

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 22nd November 2021 PVH, and via zoom

Derek Troughton (DT)

Michele Harding (Clerk) (MTH)

John Coombe (JC)

Jo Witherden Planning Consultant (JW)

Peter Begley (PB)

(zoom)

Karen Kennedy (KK)

21/11-1 Welcome and apologies- DT welcomed members, apologies received from Graham Whitby, Ruth Chipp-Marshall, Anne Kerins, Saira Sawtell, Stewart Bayram has now left the group.

21/11-2 Speaker Paul Derrien (Housing enabling officer Dorset Council)

Paul Derrien spoke on the huge need for affordable homes in the area. There are currently sites in the parishes. He spoke on Rural Exception sites that have been delivered with S106 agreements for local people and have been reasonably successful.

There are sites in Powerstock, Toller Porcorum and Buckland Newton all of which have been part of a CLT. A CLT is not-for-profit organization that can provide housing schemes making this a good way to unlock sites that come available. The issues are getting the sites to come forward.

A CLT can be formed from a NP or PC with the support of the community and then become a stand-alone group. There are costs to setting this up and there is some support from Dorset Council to de-risk the process.

A public meeting could be held with the Middlemarch support for community led housing <https://middlemarchclh.co.uk/> to engage with the community and gain support.

PD gave some information on the support from housing associations and grants from Homes England. He explained that this could be a long process and would not want to build hopes up for the community as this can take 3 to 4 years to progress. Most groups have said it was well worth doing but wouldn't necessarily do it again. PD noted that Dorset has more CLT sites than other areas.

The expectation is that the land value is approximately £10,000 per plot compared to market housing plots at potentially £50,000 to £150,000 per plot. Some landowners use this as a legacy and have the plots named after them or keep one plot for themselves.

It was noted that there are 36 on the current housing register but no details are available, PD will look into this to provide a bit more info, but all may change as those on the housing register need to re-apply as from 1st December.

CLT's can also have other goals, i.e. shops, pubs to keep community assets going.

The CLT can set the rules for the S106 agreement but the letting will still be subject the housing association and register held by DC.

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

West Elworth Farm, Elworth, Portesham, Weymouth, DT3 4HF Phone: 07814 016971

Website: <https://vision4chesil.org/> Email: theclerk@chesilbankparish.org

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It was noted that developments can be spread over several sites as part of the CLT.

SG members noted that the priority in the surveys was for the 60plus age group for those who wished to downsize and still live in the village, not enough information had been collated from the younger generation at this stage.

The NPSG thanked Paul for his time and suggested that the group hold a presentation with Steve Watson from the Middlemarch group.

21/11-3 Minutes of the meeting on 11th October 2021- agreed

21/11-4 Matters Arising/Actions- Most actions had been carried out.

21/11-5 Update on AH's workshop and actions

The Affordable Housing workshop had gone well, the group looked at options to finding sites as this will be difficult. The group are exploring the ideas of a CLT. DT reported on the meeting with the landowners of the Portesham site and the possible changes to the call for sites info given the landowners change from affordable to mixed housing units. The group discussed the potential value of the site if it were affordable compared to market housing. Actions from the meeting:

DT was arranging a meeting with Magna to discuss affordable housing dates to be considered.

PB was looking to speak to the Estate but not had a response to date.

GW to arrange a meeting with the Landowners of the Portesham site DT supported this meeting- completed

CLT- information to be gathered on the potential for a Community Land Trust, Paul Derrien was invited to the meeting to speak on this topic. (completed)

21/11-6 Progress on Business Survey.

43 emails had been sent to businesses and only 10 responses to date. Another reminder will go out. So far, the responses are that most businesses are looking to recover from the Covid situation.

21/11-7 AECOM Site assessment on potential Fleet sites.

DT had spoken to AECOM and they had physically visited the sites in question. The initial report looks as though these sites are showing red. DT to circulate.

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21/11-8 AECOM progress on SEA-

There have been a couple of virtual meetings and they have now released a 68-page report, DT asked members to review their local sections and check for accuracy in order to go back to AECOM the following week. DT commented on the section regarding electric charge points and asked members to read this section given the NP have not inserted any of this into the current plan to date.

21/11-9 Renewed approach for Portesham Options consultation

The group discussed how to deal with the updated information on the Portesham site. The group agreed to do a re-run of the Call for sites highlighting the Fleet and LH sites that had been updated and the Portesham site with the change of potential use as per the landowners. DT would speak to the landowners and discuss this with RCM as PC rep. The group would prepare a flyer to be delivered to all homes in Portesham urging them to comment either online or to request a paper copy of the survey. All of this would be put in the Vision & Chesil website and advertised on Facebook notice boards and by word of mouth.

All of this to be ready for the PC meeting on the 6th Dec and highlight the re run at the meeting.

Action DT/Clerk

21/11-10 Finance update- an updated costing of the current funding year was provided all within budget at present. Grant funding of £9773 for the year 2021-22 of which £3499.93 has been used to date. Invoice due from planning consultant. Also costs of consultation re-run and consultation refreshments.

21/11-11 Items for Website, Facebook & Newsletter- these will be updated as part of the Portesham exercise.

21/11-12 AOB- DT has made a start on the draft plan but suggested a working group to help put more text together for each of the parishes. JW suggested some sessions to bounce ideas from the aims and objectives she has prepared to check the group is moving in the right direction. This would be looking at Environment and Heritage, Local Green spaces etc. the sessions would be before Christmas and in the daytime via zoom 3 or 4 people per session. DT, KK, PB and GW offered to support this.

21/11-13 Items for the next meeting – the next NPSG meetings to be confirmed for 17th Jan 22 and then the 21st Feb 22.

Meeting closed at 8.46pm

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Actions:

| Minute No | Action | Member | Completed |
|-----------|--|----------|---------------------|
| 21/07-3 | Children from villages to write a piece for the NP, MP to ask Portesham school, Scouts | SS, MP | Still ongoing |
| 21/10-4 | Portesham Parish meeting NPSG options consultation rerun for Portesham site PO03 | SB/RCM | TBC |
| 21/11-5 | Meeting to be arranged with Magna ref affordable homes | DT | Date to be arranged |
| 21/11-9 | Call for sites re-run | DT/Clerk | |

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