

# CHESIL BANK PARISH NEIGHBOURHOOD PLAN STEERING GROUP

Incorporating the Parishes of Abbotsbury, Fleet, Langton Herring and Portesham  
Chairman- Derek Troughton



Clerk- Mrs. M Harding

## Minutes of the meeting held on Monday 30<sup>th</sup> November 2020 via Zoom

Derek Troughton (DT)	Saira Sawtell (SS)
Dave Stevens (DS)	Cate Killoch (CK)
Ray Doggett (RD)	Graham Whitby (GW)
Peter Begley (PB)	Karen Kennedy (KK)
Stewart Bayram (SB)	Ruth Chipp-Marshall (RCM)
Dave Stevens (DS)	
Michele Harding (Clerk) (MH)	Jo Witherden Planning Consultant (JW)

**20/11-1 Apologies** Fredi Burdge (FB) John Coombe (JC) Martin Pearson (MP)

**20/11-2 Minutes of the meeting on 19<sup>th</sup> October 2020-** The minutes were agreed as an accurate record of the meeting  
Proposed RD                      Seconded SB

**20/11-3 Matters Arising/Actions-** Updated actions see table below- DT to follow up with MP on gathering information from young people. SS commented that she has children from all of the villages at her school but felt that this was not democratic at this point, but could be looked into later on.

### **20/11-4 Feedback from Team calls with AECOM**

DT reported on 2 sets of conversations with AECOM looking at the design codes and a virtual walk through using google earth and street view. The action is now with AECOM to come back with some proposals.

The second meeting was with the site assessment team, just a preliminary meeting gathering info. Site info has been sent off, they hope to visit in January, both these teams will send reports and will take us into the first quarter of next year. JW asked explained that the sites will be assessed with a traffic light system and will discuss further with the group and look at the local plan and current local plan policies. This report then goes out to public consultation. Concerns were raised on sites that may have come forward that AECOM may consider but may not go down well with the local community, this can be further discussed at SG level. JW also complained that AECOM may also suggest the capacity of sites. JW had forwarded an email regarding Dorset Council Local Plan latest info, this email will be circulated to the group. The Local Plan is dated 2021 to 2038 and the indicative number for Chesil Bank area is 33 houses for the plan period and this figure would be a minimum. Portesham has been named as Tier 3 status as before, none of the other parishes in Chesil Bank have been given a Tier rating. Rural exception sites are to stay the same for affordable housing. For NP can this could be more flexible.

Signed by The Clerk: *Mrs. M T Harding*

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Local Plan consultation will be mid Jan to March, the NP consultation should be run alongside the Local Plan consultation. The proposed 33 would take effect from April 2021, so any planning applications which have been granted but not built would be part of that 33 for the whole of the Chesil Bank area. JW explained that a windfall site is a site that isn't allocated or the LA didn't know about, this could be a barn conversion, a small site of less than 10 houses that they have not been aware of. Any sites of over 10 in a DDB would have been scrutinized. It was noted that 10 houses in Portesham would be considered a large development for our Parishes. It was also noted that this figure is not being led by demand but by the Local Plan figures. JW explained that if the County became a National Park this would all be reviewed at that time as in all Local plans every 5 years. Tier 3 is the edge of conurbations, large villages and Tier 2 are larger towns.

## 20/11-5 Analysis of Survey 3 JW/DT

Analysis of the survey had been circulated; DT had condensed this for the meeting. See report below:  
**EXTRACT FROM DETAILED ANALYSIS OF SURVEY 3**

### 1. DESIGN CRITERIA FOR NEW BUILDINGS

- 75% of respondents stated that new buildings should be eco-friendly and built to be in keeping with their surroundings.
- 75% of respondents regarded provision for off road parking as **very important**
- The items below were considered to be **somewhat important**: -
  - Bin Storage
  - Garden space
  - Accessible for disabled people
  - Cycle stores
- Little support for new buildings to be modern looking and innovative

### 2. WHAT WAS IMPORTANT ABOUT THE LOCAL AREA?

- Open countryside
- Preservation of wildlife
- Low crime rate
- Network of footpaths, bridleways and green lanes
- Significant trees and hedgerows.

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There was a degree of consistency across the parishes. However, **Abbotsbury** residents differed slightly in putting the **history of the village in their 'top five'**, **Langton Herring** gave slightly greater weight to **the sense of community and presence of community buildings**, and **Fleet** residents selected the **proximity to the coast, with its views and vistas, amongst their most important aspects.**

Proximity to local towns, followed by allotments and community gardens, whilst important overall, were the least important factors across the board.

### 3. WHAT'S GOOD ABOUT THE AREA (OPEN ENDED QUESTION)?

- The rural nature or natural beauty of the countryside
- The community spirit / friendliness (often linked to the small size of the village where a lot of people knew each other)
- The general tranquillity / peacefulness of the area.
- In Abbotsbury and Portesham the village amenities, such as the local pubs were highlighted
- The lack of traffic and dark night skies appeared in a reasonably high proportion of responses from those living in Langton Herring.

### 4. WHAT'S NOT SO GOOD ABOUT THE AREA?

- Traffic related issues was a key issue for many
  - Speed, volume and type of traffic covering motorbikes, HGVs, incorrect SatNav routing particularly during the tourist season
  - Inconsiderate parking causing congestion and safety issues
  - Lack of Public Transport
- Lack of affordable homes for local workers
- Impact of new development
- The unmanaged growth in tourism and second home ownership
- The ageing population – with an imbalance arising from more old people and fewer younger families in the area
- Few local job opportunities

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## 5. WHAT ARE THE REMEDIES?

- More effective traffic management
  - Speed restrictions (such as proposals for a 20mph zones) to
  - HGV bans
  - More parking areas
- Better public transport
- Safer walking and cycling routes
- Caps on second homes

## 6. ICONIC VIEWS

- There was almost universal endorsement of the top four, both views of these and from these points
  - View to the coastline / Fleet
  - St Catherine's Chapel
  - Hardy's Monument

## 7. SHOULD THE NP SUPPORT RENEWABLE ENERGY SCHEMES?

- 87% of those responding in favour, and only 4% against the idea
- In relation to the type of renewable energy, the emphasis was more solidly on those options which would be less visually intrusive, with less support for onshore wind or commercial scale solar farms
- Ideally schemes should be community led
- Nearly 80% supported electric car charging points

## 20/11-6 Young person's survey: Discussion on way forward given low return DT

No analysis of this as only 9 responses, the group need to look at an alternative way of gathering information from young people. SS felt that a survey of this kind is daunting from this age group, face to face would be better but difficult at this time. Also look for different ways on social media. Looking at the approx. figures there are 85 young people in the parishes. It was noted that it was a good idea to find a different media for communicating with them in their environment. We cannot assume the young people in the parish have a grasp on this as a consultation. The group could contact the Scout group for feedback.

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## 20/11-7 Update on new website MH

It was reported that Watershed PR will be looking at this over the Christmas period.

## 20/11-8 Finance report to date: Budget V Actual report circulated. Funds still remaining as at 31<sup>st</sup> March will need to be repaid prior to applying for a 3<sup>rd</sup> year.

## 20/11-9 Items for Website, Facebook & Newsletter- TBA photos welcomed

## 20/11-10 AOB- none

## 20/11-11 Next meeting date 25<sup>th</sup> January 2021 at 7pm via Zoom

## 20/11-12 Meeting closed at 8.15pm

### Actions:

Minute No	Action	Member	Completed
20/09-14-a	To confirm the timing of the Business survey-	All	Postponed to Jan 21
20/10-10	Consultation events or webinars- group to look into online consultations possibly using a zoom webinar, and breakout rooms	MTH/RCM, CK	Ongoing and postpone to Jan/Feb in line with Local Plan
20/10-12	Children from villages to write a piece for the NP, MP to ask Portesham school, Scouts	SS, MP	DT to follow up with MP

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