

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 17th January 2022 PVH, and via Zoom

PVH

Derek Troughton (DT)
John Coombe (JC)
Peter Begley (PB)
Jo Witherden Planning Consultant (JW)

Zoom

Martin Pearson (MP)
Saira Sawtell (SS)
Mark Hardway (MH)
Ruth Chipp-Marshall (RC-M)
Graham Whitby (GW)
Ann Kerins (AK)

22/1-1 Welcome and Apologies - DT welcomed members and took the opportunity to point out that 2022 is an important year for the NPSG activity. We have spent over 2 years collecting information and working out how to move forward and now it gets serious. We are close to having a Draft Plan, thanks to JW, and very soon after that we are into Regulation 14, that is the Pre-Consultation work of 6 weeks duration which is a formal process involving a number of different parties.

Apologies received from Karen Kennedy and Michele Harding.

22/1-2 Matters arising and actions - Minutes of the Meeting of 22/11/21 agreed

Action 21/07-3 Ongoing but SS has agreed to involve some students from the Parish who attend St Osmund's school and seek their opinion on how things should look in the future, with a view to including their thoughts in the NP.

Remaining actions all cleared.

22/1-3 Review of Options Consultation Surveys

The purpose of this item was to review all the sites submitted in the Call for Sites process taking into account the views from the various communities and AECOM. It was agreed that anything AECOM marked as RED need not be discussed so we focussed on the sites which had been categorised as AMBER. Following detailed discussions it was agreed to include 4 sites in the NP, but with some caveats. RC-M expressed concerns about the prospect of additional homes in Portesham and its impact on flooding.

RC-M was actioned to provide a short briefing on the impact of flooding in Portesham for possible inclusion in the NP.

AK was actioned to provide information on the covenants raised against the build of Chapel Close.

22/1-4 Review of actions from ZOOM Meetings on Draft NP Document

There are outstanding actions as follows:-

MP: To complete the section on providing more details on green spaces in each of the villages.

PB: To provide re-wording of objectives para 4.2.1 b, input on paras 6.1.5, 7.1.1 and page 25

DT: To supply more photos for inclusion in the NP together with identification of village.(Partially complete)

The discussion continued with a debate about a proposed policy to limit or ban the building of extensions, on the basis that they made homes even less affordable among other things. There are mixed views here and such a policy could be controversial and not meet with universal appeal. Also, it is not a question that we have asked the community in any of our surveys.

JW was actioned to come up with some revised wording for the policy on extensions.

JW also actioned to update the draft NP with the inputs received to date and arrange another Zoom review once the revised draft was distributed.

Regarding briefing the Parish Councillors, timescales and the opportunity were discussed and the consensus was that we should aim for the second half of February to arrange the briefings on a village by village basis with a view of getting it "rubber stamped" at the 7th March PC Meeting.

DT was actioned to contact the Councillors to arrange the briefing sessions.

22/1-5 Key points from Meeting with Magna Housing

DT/PB reported back on the meeting with Magna on the 10/12/21.

Key Points

- Magna would be willing to buy land for a mix of Affordable Homes and Open Market Homes
- Quality of build is a strategic priority for Magna. High standards at the outset mean lower ongoing maintenance. Unlike other developers they have a lasting interest in the lifecycle costs.
- Magna are working with a company in Dorset who pre-fabricate buildings and homes in the factory, minimising the on site activity, reducing costs and accelerating time to build. (Days vs months/years)
- Magna are looking at rent then buy financial models for first time buyer

22/1-6 Plan for Pre-Consultation Public Meetings

In order to maintain progress on the plan then we need to aim for March/April for the 6 week consultation period. DT again emphasised the importance of this step and how he needed support from all members of the group to help achieve the milestone. The form of the consultation would be similar to the Option Consultation reviews with drop-in events etc in each village. We need to think if there are alternative ways of making the NP available for people to consult. The website is an obvious place but are there others?

All members were actioned to give some thought as to how this might be achieved and feedback to DT

In the absence of the Clerk, no discussion was held on Finance, Items for Website etc

22/1-7 AOB

Concern was expressed by PB on the housing allocation to CBPC in that there is a gap between our bottom up approach through the call for sites process where we would only expect a handful of homes, and the number of 33. How do we explain this? We need a consistent script.

DT/JW/PB were actioned to produce a consistent storyline for the above.

Meeting closed at 9.10pm

Next Meeting 21st February 2022 at PVH @7pm