

# CHESIL BANK NEIGHBOURHOOD PLAN



PRODUCED FOR THE OPTIONS CONSULTATION  
MEETINGS SEPTEMBER 2021

## 1. Vision and Objectives



### VISION

To produce a Neighbourhood Plan which can act as a shared vision for the community for the next 15 years and can be used to influence the policies, decisions and actions of others.

### OBJECTIVES

- a. Through consultation with local people gain an understanding of housing provision, housing mix and design principles for any new developments.
- b. To encourage development that will support a range of businesses, shops and community services that meet the needs of local people and protects and enhances the quality of the local environment.
- c. To identify and encourage the provision of leisure and recreational activities according to the various needs of the community.
- d. To identify key aspects of the natural and historical environment which local people are seeking to preserve.
- e. Provision for the sustainable development of the 4 villages through the achievement of a more balanced community. There is definitely a high proportion of retirees and older people in each of the villages and it may be desirable to increase the proportion of young people living within the villages by ensuring that any future developments put the emphasis on affordable, smaller homes, capable of meeting well established local needs.

## 2. How we are developing the Neighbourhood Plan

- a) A commitment to continuous engagement of the community
- b) To undertake surveys to get more detail on what should be included in the plan and to identify key priorities
- c) Analysis and presentation of the findings from the surveys for inclusion in the plan and other research
- d) Documentation of a formal plan, which will require independent professional expertise to develop key policies initially in line with the Dorset Council Local Plan
- e) Once finalised, the Neighbourhood Plan will be presented back to the community for adoption, and if accepted, the plan becomes a legal document.



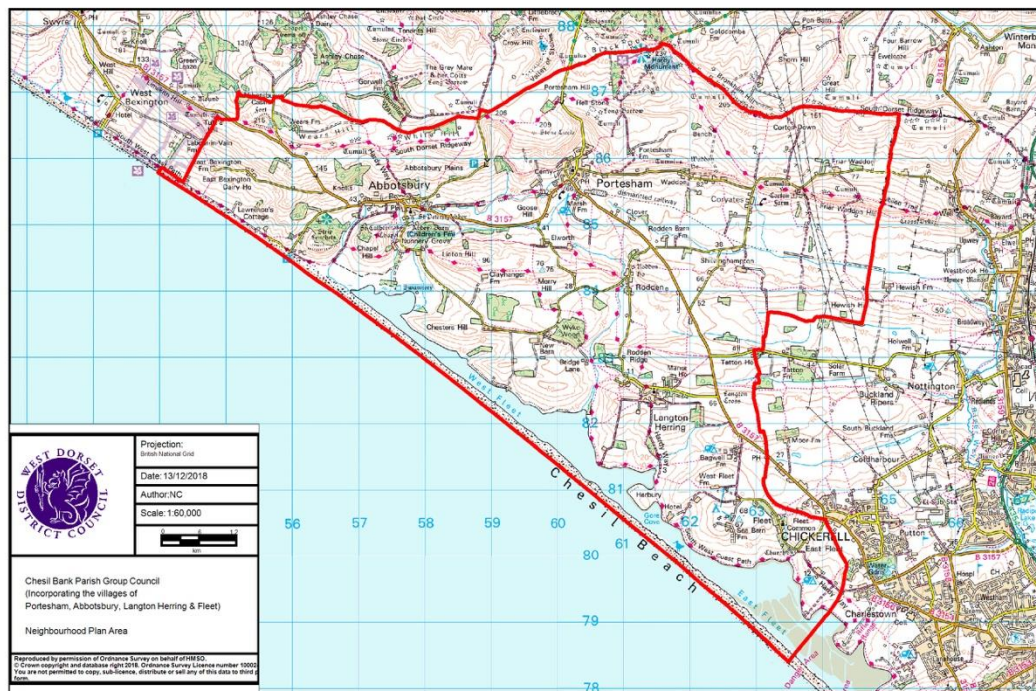
### 3. Major Milestones

- 22/10/2018: Public meeting to discuss if a Neighbourhood Plan activity should be launched.
- 10/12/18: First Meeting of the Neighbourhood Plan Steering Group (NPSG). Since that first meeting a further 13 meetings were held during 2019 and early 2020. A further 14 Zoom meetings have been held through to the end of July 2021, making a total of 27 SG Meetings.
- 7 Newsletters have been either distributed to each household, been made available on the web site and/or featured in The Chesil.
- 5 Surveys have been issued to the community, with the first in September 2019, a Business Survey and Employment Survey in February 2020 and a 3<sup>rd</sup> Survey and Young Persons' Survey in October 2020.
- Opinions were also sought from the community on Highway Safety in September 2019



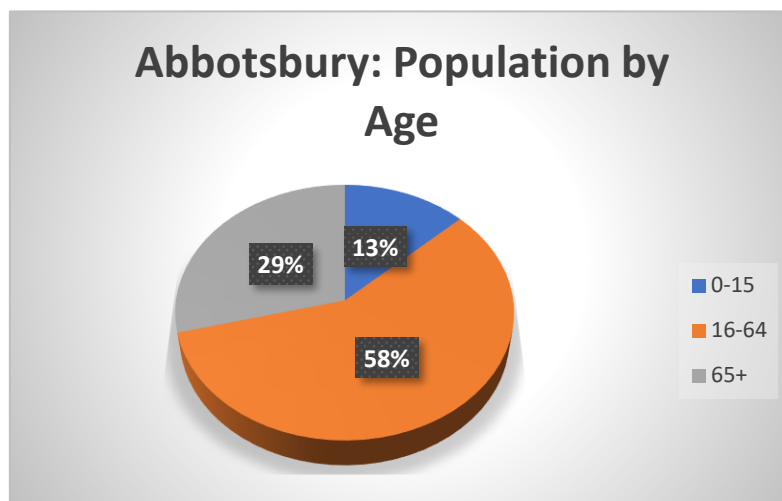
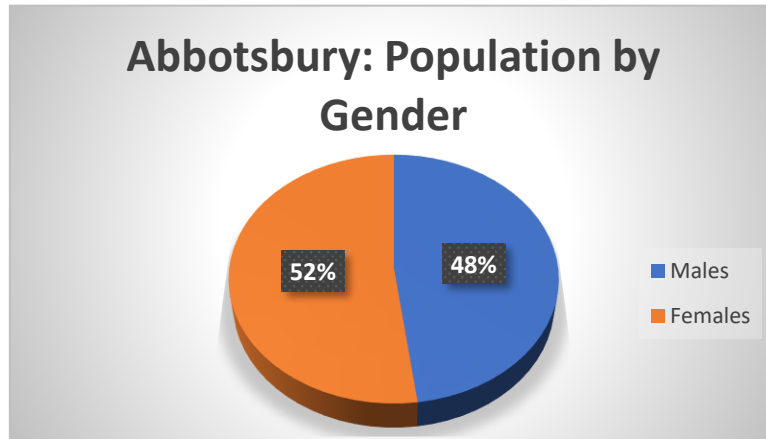
## 4. Chesil Bank Parish

The Parish of Chesil Bank comprises



- The 4 main villages of Abbotsbury, Fleet, Langton Herring and Portesham.
- Abbotsbury also includes Elworth, New Barn and Rodden
- Portesham includes the outlying hamlets of Corton, Coryates, Friar Wadden, Shilvinghampton, Tatton and Wadden.
- There are approximately 482 homes across the Parish and a population of 1383, excluding second homes
- Second Homes
  - Abbotsbury
  - Fleet 0
  - Langton Herring 24(6 Holiday Lets)
  - Portesham
- Each village has its own unique characteristics which means that they may have different priorities and expectations from each other. For example, Abbotsbury is a prime tourist destination with many small businesses, village shops and tourist attractions. A large part of the housing stock and land is owned by Ilchester Estates with the residential homes being either rented or on a leasehold basis for owner occupiers. Portesham on the other hand is the largest community in the Parish and unlike the other village is designated as having a defined boundary. It has a Doctor's surgery, a school, a thriving village hall and pub, plus a Deli. Fleet is on the fringe of the Parish and most of the properties are spaced well apart along Fleet Road, culminating in Moonfleet Manor at the coastal end of the lane. Langton Herring is more of a circular village with a church, village hall, blacksmiths and pub but no shops.
- The entire Parish is designated as an Area of Outstanding Natural Beauty, A.O.N.B as well as being within a conservation area.

The population of the village including Rodden is estimated to be around 480, 47.9% of whom are males and 52.1% are females. There are approximately 209 households in Abbotsbury (Source December 2019 Electoral Roll), but of course this does not include those households which are used as second homes. There are approximately 25 second homes in Abbotsbury.

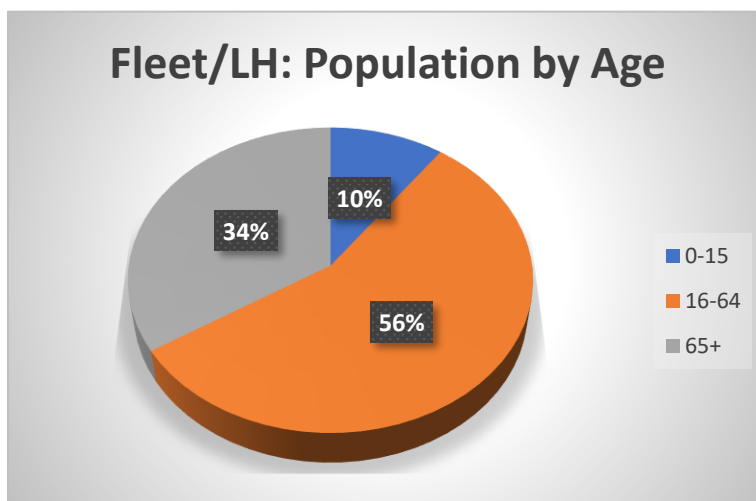
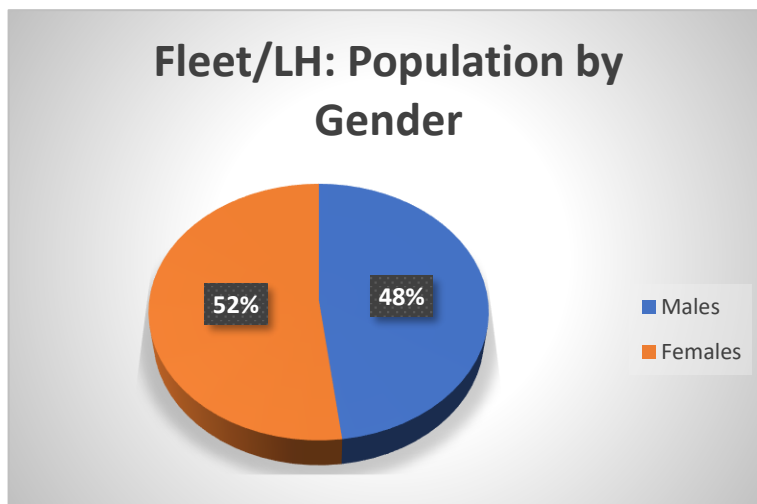


## Fleet

In the village of Fleet (East and West) there are approximately 34 households and a population of 75.

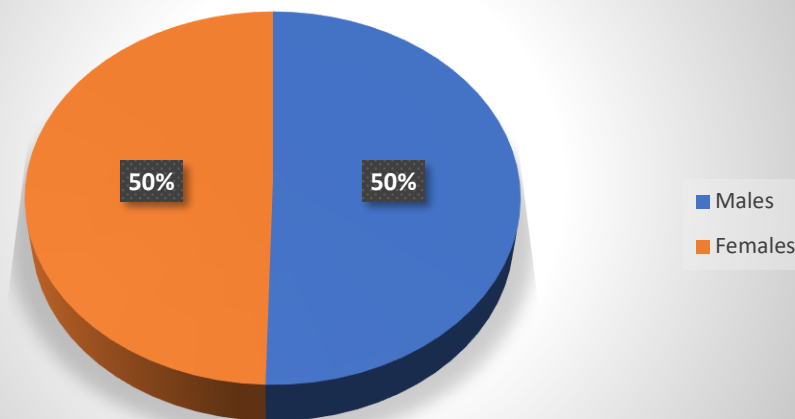
## Langton Herring

In the village of Langton Herring there are approximately 66 households with a population of 130 (Source December 2019 Electoral Roll), but of course this does not include those households which are used as second homes. There are approximately 28 homes used as second homes and/or Holiday lets.

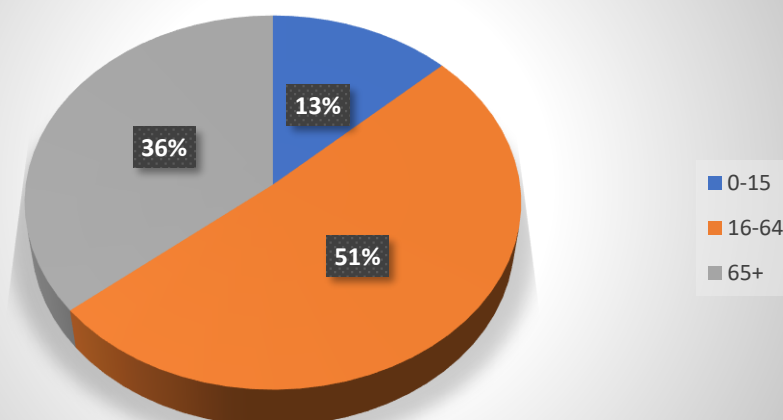


The population of the village, including the hamlets of Corton, Coryates, Friar Waddon, Shilvinghampton, Tatton and Waddon is estimated to be in the region of 698, with an almost even split between males (352) and females (346). There are 358 households in the area (Source December 2019 Electoral Roll), but of course this does not include those households which are used as second homes. The number of second homes in Portesham and surrounding areas is not known at this stage.

**Portesham: Population by Gender**



**Portesham: Population by Age**





## 5. What areas might a Neighbourhood Plan cover?

- 1) The development of housing, including preferred priorities for affordable housing, or bringing vacant or derelict housing back into use
- 2) Provision for businesses to set up, or expand to create employment opportunities, new products or services
- 3) Identifying issues around road safety & usage, cycling, public transport, walking and access for more inclusive communities
- 4) The restriction on certain types of development and change of use, land, domestic and business related.
- 5) The design of buildings
- 6) Protection of the environment, including open spaces, nature reserves, play areas, parks and gardens and the planting of trees
- 7) Protection of important buildings and historic assets
- 8) Consideration of renewable energy projects

Chesil Bank Neighbourhood Plan

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