

## Stage 2 Survey - Written comments

These are comments added by respondents in the various "Comments" boxes in the form.

Question 2 – Bio green corridor
[27] Traffic calming to protect wildlife eg deer, foxes, badgers etc
[34] OK but could be subject to minor revision as need arises.
[35] Look for additional government funding to develop the area an concept even further
[46] I feel that this corridor is vitally important for wildlife and without this biodiversity everything else will be badly affected.
[57] It vitally fails to protect the green gaps in Plaisters Lane and the 150-year-old hedges that about it. An ecological report already prepared in relation to the green gap show Morlands identified the potential for protected species on this site and the fields immediately behind it needs to be included too
[71] Should include Plaisters Land and land either side
[218] What about green corridor(s) across Plaisters Lane
[499] would like to see area on Plaisters Lane included
[76] The areas shown on the map also correspond to the freshwater springs and stream mentioned in question 1 which is 2 reasons to preserve them from development
[423] The green corridor is a low lying poorly drained watercourse and should NEVER be considered for residential development.
[81] The fields surrounding Spring bottom corridor should be included to provide a larger area for biodiversity to thrive
[82] Green corridors are key to rural environments
[103] Absolute minimum requirement
[115] The map designates essential areas for protection
[116] Seems appropriate
[384] OK as suggested
[569] Agree with green corridors show
[155] Neutral - depends on each application impact on the corridors new development should not be stopped unnecessarily.
[170] The area at the end of Old Bincombe Lane
[173] An excellent proposal given the pressures on land. Every effort needs to be made to ensure the viability of such a green corridor, extending this wherever this is feasible.
[220] Excellent idea
[181] Don't know – wildlife generally finds its own habitat.
[200] The green corridor running along Osmington brook behind 'The Willows' and into the rough pasture at G6 and into G5 should be emphasised by declaring all this area as a green space.
[213] Can any green corridor be enforced?-hedgerow on previous developments where planning conditions require reinstatement of existing hedgerows have been completely ignored-how can you guarantee enforcement.
[245] encourage biodiversity gardens etc to be hedgehog friendly
[250] Area shown is too large - should be narrow and along watercourse unless supported by evidence
[286] Where possible green corridor would ideally be under trust/public ownership in some form to restrict development or (better) prevent entirely
[325] There is no need for a green corridor. There are gardens aplenty. You cannot dictate what people can do within their own property. By doing this you will have people working against you not with you. Nobody wants a concrete village. Trust us.

Question 2 – Bio green corridor

[329] You cannot include privately owned land without the express permission of the landowner.

[330] However, I do not agree with earmarking private land without agreement from the owner

[429] The corridors designated for avoiding adverse impact are on owned land. Surely consultation is required with said owners.

[550] There is no need for a green corridor. Dictating what people can and can't do with their land to this extent. More can be achieved by engaging with owners of green space.

[601] Have the landowners agreed to this? I don't think so. This is very bad manners.

[602] Outrageous infringement of people's right to enjoy their private property. Sits in valley that is AONB and close to SSSI. This green corridor is not needed.

[326] More can be done by engaging with owners. We are already in a conservation area.

[339] However, the plan as written does not supply sufficient evidence of the importance of biodiversity.

[372] Green corridors exist for urban areas. A 50 yard walk will place one in a green corridor.

[379] Particularly G11 on the map due to the deer that frequent this area

[380] Particularly area G11 on the map as we often see wild animals including deer roam freely along this area

[389] Couldn't identify the green corridor from the map to comment.

[407] Green corridor is not totally clear and distinguishable from the village core area. How wide is the corridor within the village core as it follows the river. Define more clearly.

[406] Following the water courses appears a good idea. The land is naturally suited to encouraging wildlife and would be low impact and good to leave it that way.

[418] This question ignores other ways of reducing flood risk.

Question should be - How can we look after our green spaces?

[439] Green corridors have their place but a rational approach is needed in protection of wildlife. Deer population needs managing etc.

[505] It's not nearly big enough! It should include all the "Green Space" areas. Not sure why only part of G12 is "Green Corridor"

[554] No need for this as it is all part of an AONB

[555] Why should there be any more protection than we already have?

[556] Already semi rural.

[564] Question too leading

[590] Green corridors are important, but also wildlife are adaptable around new development.

Question 7d – Shop location

[9] No

[77] No

[103] No

[181] No

[208] sorry no

[247] No

[252] no

[301] No opinion stated re these items

[537] No

[538] No

[547] No

[35] N/A

[36] N/A

[116] N/A

[279] N/A

Question 7d – Shop location
[280] N/A
[286] N/A
[41] The cartshed – [garage repair] If and when it becomes vacant. This of course would cause + parking+delivery problem for traffic
[49] Cartshed or around there.
[243] cartshed (if/when available)
[244] If available - The Cartshed
[309] The Cartshed / SP carriage company
[330] The cartshed
[340] Garage at junction
[375] Cartshed when /if Tony retires even if he lives above it.
[411] Cart Shed
[423] HA9 area [i.e. around the fork]
[564] Cartshed
[62] Springhead Car Park
[137] Although a tearoom/coffee/craft could be a viable proposition in the spring /summer, finding a suitable location when space is at a premium would be difficult - possibly space linked to Spring Head pub
[154] Maybe the Spring Head pub could organise selling local produce and craft.
[187] Springhead Car Park
[294] Springhead Hotel
[311] Pub
[312] Village pub
[472] Springhead site is only car parking area.
[589] Incorporate into the village pub, as many Dorset villages do - so the Springhead.
[590] As above. I think the pub should be community hub of the village - small shop, tea coffee etc. Childrens play area could double up as community area.
[82] Near the pub
[83] Near the pub but it would have to be purpose built. Where? That is the big question.
[500] Close to the pond
[588] Near the Springhead pub
[76] It would have to be on the water works site and would therefore require the support and permission of Wessex Water
[136] Water works possible site
[245] waterworks building
[251] If Wessex Water agreeable in redundant areas within the waterworks
[384] within Waterworks facility
[502] Water works site
[94] The unused Evangelical Church
[258] Disused Methodist hall, Sutton Road !
[75] Mission Hall Orchard
[85] Mission Hall Lane Area
[152] The sheds by the pond on the right as you head to the Spring Head
[260] field next to pub, close to road. low profile
[406] to be viable would probably need to be on plaisters lane / sutton road.
[60] Evangelical Church, behind the Springhead pub, Cartshed when owner retires / moves house.
[92] At The Springhead Pub if they are agreeable or at The Cartshed if they would agree
[333] Either the cartshed should it ever cease to be a garage or alternatively the old evangelist church in Sutton Road
[407] lease of area eg conference room in waterworks, or the Springhead pub or the evangelical

Question 7d – Shop location
church
[413] Close to Cartshed or Pub.
[535] Cartshed / Puddledock / Water works
[571] The pub garden; the Mission Hall garden
[47] It should be self supporting from someone's house
[48] a shop should be self supporting and create work / jobs.
[601] Maybe one of the committee would like to offer a room for the shop
[217] I work full time so would volunteer in the shop when I can. Maybe able to sell items in the phone box with honesty box, or set up a little library in there. It has worked in another village. One milkman used to deliver newspapers to residents in a village. What about a pop up shop in the pub 10am-12noon.
[182] Maybe a market type stall once a week.
[539] Nice idea and initially a shop would work but a little way down the line it would become used less and less.
[218] Whilst a village shop is a nice thing to have, I doubt it will be commercially viable
[78] Cannot think of a location and while I very much agree in principle for all of the above I'm concerned that further traffic in a village already congested cars, roads into Sutton Poyntz are too narrow to attract too much more vehicular access.
[86] A shop is only agreed if a quiet site and not a parking problem.
[166] Problem would be to find a central location in a 'linear' settlement – parking would also be a problem
[313] To be decided by community. Nothing to increase traffic problem
[429] no but a tea shop would increase parking problems
[108] Concerns that this would bring more traffic to the village, parking and rubbish would be a problem.
[200] The village does not have the infrastructure capacity e.g. parking to support this and I doubt that there would be sufficient use of such a facility to justify it.
[326] Comment: Shop would bring more traffic and encourage those who currently drive through the village to stop.
[352] It would bring more traffic into Sutton Poyntz
[550] This will increase traffic in the village which cannot be accommodated with the additional street parking a shop would bring.
[110] Craft shops and tearooms have been tried and failed over the years. Coffee and afternoon teas are available at the Pub, why compete? The village can not take the influx of traffic that a tearoom may bring. In these days of internet shopping numerous local shops and milkmen who will deliver anything, why do we have to have a shop?
[293] There was a small general shop in a small terrace house winslow road opposite where the new posget (?) houses are nearing completion - although the traffic was not so obvious in the 1960's - it could be complicated to have a shop on Sutton Road. The Springhead is very busy now- adding a shop there would be a traffic nuisance.
[325] Comment: This will increase traffic in the village which is already a problem. There was a coffee shop in 2001 in the village which was unsuccessful and closed.
[64] The local Co-op and Spar stores are more than adequate – people should use these – we do not need another local shop
[372] Yes. A Co-op and Spar on Preston Road.
[439] I think could be temporary and use space such as mission hall on weekly basis. Local produce, crafts and meeting place for coffee and cake. A general store is not needed as well served by Coop and Spar.
[505] Existing shops sufficient and near enough, especially as people can shop on line too. It would require a huge amount of effort and organisation.

Question 7d – Shop location

[602] No. Ridiculous - have co-op and baileys

[153] Not required in village

[556] Not necessary

[170] I walk regularly in Dorset / Somerset and where village shops are provided there are no shops within 7 miles plus. I see no reason to have a shop as stated we have 2 shops within half a mile.

[333] waste of effort

Question 8c – Business location

[9] No

[33] No

[60] No

[76] No

[78] No

[247] No

[252] No

[409] No

[502] No

[505] No. N.B. A suitable business would be a Care Home

[116] N/A

[137] N/A

[170] N/A

[18] Many properties are large enough to support a business with little external change

[85] Homes with off street parking.

[35] Brown field site [farm buildings] adjacent to G12. Create light industry and affordable homes.

[309] They could be worked units new developments i.e. new developments aren't just residential, but bring further benefits to the village.

[152] Pumping Station

[200] Only possibility here would be a joint initiative with Wessex Water to utilise redundant space or buildings at the waterworks - but this seems unlikely due to security concerns.

[243] cartshed (if/available)

[372] Area behind Northdown Farmhouse and the barn conversions.

[602] Field behind Northdown Farm

[484] This is the difficulty. The use of running a business from within existing homes is fine. The only "offices light industrial" adjacent to Springhead public house in the corner to the left of existing gate to field

[429] Rough pasture areas and introduced sympathetically

[554] Fields next to the Springhead pub

[555] The water works field.

[407] The cartshed, the evangelical church or the waterworks buildings.

[406] Hunts would have been sensible but no not now

[590] Most suitable locations have been converted into housing - ie timber yard. There is still old farmyard down Puddledock Lane, and possibly water works. It is difficult to comment without intimate knowledge of internal plans. But you would think water works would be good for development as community facility.

[67] Poundbury

[68] Poundbury

[155] Depend on site chosen

[245] Home working would not have a negative impact on traffic. Industrial units should never be approve as larger lorries will damage roads etc

Question 8c – Business location
[589] Links to answers gathered from Q 4 & 5? Hope this makes sense.
[333] Although a reasonable idea, I do not believe that there are any suitable locations within the village
[293] None
[339] None
[539] Development of new homes is enough of a challenge let alone business premises.
[569] There aren't any

Question 10b – Other tourist facilities
[35] Develop water works museum.
[36] Public Toilets in Car Park [Qn 11]
[137] Extra B&B accommodation would be useful
[560] B&B - should you wish to hire / let your accommodation through sites such as AirB&B, you should be allowed to but, should your "guests" ruin the neighbourhood this allowance should be withdrawn from then on.
[154] How about 'Glamping' 5-6 weeks per year?
[537] Glamping 6 weeks
[589] Pop up camping - for set week / month max. Pop up car parks at Waterworks or field beside The Springhead. Better public transport - buses.
[170] Perhaps the Springhead could be encouraged to provide a map of walks from the village. Rural pubs often produce these.
[200] Promote village as a walking centre - providing access to the Ridgeway and coastal hinterland - for groups or individual is coming out from Weymouth or elsewhere and utilising existing resources and facilities.
[294] Tourists need parking
[603] Proper car parking, pay & display behind Springhead
[405] History walks and nature trails
[407] Tourist information point e.g the telephone box.
[427] destination for bike tours
[535] Mountain bike tours across top of fields and white horse
[569] Too many campsites already

Question 11c – Car park location
[60] No
[78] No
[75] No but a car park should not ruin the aesthetics of the village
[116] N/A
[137] N/A
[28] Parking in The springhead grounds can benefit them also
[187] Where! Springhead
[217] In pub grounds, car park is too small for patrons
[41] In field between Springhead Pub and Northdown Farm
[47] The field currently being used by the Springhead for summer wedding
[48] The field currently being used by the Springhead Pub during the summer seems the perfect place
[108] In field next to Pub
[115] Over flow car parking at Pub has worked well
[131] The field by the pub

Question 11c – Car park location

- [136] Field next to Spring Head -possibility
  - [147] Part of field next to road between Spring Head and North down farm but leaving access to field for farm.
  - [153] Thought this was resolved as Spring Head used field which helped
  - [154] Field adjacent to Spring Head pub. The Pub have successful used this field as overflow parking
  - [177] Field next to Springhead Pub
  - [185] The field now used by the pub as an overflow car park
  - [186] Field opposite pond near little bridge and Springhead
  - [207] The pub use the local field very successfully
  - [235] In field next to Springhead
  - [245] Field adjacent to the Springhead pub currently used as an overflow parking and waterworks land
  - [260] field by pub
  - [271] near to the Springhead
  - [291] Field access from gate between the Springhead and North Down farm house along the side of the Springhead
  - [292] Field accessed by existing gate between North Down Farm and the Springhead pub
  - [293] situated between Springhead pub and Northdown Farm
  - [331] Temporary pub car park
  - [372] Field next to pub
  - [394] besides the pub car park in the field by the old farmhouse
  - [411] Field next to Springhead pub
  - [472] Only 1 option - the field behind the play area at the Springhead.
  - [484] Again, the only viable area has to be the field adjacent to Springhead which is not included in your "green corridor"
  - [535] Field between Springhead and Northdown.
  - [537] Field next to Springhead
  - [538] Area of land between The Springhead and Northdown Farmhouse 106 Sutton Rd.
  - [554] Field by the Springhead
  - [555] Field by the Springhead
  - [571] Next to the pub car park
  - [575] Field next to Springhead will reduce parking next to the pond - ban parking alongside pond
  - [576] Maybe few spaces for cars in field next to Springhead (between Springhead and Northdown Farm).
  - [589] The field by the Springhead is used to park cars. This could be a development of "car parking". Again this may go against questions 1 to 5.
  - [605] Field adjacent to pub
- 
- [35] Negotiate with Wessex Water for spaces on their site.
  - [36] Wessex Water vacant area
  - [76] Again the pumping station car park is the only realistic option.
  - [103] Waterworks carpark
  - [104] Waterworks carpark
  - [309] The Waterworks
  - [406] perhaps in the waterworks
  - [502] Wessex waterworks site
  - [512] Water works car park
- 
- [218] East of Plaisters Lane, south of Morlands (Field) not near pub as already congested.
  - [247] Off Plaisters Lane/ Can we have a Sutton Road sign near the Cartshed
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- [33] The grounds of the old Evangelist Chapel in Sutton Road – historical location but it is very neglected and could ease some of the pressure at map ref H1. Also any other available land at end

Question 11c – Car park location
of Sutton Road before it meets the main road.
[213] move noticeboard to the side of the pond where the original one was, then remove planters to provide additional parking
[214] Remove planters from existing car park to create more parking
[407] field area adjacent to the Springhead and the waterworks parking area.
[602] Field next to pub or water works field.
[603] Field next to pub or water works field.
[208] Surrounding field
[405] a small one would be useful especially in summer. 12 spaces by the pond.
[135] Possible purchase vacant land
[294] raise money and purchase farmland
[122] Temp carparks work well
[49] Nice idea but would it help stop parking in problem areas. Unlikely!
[110] Desirable but where? There is a danger that it would attract cars to the core of the village and it is the road system leading to it that is the problem.
[569] Agree with car park, but where?
[249] Area that doesn't obstruct a key view or spoil the 'Historic Charm'
[335] Difficult! Needs to be unobtrusive.
[505] Depending on location - not somewhere that would spoil views.
[590] Congestion is not that bad and traffic volume has improved greatly since bypass opened. I thought the water works provided a village car park; pop up car parks are good model ie next to Springhead last summer, for peak periods.
[85] I disagree as I cannot see a suitable location.
[333] There are no obvious suitable locations
[508] No obvious need
[339] cost too much
[340] ???
[200] None
[601] I can't believe you are asking this question. Whose land are you thinking of taking?
[2] Ban parking by pond
[499] the cartshed business (garage) should not be using the highway to operate the business eg parking and working on vehicles.
[286] development proposals should encourage non-car travel ie walk, bicycle, motorbike.
[57] Signage urbanises rural locations and the village is a conservation area
[71] There should be speed bumps in Plaisters Lane

Question 15 – Development
[301] Some phrasing is "loaded" to give a desired answer?
[564] Area of planning is too divisive for a group to make decisions in a small community. The questions appear very anti against any development.
[512] Each proposal should be reviewed looking at social, environmental and historical impact. I disagree with the term "generally be allowed" as I would disagree with the term "generally be disallowed".
[148] It would be good if there was an allowance for affordable housing to increase diversity in age in village
[74] I understand that in order for the plan to be accepted by the council, the plan had to include areas where development would be allowed – if no areas are identified the plan would not be accepted. Judging by some comments on a current planning application it would seem that people



Question 15 – Development
do not want any development.
[484] As we both disagree with redrawing the development boundary and both agree building should only be allowed within the existing development boundary, we feel we have to agree to statements c and d as unless these 2 are adopted, it is going to be very difficult to allow any new build which would be at odds with the government policy.
[429] Our UK population is likely to increase by a further 10% in the not too distant future (fact) Sutton Poyntz cannot choose to be exclusive (and non inclusive) when extra housing is required across the board.
[34] Some additional development could be acceptable [and indeed is inevitable] but should be tightly controlled in terms of suitability of location quantity and style, to avoid the gradual destruction of the village ambience, particularly relating to the issues raised in Qns 4, 5, 11 and 13.
[213] Developers will want to build larger executive homes but I think smaller affordable 3 bed homes for younger families would be more appropriate. 3 storey would also be over development. Adequate parking has to be supplied & as land is scarce, boundaries may have to be re-drawn. Older residents may want to downsize freeing up larger homes for bigger families. Maybe a new village hall/shop could be provided by the developer as a condition of planning. I would stipulate that none of any new builds were used as second homes
[35] Puddledock Lane – Present agricultural site to be used for light industry unit and affordable housing – Brown field site. Outside the development boundary hence 'agree' selection in Q15a – above.
[277] 15 a development boundary line could be drawn to include land at the end of Old Bincombe Lane
[154] I feel the unsuccessful planning application for 11 dwellings in Plaisters Lane (outside development boundary) was the perfect place for new development as it a) mirrors housing scene on the opposite side of the road and b) will satisfy towns and villages obligation to provide new housing. Hopefully Sutton Poyntz would then be exempt from future development
[291] The most logical site for development would be on Plaisters Lane south of Moorlands. Even though consent was refused we believe a lot of villagers would support this on a revised scheme
[575] Boundary redrawn from Moorlands to large metal gate, for 4/5 bedroom houses to maintain good standards within Sutton Poyntz. Houses on opposite side therefore new 4 /5 bedroom houses will fit in
[576] The section of field from Moorlands to the large metal gate should be allocated for building. It should be included within the boundary. There are houses on either side of Plaisters Lane so what is the problem of filling in this gap??? There would still be views of the hills. I think 3-5 bedroom homes should be built. Hill views would still remain.
[87] Also with reference to Qn 5. One area of contention for development is the area south of Moorlands and east of Plaisters Lane. If this area is developed the existing hedge would need to be removed and the road widened [at the developers expense] to allow 2 way traffic and additional single line parking to the east side of the road. A new natural hedge would then need to be established on the east side of this development.
[245] The thin strip of land on right of Moorlands (shaded black now with my pen) could be used for future development if limited to street frontage homes ie not 'culdesac' Limited to smaller homes for people wishing to downsize
[200] It is very difficult to answer 'a' and 'b'. Pressure to build outside the development boundary seems inevitable. If it does happen it must have regard to the presence of flood risk areas, green corridors and green spaces etc. I would agree to 'a' and disagree with 'b' if it could be shown that there was a process for taking into account these matters e.g. flood risk - arrived at objectively and democratically through the neighbourhood plan process. Development if it happens should be proportionate, to scale and sympathetic in design and materials. If that could be guaranteed then I might agree to 'a',

Question 15 – Development

[217] with regard to 15 a, b & d neither agree nor disagree, very cautious depends on location. C) unless homes are of no importance. Do not want high density housing on small plots and out of character with village. D) Neither agree nor disagree-depends on the plot, location within village, access etc.

[589] 15a) My answer would depend on what the development opportunities are?

[325] The existing development boundary doesn't allow for sufficient new development that is not in back gardens which would negatively alter the character of the village.

[326] The existing development boundary does not allow for sufficient new development. Only development currently possible is building in back gardens which will negatively alter the character of the village.

[395] The current defined development boundary is drawn tightly around the existing village. This does not allow for sufficient flexibility to provide for future housing needs. Allocation sufficient space within the defined development boundary would assist in defending applications from developers for less suitable sites.

[408] There is very little scope for development within the existing boundary.

[488] Although there is benefit of protecting the development boundary we all have a social responsibility to provide more housing. Moving the boundary to take in suitable other sites would allow more housing which is desperately required nationally. If the development is well designed and in keeping, it should not have a significant negative impact on the village. In fact there are some ugly properties that are not in keeping and would benefit from being redeveloped.

[539] Sutton Poyntz cannot shy away from development - it's part of life, accept it. There are areas within the village that lend itself to development that are outside of this boundary. How many people influential in the development of this boundary line have built houses, had large extensions or requested a change of use?

[550] The existing development boundary does not allow for sufficient new development that is not in back gardens which would negatively alter the character of the village.

[602] Development boundary is arbitrary and created to exclude infill which is illogical.

[571] It is time that the village embraced the need for development of new homes to encourage younger people and families to move into the village. As it stands, my own children would not be able to afford to live in the village. Also, I may need to downsize in the future and there are insufficient smaller properties to enable me to do so.

[554] The development boundary was drawn up when there was a working dairy farm in Sutton Poyntz so it is now time to review it.

[407] consider extension of the development boundary in the area immediately north of Winslow road and to the east of Plaisters Lane below Morlands.

[411] 15a) infilling of space beside "Morelands", Plaisters Lane and end of Old Bincombe Lane

[535] There are multiple areas where housing could be built keeping the flow of the current village layout. No fields pushing the village wider should be considered. Example - Plaisters yes; field behind pub no.

[418] Higher density could result in other problems being created.

[85] Allow 15d only if there is adequate space without loss of amenities.etc.

[108] d) Only where access is suitable and if design is in keeping with surroundings, and it does not affect neighbours properties

[340] 15d - if garden is big enough

[390] Q15d depends on garden size and location. 15c depends on each individual situation. Not keen on too high density.

[560] c) - depending on if the building is listed or not and as long as it does not change the general look of the village. D) should the gardens be large enough to still have private space without encroaching on neighbours.

[115] There are opportunities for growth on existing plots without destroying further green space.

Question 15 – Development

[63] There is space on most plots along Plaisters Lane for the development of an additional dwelling without a massive impact upon existing views

[49] We need to maximise useful spaces and gaps. Certainly when one old unattractive house on a big plot is for sale it makes absolute sense to replace it with several attractive homes. The defined development boundary seems very arbitrary and could sensibly be increased. Some smaller homes suitable for elderly could be in demand.

[286] many houses in SP have substantial land around, which could be re-developed sensitively to increase housing density. Additionally the new developments themselves should be appropriate to the actual needs of the residents, rather than simply "luxury" or "executive" homes.

[472] We live in a site of 4 properties. It might be in the future possible to increase the number from 4 to 5 depending on planning ?

[590] I would think that as opportunities present it would be possible to demolish existing buildings and better use the space for more diverse accommodation in terms of size, design and architectural interest.

[405] New houses could be easily built in some gardens avoiding the necessity to take up green fields plus the use of the field by the pumping station would be relatively low impact.

[218] Very cautious with regard to demolition of some existing houses-only if existing houses of no significance or importance to village within context of this survey. Similarly new housing in gardens-only if it doesn't detract from existing house, meets other criteria, sufficient access, etc.

[152] Sutton Poyntz is characterised by its high density of houses. I would have no problem building within the defined development boundary provided it is not more than two storeys and has off road parking.

[76] Maintaining the defined development boundary is key to preserving the views into and out of the village. Once it is changed then even if the initial build is sympathetic and in keeping, the change in designation allows for future applications to sub-divide the plot leading to garden grabbing and demolishing to make way for high density builds.

[81] The current development Boundary should be maintained and enforced by the planning process to protect against the urbanisation of this beautiful rural area. The development Boundary is key to protecting the village appearance and character

[82] The village development boundary protects the shape and character of the village for future generation.

[569] 1) Development boundary is more than adequate. 2) Precedents have been set with demolition, new build and building on existing property land. As long as guidelines and regs are met then should not be an issue, and will be reviewed on case by case basis anyway?

[309] The development boundary for Weymouth and Portland and West Dorset has been defined to 2036 and allows for provision of sufficient housing to meet targets within period. Therefore there is no need to extend the boundary or build beyond it within the village. Any development now or after 2036 that is beyond existing boundaries would only be allowed if it brings some benefit to the village, not just increasing household count but by adding facilities, for example, play area or a particular type of housing e.g sheltered housing for elderly. The development boundary need only be reviewed after 2036 and should only be reviewed with a broader view to the rest of the W&P and West Dorset. The current local plan allows for the extension of the development boundary in areas and for developments that can sustain it. e.g. Littlemoor urban extension. The village shouldn't feel obliged to allow housing if it can be better supported elsewhere.

[505] b) The defined development Boundary should be re-drawn to reduce development opportunities i.e. it should be extended. Any building on fields spoils the views for existing home owners and also from several other vantage points e.g. down the valley. It increases traffic for these neighbours too. c) You could demolish an existing house or adapt it to build a business premises e.g. a care home.

[246] Need to be more creative and imaginative with the existing boundaries rather than taking the

Question 15 – Development
easy option of building on green field sites. Better to build more smaller homes rather than fewer large properties
[103] The general shape of the village should be maintained with some dense housing in the core and more spread out housing away from the core. Important that fields come down to the roadside.
[57] Sutton Poyntz is a conservation area and there are many suitable sites outside it much more suitable for development that have amenities and facilities
[92] Sutton Poyntz is a unique village and we should do all we can to protect it from more development which would change its character and ruin its tranquillity.
[180] This is a lovely village which needs to be kept as it is.
[207] I do not wish to see this pretty village grow too big and lose its charm
[333] The village has already been allowed to grow too big with back garden developments and infill developments. This must not be allowed to continue or the village will be lost forever.
[78] SP is already overbuilt with inappropriately designed large dwellings. These homes have popped up in fairly recent years. I have lived for 42 years in the village and have watched with sadness as the village has lost its charm. I am not against the building of small cottages or houses, built sympathetically, but I am afraid Sutton Poyntz has missed the boat.
[214] Back land development is highly intrusive to neighbours. You don't appear to think that 2nd home ownership should be included in this survey. Surely it has the potential to destroy communities more than 'over development'.
[132] need to improve visibility past parked cars on sutton road between Verlands and Winslow Roads before increasing traffic into village plus diagram!
[251] In my opinion any further development of the village in any way must take into account an actual improvement in the width of the narrow access road into the village around Sutton Road from the Spice Ship to alleviate congestion caused particularly but not only in the early evenings and weekends. Along with congestion, damage is cause currently to Greenwood (?) by cars, lorries and public transport passing parked vehicles.
[313] This is a beautiful village. It has character and displays the loving care of residents. However, the roads were not designed to cope with the traffic and any existing developments would add to the dangers.
[339] We are in danger of erecting house with no "green" space.
[555] The new houses around Winslow Road are an example of what not to build - nice looking houses but too many on the site with inadequate parking.
[372] There are no "slums" in (SP). The cost to developers of the environment would be prohibitive.
[375] I basically want to make a neutral choice here but you don't allow for this. I have selected nearest I can just allow.
[389] This is confusing generally and some. There are examples in the village where such building is sympathetic. Each possible future development should in my view be considered on individual merit.
[538] With reference to The Springhead Pub, we feel very strongly that this should be protected as it is a huge asset for the village. Having it in the category "Assets of community value" will go some way to allowing the village to make an offer for the pub if Punch want to sell but does not offer adequate protection. Our thoughts are that if the field behind the development boundary was altered with a view that the field behind the pub could be developed on, it would mean that the pub garden / carpark will fall into the development boundary. Currently Punch have no interest in selling the pub as there is minimum development potential (conversion of the existing building), however, if the pub garden / carpark was to come into a new development boundary then it would be a different matter altogether. It becomes valuable development land and Punch would be very naive not to sell the whole site to a developer which would maximize the value. An estimate land market value with circa 10 properties (inc pub as an individual dwelling) would make the site estimated value circa £2m STP. Their other option would be to just sell the land to a developer and

Question 15 – Development

leave the pub. As a tenant we know that the impact of the loss of parking, play area and mostly the events income that the pub relies on, the loss of these essential assets would make running this pub financially unviable. Sutton Poyntz is a village and we need to ensure it does not become sprawling. If people want to live in a large sprawling village they do not buy in Sutton Poyntz. The compactness and size is the big draw.

Question 18 – Assets of Community Value

[152] Surely all property within the historic village core should be included?

[49] Cart Shed

[217] Cartshed-shops?

[245] cartshed-used as garage at moment-make an ideal community shop/café

[375] Cartshed which could be used as a tea shop.

[217] Elizabeth Saunders land next to her house which is just a garden-play area, allotments ??

[218] Square green 'field'/ garden south of 101 Sutton road, West of pond, by pond access is difficult. Nice open space that would be a good open community space to compliment pond

[286] Small grassed area at SW of pond (see G15)

[411] The Mill

[71] Beacon

[200] Orchard behind Mission Hall. This is used by the community for various purposes. It is also an important green space. It should be included with the Mission Hall.

[376] The Springhead pub cannot be designated a community asset while it discriminates against members of the community on the basis of personal enmity.

[379] G10 and G11 [i.e. Green Wedge]

[380] Meadow areas G10 and G11

[454] Land at G11 where the donkeys stables etc are

[569] G9, G10, G11

[35] Field to rear of Mission hall / Fox Cottage

[336] The field between the Springhead and Northdown Farm.

[336] The field opposite Sutton Close / Sutton Court Lawns on Plaisters Lane.

[427] Field at Puddledock Lane

[57] Plaisters Lane has been described as a back lane with a rural quality and it's within the conservation area so why has it not been included in this list? It affords significant views of the Ridgeway and part of it is bordered by a150-year-old hedge

[484] Veterans Wood aka the Copse has been a favourite playing area for village children from the time we moved into the village (about 48 years ago)

[293] Walk to White Horse + Osmington + back through the valley.

[339] walk round waterworks bowl

[590] There is no mention anywhere of maintaining footpaths to access countryside. Footpath by Wyndings is frequently not accessible for older and disabled residents due to over growth of hedges. Lack of recreational facilities? Beach 1 mile, miles of footpaths and open country. Woods to play in - good sports facilities 5 miles. cinema 5 miles. the list is endless.

[213] Although these places are a significant value to the community they would require upkeep, running expenses, public liability etc. Cannot see this as a viable option.

[400] This list is of value to the community but I strongly disagree with the need for a register. The villagers are already caring for these.

Question 19 – Other community facilities

[60] No

Question 19 – Other community facilities
[77] No
[78] No
[99] No
[35] Village Green should encompass 'Play Area' and sports field. Land to rear of Mission Hall would be ideal
[36] Land rear of Mission Hall – owned by Wessex Water.
[81] west of pumping station.
[82] Village green near water works
[49] Morlands field.
[131] The field on the right just north of mission hall lane could be used for allotments and playing field etc!
[49] G6 Area [i.e. field by river east of fork]
[335] The only other suitable flat well drained field is what I call the watermeadow ?? Field.
[49] Field next to pub – south.
[372] Field next to Springhead pub.
[406] field next to the pub alongside the duck pond
[81] Behind the pub
[335] Best location is the field at the back of the Springhead pub. It's flat and would not be too intrusive with regard to noise re local residents.
[395] cricket green
[400] The village once had a cricket pitch in the springhead field. Could this be resurrected?
[537] Field behind Springhead for community / village green / car park / picnic area
[82] Village green near pub
[538] Green space and recreational facilities - we feel that the field next to and behind the pub could be utilised for the benefit of the village. A small parking area with picnic benches around a village green. A few allotments. This could form the view points to the White horse. With regards to the play area, The Springhead play park is always available for villagers use and we are hoping to upgrade it a bit more this year. No cars should be allowed to park on the pond once we have a village carpark, maybe more benches alongside it for people to sit.
[170] Instead of a village green I would suggest a village orchard. This is increasingly seen in Dorset / Somerset. I would suggest this could be provided at the end of Old Bincombe Lane / Sutton Close.
[47] I would like the chimney to be reinstated at the waterworks
[76] Part of Veteran's Wood should be set aside for children's play such as den building and tree climbing. Historically, the children in the village have played in these woods and the National Trust currently promote activities for youngsters on their properties. Why can't we?
[83] Recreational facilities for the village has always been a problem. The pub did have a skittle alley and darts. There was a football field in Preston. To swim you had the sea or Weymouth Marsh Road. In town Gyms, hockey, volleyball, at Redlands etc. Nothing changes what would we do without the Mission Hall.
[137] Perhaps to further seats with a small picnic area for relaxation and communal use by residents and visitors
[411] Car Park
[560] Coffee shop / tea rooms
[177] The village shop could also be used as a parcel drop off and pick up point, reducing delivery vans around the village.
[407] Evangelical church as possible site for shop. Eg lease.
[407] Pig Field on Puddledock as community allotments.
[484] If possible could a combination area be considered? Play area, sports field and allotments
[200] There is not enough space for a true village green in the historic core of the village.
[18] There are other large halls eg Scutt and St Andrews

Question 19 – Other community facilities
[207] does the pub not have children's facilities?
[336] There were allotments and they have been built on. Children's play area already in pub. Insurance and maintenance is too high.
[589] We need to make better use of the main developments we already have - Mission Hall - the pub - the water works to name a few.
[590] All village amenities cost money to maintain which would have to be sourced.
[602] A democratic group (not the Sutton Poyntz Society which is a bunch of self interested NIMBY incomers) would be a good way forward for village.
[166] Cannot answer these as I have not been in the location long enough. [Similar comments for Qns 4 and 5.

Question 19b – Location for Green
[228] no !
[35] Land to rear of Mission Hall. Central social/sports hub using the hall, the orchard and field for a variety of activities.
[36] Use land to rear of Mission Hall as a recreational activity area
[484] As the village is pretty "well in" with Wessex Water, mainly due to the amount of support given to the village, they might look kindly at allowing a section - part of the field adjacent to the pumping station between the pumping station and Plaisters Lane to be used for such a purpose.
[207] the pub carpark used to be a green, could any surrounding land be converted to a new green?
[218] Plot south of 101 Sutton road, west of pond next to pond would make an ideal village green to compliment pond.
[235] Plot of land in front of the pond ( owned by Elizabeth) would be ideal for a village green
[247] Off Plaisters Lane
[248] Off Plaisters Lane would be good
[399] sports field springhead field (the old cricket ground)
[538] Field behind pub for village green
[538] Land opposite Myrtle Cottage
[590] Not an option - we have a pond in the middle of village.
[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.
[329] Would need to be public land. You cannot force private land owners to turn over their land for these projects.
[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for shop
[152] Village shop in sheds by the pond
[152] Village shop in pumping station
[177] Wooden building built in the pub Car Park at rear
[590] Pub
[217] Pop up village shop in the pub or mission hall or waterworks.
[206] Unused field at the end of old Bincombe Lane
[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.
[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for Hall

[505] Build a bigger Meeting Hall on the site of the Mission Hall (ie knock it down and rebuild)

[575] Larger hall in field next to Springhead also village car park

[576] As well as houses on the Moorlands to metal gate field section a "hall" could be built.

[590] There is Mission Hall, Scutt Hall, Preston village hall. How many do you need. When would 300 people want to sit together.

[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.

[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for play area

[206] Unused field at the end of old Bincombe Lane

[217] Children's play area / allotments on Elizabeth Saunders land next to her house

[405] Hedged green area by duck pond

[277] 1 In the field by the side of the Springhead

[278] Children's play area would best be sited in the field next to the Springhead

[512] Field to south and east of the pub

[590] Partnership deal with Pub

[154] The Spring Head Pub's children's play area is more than adequate and is available 24/7

[352] There is a play area behind the Springhead already

[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.

[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for sports field

[152] Sports field behind the Spring Head.

[187] Field next to Springhead

[512] Field to south and east of the pub

[206] Unused field at the end of old Bincombe Lane

[590] Plenty in Weymouth

[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.

[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for allotments

[217] Children's play area / allotments on Elizabeth Saunders land next to her house

[277] 2 Rent an area from Wessex Water in the field past Fox Cottage

[379] between pub and whitehorse lane

[512] Field to south and east of the pub

[590] Everyone has a ..... garden

[601] I can't think how you could make these facilities available. Do you know something the rest of us don't.

[602] NIMBYs could be rehomed a long way away.

Question 19b – Location for other facility

[137] Sadly not at the moment, unless in the future pockets of land ( say near the pond) become available as a further asset to the village



