

**Planning Department**Weymouth & Portland Borough Council  
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Website: [www.dorsetforyou.com](http://www.dorsetforyou.com)

Date: 28 June 2016

Ask for: Chris Osborne

My Ref: PPE16-026

Your Ref: N/A

**Dear Planning Team,****Re: DCC/LLFA Consultation – Surface Water Management****Proposal: Sutton Poyntz Neighbourhood Forum & Plan Area Consultation****Location: Sutton Poyntz NP**

Thank you for consulting Dorset County Council's (DCC) Flood Risk Management (FRM) team. As Lead Local Flood Authority (LLFA), we are the relevant RMA (Risk Management Authority) for Ground Water (GW), Surface Water (SW) and fluvial flooding from Ordinary Watercourses (OWC). As such, it is appropriate that we are consulted with regard to Neighbourhood Plans (NP). Major development as defined within Article 2(1) of the Town & Country Planning, Development Management Procedure, England Order 2015, requires that we be consulted as statutory consultee for SW drainage. It is therefore beneficial that we be consulted at this early stage.

The proposal under consideration relates to Sutton Poyntz Neighbourhood Forum & Plan Area Consultation. As relevant RMA for the above sources of flooding, I have reviewed the following documents submitted in support of the NP:

- *Application for designation of Sutton Poyntz Neighbourhood Plan Area & Forum – M. Cribb, Sutton Poyntz Society – Undated.*

We note that, at this stage, the consultation relates to a proposal for a NP only, rather than a NP itself. The supporting document is limited in scope, but does set out a defined area for a future NP submission, as well as providing some contextual information regarding the area. Any future NP will need to consider and comment on local flood risk within the community.

With regards flood risk, I offer the following comment:

- The area proposed has one Main River with three tributaries designated as OWCs.
- Areas of the parish are situated within Flood Zone 3 (high risk, fluvial), as indicated by the EA's indicative flood mapping. The Local Planning Authority (LPA) should therefore also consult with the Environment Agency (EA) with regard any NP submission.
- The area to be designated is not known to experience GW flooding, however, springs feed a number of the watercourses referred to above. As such, any future locations earmarked for development should consider the likelihood of any GW flooding.
- According to British Geological Survey (BGS) mapping, the parish sits predominantly on mudstone, which is impermeable and unlikely to support drainage through infiltration.
- Surface water modelling reveals ponding at various locations within the defined boundary. A future neighbourhood plan should identify these areas and consider their likely impact on any

development. In keeping with National Planning Policy Framework (NPPF) requirements, all major development planning applications must take due consideration of surface water management and should offer a drainage strategy that does not create or exacerbate off site worsening.

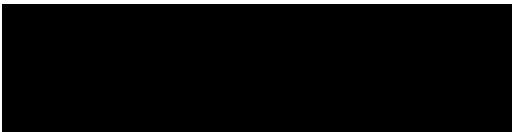
- DCC has historical records of property flooding at various addresses within the Sutton Poyntz NP. We are also aware of some of the contributory factors, which cause flooding within this community. Any future development should be sensitive to these existing risks. Flood risk can occasionally be reduced if development plans are well thought through. However, this often relies on local knowledge regarding areas and properties that are prone to flooding. If neighbourhood plans identify such information, it may prove easier for developers to help reduce these risks through their designs.

The above observations should be considered when seeking to recommend / allocate land for development and when setting policies within any NP. We would expect to see demonstration of this in any subsequent submission.

**We have no objection to the area put forward for a NP. Nor do we have any objection to the proposal document submitted. We note, however, its limited scope and request that we be consulted on any future submissions.**

Thank you for consulting us in this matter. We (FRM) will continue to review NP submissions as previously agreed on a best endeavours basis, but would highlight that we are only a statutory planning consultee with regard to proposals that have major development status (i.e. 10 dwellings and above / 1 hectare plus). Therefore, many of the smaller (non-major) sites that are identified within such plans will not be passed to DCC's FRM team to consider as relevant LLFA and surface water consultee.

**Yours Sincerely,**

A large black rectangular box used to redact the signature of Chris Osborne.

**Chris Osborne,  
Flood Risk Engineer.**

**From:** Richard C Dodson  
**Sent:** 01 July 2016 11:46  
**To:** Nick Cardnell (NDDC); Strategic Policy  
**Cc:** Planning  
**Subject:** Sutton Poyntz NHP Designation

Hi Nick

There is a small area of building stone (1.685ha) located south of East Hill, close to a public footpath.

This safeguarded mineral would need to be taken into account in the preparation of Sutton Poyntz Neighbourhood Plan.

Please find attached a plan of the proposed Sutton Poyntz NP area with the safeguarded mineral shown.

I believe you have had direct comments from Flood Risk Management.

regards

Richard Dodson MA, IEng, FIHE, MRTPI, DipMgt.  
Planning Obligations Manager

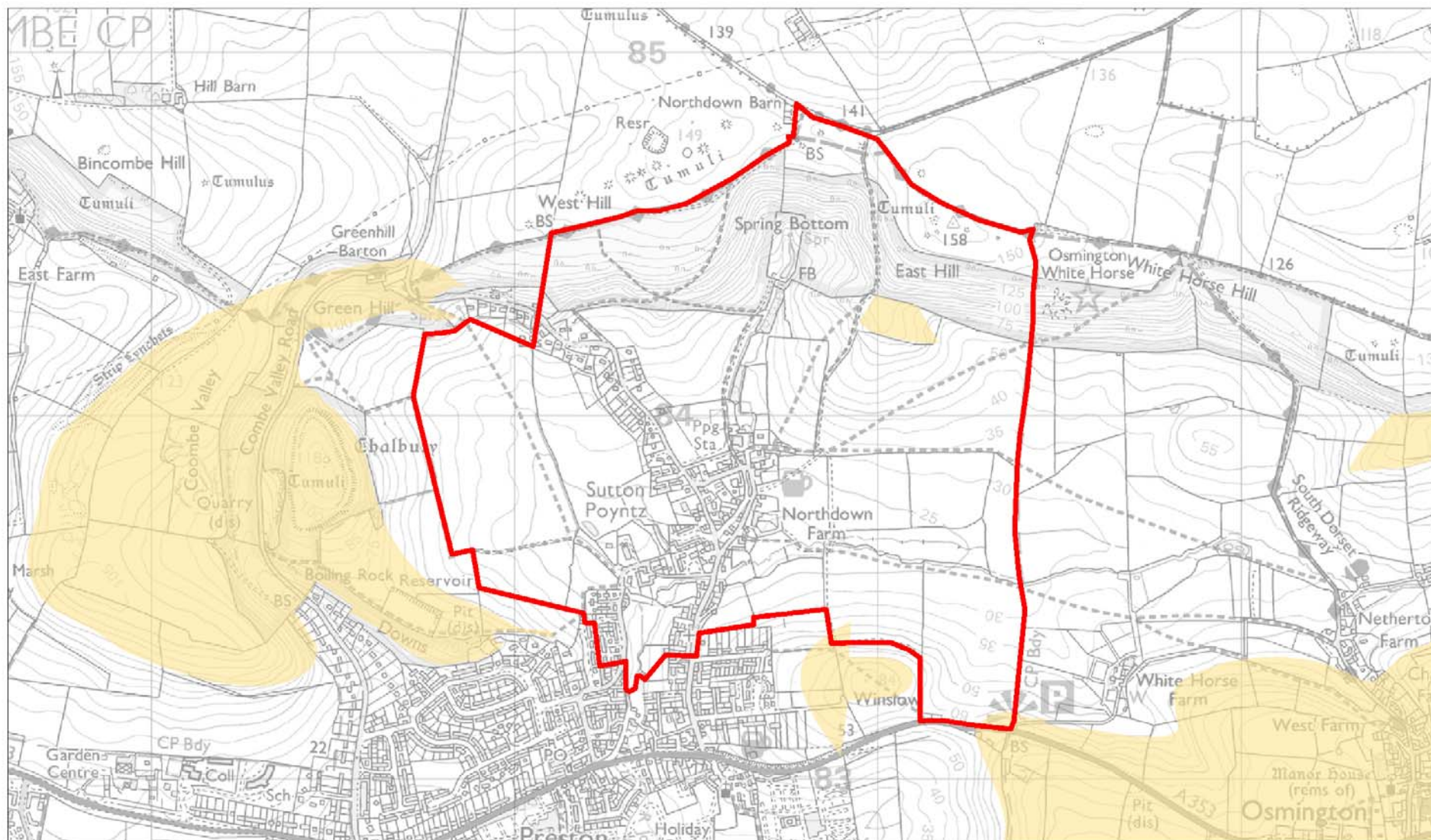
**Dorset County Council** 

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Before printing, think about the environment

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## Sutton Poyntz Neighbourhood Plan area



Mineral Safeguarded Area



Sutton Poyntz Neighbourhood Plan area boundary

Ref:

Date: 16/06/2016

Scale 1:14000

Drawn By:

Cent X: 370579

Cent Y: 83973

GEOGRAPHICAL INFORMATION SYSTEMS



**Dorset County Council**

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Historic England

Community and Policy Development  
West Dorset District Council

Our ref: PL00026005

Your ref:

Telephone

Email

5<sup>th</sup> August 2016

Dear Sir/Madam

## NEIGHBOURHOOD AREA CONSULTATION – SUTTON POYNTZ

Thank you for giving notice that the Sutton Poyntz Society has applied to designate Sutton Poyntz as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Historic England has no objection to this proposal.

We would like to take the opportunity of the consultation to outline the range of support Historic England is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.

Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.

Historic England is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. Our records, for example, show that the area has 12 Grade II Listed Buildings and 12 Scheduled Ancient Monuments. Historic England also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating



Historic England, 29 Queen Square, Bristol BS1 4ND

Telephone 0117 975 1308 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

Historic England will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

Historic England fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance <http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.

Yours faithfully

David Stuart  
Historic Places Adviser

## Appendix



Historic England, 29 Queen Square, Bristol BS1 4ND  
Telephone 0117 975 1308 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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**The National Heritage List for England:** a full list with descriptions of England's listed buildings: <http://www.historicengland.org.uk/advice/hpg/heritage-assets/nhle>

**Heritage Gateway:** includes local records of historic buildings and features  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

Historic England's Advice by topic: you can search for advice on a range of issues relating to the historic environment in the Advice section of our website

**Heritage Counts:** facts and figures on the historic environment  
<http://hc.historicengland.org.uk>

**HELM** (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment.  
[www.helm.org.uk](http://www.helm.org.uk) or [www.helm.org.uk/communityplanning](http://www.helm.org.uk/communityplanning)

**Heritage at Risk** programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever.  
<http://www.historicengland.org.uk/caring/heritage-at-risk>

**Placecheck** provides a method of taking the first steps in deciding how to improve an area.  
<http://www.placecheck.info/>

**The Building in Context Toolkit** grew out of the publication 'Building in Context' published by English Heritage and CABE in 2001. The purpose of the publication is to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

**Knowing Your Place** deals with the incorporation of local heritage within plans that rural communities are producing,  
<https://www.historicengland.org.uk/images-books/publications/known-your-place/>

**Planning for the Environment at the Neighbourhood Level** produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission gives ideas on how to improve the local environment and sources of information.  
<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

**Good Practice Guide for Local Heritage Listing** produced by English Heritage uses good practice to support the creation and management of local heritage lists.  
<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

**Understanding Place** series describes current approaches to and applications of historic characterisation in planning together with a series of case studies  
<http://www.helm.org.uk/server/show/nav.19604:>



Historic England, 29 Queen Square, Bristol BS1 4ND  
Telephone 0117 975 1308 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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**From:** Gallacher, Gaynor  
**Sent:** 14 June 2016 16:25  
**To:** Strategic Policy  
**Cc:** Hellier, Steve  
**Subject:** Sutton Poyntz Neighbourhood Forum & Plan Area Consultation - Highways England response

Dear Strategic Policy team

Thank you for your email providing Highways England with the opportunity to comment on the application by Sutton Poyntz Society for designation of the village of Sutton Poyntz as a neighbourhood plan area.

Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises the A35 which runs some distance to the north of the proposed plan area. We are keen to support the development of neighbourhood plans and the delivery of local growth and we therefore have no objection in principle to the village becoming a plan area. Whilst it is unlikely that future development proposals will have the potential to impact on the SRN we would nonetheless welcome the opportunity to comment further on the plan as it develops to ensure it includes a satisfactory assessment of traffic impacts and mitigation requirements, if appropriate.

Regards  
Gaynor

**Gaynor Gallacher, Business Support, South West Operations Division**  
Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB  
Web: <http://www.highways.gov.uk>



Date: 15 June 2016  
Our ref: 188099  
Your ref: Sutton Poyntz Neighbourhood Plan



Strategic Policy (West Dorset)  
South Walks House  
South Walks Road  
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Cheshire  
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T 0300 060 3900

**BY EMAIL ONLY**

[s.policy@westdorset-weymouth.gov.uk](mailto:s.policy@westdorset-weymouth.gov.uk)

Dear Sir/Madam,

**Sutton Poyntz Neighbourhood Forum & Plan Area Consultation**

Thank you for notifying Natural England of your Neighbourhood Planning Area in your email dated 10/06/2016.

We would like to take this opportunity to provide you with information sources you may wish to use in developing your plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Your local planning authority should be able to advise you when we should be consulted further on your neighbourhood plan.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully,

Victoria Kirkham  
Consultations Team

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup><https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup><https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup><http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)<sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

-----Original Message-----

From:

Sent:

To: Strategic Policy

Subject: nieghbourhood forum sutton poyntz

As asked I write to comment on this proposal, Firstly regarding the suitability of the Sutton Poyntz society to become a neighbourhood forum. I would imagine that in reality this would be a giant leap of faith, the organisation referred to, is mainly made up of newcomers to the area, who pay an annual subscription and get a newsletter. The number of people consist of approx 15% of the immediate population (the small area concerned) The majority of the locals just ignore it, The society certainly has no mandate, nor any pedigree which would enable them to be of benefit to the area, In fact the person who is apparently chairman, and the contact number in the publicity has only been here for about 15/16 months, hardly a qualification for being able to run an area. If you are desperate to have this further layer of gobblegook then I would suggest the womens institute, who do have the support of many long standing local people.

As to the feasibility of the scheme, as a tax paying businessman, I am amazed that it has even been discussed. The reality is that Sutton is part of the Preston ward the area to which this scheme would relate would consist of about 175 properties, a high percentage of which are holiday lets, If a precedent were to be set in this application, then you could end up with approximately 291 forums in Weymouth alone, not quite what the government either wants or sets down in their manifesto. The folly of the scheme is compounded also, by the fact that within the area concerned, there is no shop, church school nor is there any place of employment, no land for development (though of course this proposed body would be a purely consultative body) in fact the only things I can see to manage are three lampposts. We do have representation on both the Weymouth and Portland Borough council, and the County Council, which is more than enough, the area has been surviving for millenium mainly on community, so why waste time money and resources in creating division. I know I speak on behalf of many locals, that if you do decide, to implement this hairbrain scheme, then it would just be ignored, The only two people whom may be interested are apparently according to the grapevine a Mr Gilbert and a Mr Sullivan

In conclusion I have already said that we are well represented at present, instead of wasting money on such schemes, maybe you could start looking at the problem in local communities where people are moving in, and because they have no history or local background they bunch up together and form unwanted committees, they seem to be incapable of any individual purpose. It is these people that you should spend money on helping as they are becoming a cancer in every small community across the country. If you want local opinion, then why not select say 12 people a year at random, from each community and liaise with them. After all this is just what the jury system is, and that sits and decides peoples future and indeed their freedom and have greater powers than any consultative body that is there in order to distance people from government

cc           The Daily Mail  
              Mrs T May pm

Online Form Submission	
<b>Form</b>	<a href="#">Neighbourhood Plan Area consultation response form</a> (id: 809092)
<b>Article</b>	<a href="#">Comment on applications received to designate neighbourhood areas</a> (id: 406616)

## Neighbourhood Plan Area consultation response form

West Dorset and Weymouth & Portland	
Neighbourhood plan area you wish to comment on	Sutton Poyntz
Your comments	The plan area is agreed. It has been well considered, adjusted in view of residents comments and fairly represents the Sutton Poyntz catchment area. The Sutton Poyntz Society (SPS) are the ideal cognisant organisation to supervise the Forum. The SPS is a long established body in the village and in my 25 years as a member I have always perceived it to act in accordance with its constitution.



Online Form Submission	
<b>Form</b>	<a href="#">Neighbourhood Plan Area consultation response form</a> (id: 809092)
<b>Article</b>	<a href="#">Comment on applications received to designate neighbourhood areas</a> (id: 406616)

## Neighbourhood Plan Area consultation response form

West Dorset and Weymouth & Portland	
Neighbourhood plan area you wish to comment on	Sutton Poyntz
Your comments	<p>This would essentially be (despite the claims of the applicants) the usurpation of the democratic process by a group of unelected, and therefore unaccountable persons. Presently we have elected councillors who in consultations with council planning officers consider all applications, to whom the Sutton Poyntz Society can and does make representations viz. planning applications. Should the electorate not approve of decisions made then that disapproval can be made known at the ballot box. None of the group submitting the Neighbourhood Plan application are democratically accountable- having appointed themselves. The root cause of this application is a proposed development in the village that met with universal disapproval and was rejected by the Council thus demonstrating there is no need for a Neighbourhood Plan. There has be no consultation within the village as to whether there should be a Neighbourhood Plan- such again was done by democratically unaccountable persons relying upon village residents apathy to achieve their aims. Because of such apathy any proposed local consultation is going to be suspect as to clashes of interest, clarity and undue pressures. All reasons why the present</p>

	<p>process is safer and fairer. There is no indication as to how such a plan is to be formulated i.e. will each household receive a questionnaire as to what development there should be? who will compile the questionnaire? will the questions be loaded to achieve the required aims of the compiler/s? how can residents be sure that the claimed results fully reflect the responses? and are they truthful? The fact that the group is attempting to put together a Neighbourhood Plan suggests they have little or no faith that the present system will deliver what they perceive as the required results ipso facto there would be no need for a Neighbourhood Plan. It therefore follows that they have an agenda and seek an outcome that achieves their aims of how things should be. Thus we have an unelected democratically unaccountable group seeking to take control of a democratic process for their singular ends. I strongly and vehemently object to such and urge most earnestly that this application be rejected.</p>
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