distinctive materials and details.



22. Silver Street is a near unique arrangement, consisting of a single narrow footpath hemmed in by the stream and its vegetation on the one side, and a loose arrangement of workers' cottages on the other side, a number of which only have pedestrian access. The cottages have roots that are 18thC or older but with most visible material dating from the late 19thC or later; this collection of houses comprise one coherent group of buildings of merit. Paving slabs along the path were apprentice pieces with letters carved by students of Eric Morris, a well-known local sculptor who lived at Blue Shutters. The lane is framed by and gives context to listed buildings; Laurel Cottage, Blue Shutters, Sutton Mill and Mill House. Included for rarity and group value.



23. The Springhead Pub & Restaurant (and pavilion behind) replaced the inn which previously occupied Nos 109 & 111 Sutton Road. The Spring Head Hotel which appears in Kelly's directory of 1898, together with the Coach House and Waterworks Cottages, represents one of Crickmay designs, remarkably intact. Built in the 1898 as a hotel with a pavilion in the gardens. The pavilion of 1899, now enclosed by later structures has an unusual curved roof and metal framework (seen in early photographs). This dates from the late C19 when 'kit' buildings were sent out to the colonies for ease of construction. This is a very typical design seen in South Africa and New Zealand. Included for social, communal and rarity value since the Pavilion represents a building type that is now rare in Dorset.



24. The Coach House was built as a service wing to the Springhead, of the same materials and style albeit more diminutive, originally providing ancillary accommodation for carts, horses and grooms accommodation in the hay loft above. The cart shed retains the original double doors and fan lights over, and latterly housed vehicles. It has a charming appearance with the timber boarded gables as opposed to half-timbered gables of the pub but is more domestic in character retaining the essence of its former use. Included for social and communal value and aesthetic interest by a local architect George Crickmay.



Annex Q

Sutton Poyntz Neighbourhood Plan

Shaping The Future Of Our Community Together

Newsletter No 6

November 2018

<http://suttonpoyntz.org.uk/neighbourhood>

Dear Stakeholder,

The Sutton Poyntz Neighbourhood Forum has prepared a draft Neighbourhood Plan for Sutton Poyntz. This document is based on residents' views and on the Weymouth and Portland Borough Council Local Plan. The Draft Neighbourhood Plan has now been published for formal consultation – under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) - with all stakeholders (including residents, statutory bodies, businesses and other interested parties).

The consultation period runs from Thursday 8th November 2018 until 12 noon on Monday 24th December 2018.

You may view the draft plan and associated documents on the village web site at <http://suttonpoyntz.org.uk/neighbourhood>. You can also see paper copies of the draft plan at The Mission Hall, the Springhead Pub and the Telephone Kiosk. Drop-in days will also take place at the Mission Hall on 25th November from 10.00 to 17.00 and 26th November from 12.00 to 16.00 when you can view the Plan and discuss any issues with members of the Steering Group.

If you would like to make any comments on this draft plan during the consultation period you can either email them to the Steering Group (neighbourhood@suttonpoyntz.org.uk) or you can put them in writing and send to Neighbourhood Plan, c/o 2 The Puddledocks, Puddledock Lane, Sutton Poyntz, DT3 6LZ.

A Response form is attached for your convenience (an electronic copy is available at <http://suttonpoyntz.org.uk/reg14consultation>). You may respond in a different format if you so choose, however, please ensure that your name and address are provided. If you have any difficulties in viewing the draft plan or making comments, you may contact the Chair (Peter Dye 01305 837139) or Secretary (Colin Marsh on 01305 833892) who will assist you.

Comments must be received by 12 noon on 24 December 2018

What will happen next? Following this formal public consultation, the Draft Neighbourhood Plan will be revised and a final plan will be submitted to Weymouth and Portland Borough Council to check that it complies with the regulations. The final plan will then be published for another public consultation (Regulation 16). Following this, the final plan will be submitted to an Independent Examiner for assessment and, if passed, a Referendum will take place.

Annex R

Sutton Poyntz Neighbourhood Forum

Draft Neighbourhood Plan

Public consultation 8th November 2018 to 24th December 2018

Response sheet

You may use this sheet to submit comments.

Please give your name and address. As this is a formal statutory consultation all comments submitted will be available publicly and will be published on the Sutton Poyntz website. The Sutton Poyntz Neighbourhood Forum is the Data Controller responsible for the personal data collected under the Data Protection Act 2018. Your personal information will not be shared with any other parties.

Please make comments as specific as possible, relating to specific Policies or paragraph numbers, and quote the relevant policy or paragraph number(s).

Send your comments to Sutton Poyntz Neighbourhood Plan Steering Group:

✉ by post or 🖐 by hand: Sutton Poyntz Neighbourhood Plan, [REDACTED]
[REDACTED]

💻 or by email: neighbourhood@suttonpoyntz.org.uk

Note: An electronic version of this form is available at <http://suttonpoyntz.org.uk/reg14consultation>

All comments must be received by noon on Monday 24th December 2018.

Your details (the Local Authority advise that your contact details should be provided since this is a statutory consultation process and the status of anonymous responses may be challenged).

Name	
Address	
Email address (optional for responses)	
Please tick one:	<input type="checkbox"/> Resident <input type="checkbox"/> Local worker <input type="checkbox"/> Local organisation <input type="checkbox"/> Local business <input type="checkbox"/> Statutory consultee <input type="checkbox"/> Agent Other (state).....

Please give your comments overleaf. If you need to continue on an additional sheet, please write your name at the top of each sheet and staple sheets together.

Comments on specific policies

Please indicate the specific policy, please state the policy or paragraph number.

Policy and/or Paragraph No	Comments and/or suggested changes

General comments

Thank you