

NEIGHBOURHOOD PLAN PROJECT

Newsletter No 9 – June 2021

The work on the Neighbourhood Plan continues at a modest pace to keep our work in line with Covid restrictions. As mentioned in earlier newsletters the plan needs to be undertaken with reference to the national and local planning policy guidelines, both of which are undergoing review and will have an impact upon our work and the housing development in the Parish at some future point. In light of this, we thought it might be helpful to readers to summarise these two key aspects and to give a brief update on the current situation and future activity related to our Parish Neighbourhood Plan.

Government reforms for Housing Planning and Development

The Queen's speech included a new Planning Bill to reform the current planning system. There is very little in the way of details on what this will contain, and it seems unlikely that this new system will be in place until mid-2022. Our approach to this is to continue with what we are doing, as the Government has signalled that it intends to keep Neighbourhood Plans as part of any revised system.

The Planning Bill is expected to make planning quicker and easier to use, create more certainty and allow more active public engagement. For more details on the Governments approach please see:

<https://www.gov.uk/government/publications/planning-for-the-future/planning-for-the-future>

The Dorset Local Plan:

All the comments on the new Local Plan are now being considered by Dorset Council and further studies are underway, with the aim of getting an updated plan drafted by the end of the year. This will be subject to consultation and then forwarded to the Planning Inspectorate

who will examine the plan and may suggest further changes before it can be adopted, probably around early 2023.

The last draft did not propose any major development in our area and supports the role of Neighbourhood Plan in meeting local needs. For a more detailed look at the Local Plan, please see

https://news.dorsetcouncil.gov.uk/2021/06/08/the-next-steps-for-the-dorset-council-local-plan/?utm_source=Dorset+Council&utm_campaign=fe77c8b556-EMAIL_CAMPAIGN_2020_03_17_03_03_COPY_01&utm_medium=email&utm_term=0_bc36c80975-fe77c8b556-439140565

Progress with the Neighbourhood Plan:

The Steering Group has been meeting regularly using the ZOOM facilities and was anticipating having its first face-to-face meeting for some time, at the end of the month, subject to government COVID guidelines. This now looks unlikely.

A number of key milestones in the plan have now been completed, and our next key stage in developing the Neighbourhood Plan is to begin the public consultation activity.

- Housing design codes for any future development have been proposed by the planning consultants commissioned by the Steering Group and funded through a government grant. These will be presented and made available through the public consultation events mentioned below.
- Site assessments of landowner's proposals for development have also now been reviewed by the external planning consultants and will be considered by the Steering Group for inclusion in any development plans. The results of the site surveys will also be presented and made available through the public consultation events once discussions with the landowners have been undertaken.

- The format for the first of the three major public consultation events has now been drafted and will be agreed at the next Steering Group meeting. These consultations are a critical part of community engagement and contribute significantly to the final acceptance of the formal Neighbourhood Plan, with the Referendum on the Plan scheduled for around early 2023.
- Events will be organised in each of the four villages, one session during the day, and one in the evening. The first series is currently scheduled for September and for convenience, each is open to any member of the community, regardless of which village they reside in.
- The consultation events will be open to the public for two hours and you are welcome to 'drop-in' for as long or short a time as you wish. The sessions will be coordinated by each village and Parish councillor representatives, supported by volunteers from the Steering Group, and the community wherever possible. There will be map displays, summarised results from the surveys and an opportunity for comment and suggestions from the community on the Neighbourhood Plan. Refreshments will be available.

We will also be publicising the community engagement events as widely as possible prior to them taking place and we would like the public consultations to be as inclusive as possible, and if readers have any suggestions on this, or other issues we may need to take into consideration, do please get in touch with Derek Troughton, the Chair of the Steering Group. He can be contacted on email, derek.troughton@vision4chesil.org or by phone on 07802 204771.