

CHESIL BANK NEIGHBOURHOOD PLAN

NEWSLETTER NUMBER ELEVEN – March 2022

Since the last Newsletter in October 2021, we have concentrated our efforts on drafting the Neighbourhood Plan, including analysing the feedback from the village Consultation events that took place across the Parish. These events included an evaluation of housing development sites that have been put forward to us by landowners, the design codes for new buildings, a review of Green Spaces and identification of significant Local Views.

The draft NP Document contains 30 Policy Statements and was approved by the Neighbourhood Plan Steering Group on the 28th February 2022 and has now been submitted to the CBPC for their approval at a Special Meeting on the 14th March. The Policy Statements set out the minimum requirements and considerations for any proposed development and have been derived from the feedback we have received from the various surveys and open forum sessions we have held with the community since the inception of the project in April 2019.

Not everyone will want to read through the whole document, which is currently about 70 pages long, so it is our intention to produce a summary leaflet which will be widely available in each of the villages. This will set out the main aims and the focus of the policies in the plan. We will also establish drop-in centres in each village, which will allow you to ask questions or discuss the plan on a one-to-one basis. We will let you know the dates and times of these sessions in due course. The Plan will also be available on our website and printed copies both for reference and takeaway will be made available at the drop-in centres. We are also looking at the possibility of printed copies being made available at other key locations in each village.

Assuming that the CBPC approves the draft, then we hope to start the next phase which is another series of Community Consultation events during April, which will then lead into a formal submission of the plan to Dorset Council for independent examination. This consultation process [called Pre-Submission] should last at least 6 weeks and is a very important part of the Neighbourhood Plan approval process.

This second round of consultations includes publicising the draft plan to people who live, work or run businesses in the area. The publicity must include details of the proposed neighbourhood plan, where and when it may be viewed, and how to make comments on the plan and by what date. In addition, the plan must be sent to the local planning authority.

Homes for Local People

One of the important strands of work we have undertaken is to examine ways in which we could help encourage the building of affordable homes for people who have some connection with the Parish, either through family connections, residency or employment. We held a workshop in November, and we also invited a member of Dorset Council to come and talk to us about Community Land Trusts (CLT) which have been successfully used elsewhere in West Dorset as well as across the country. We are continuing to explore all possibilities and will keep you updated on progress.

Strategic Environmental Assessment [SEA]

To define the key issues relating to any future housing developments, at the end of last year we commissioned technical consultants [AECOM] to carry out a Strategic Environmental Assessment

(SEA) and their conclusions are a key part of the overall Neighbourhood Plan, which both informs and influences the plan-making process.

The Neighbourhood Plan supports allocations for new development. This includes those potentially in environmentally sensitive locations, such as:

- locations with sensitivity for the historic environment including the Dorset and East Devon Coast World Heritage Site, nationally designated listed buildings, scheduled monuments, historic parks and gardens, and conservation areas.
- locations with sensitivity to landscape character, including within the boundaries of the Dorset Area of Outstanding Natural Beauty.
- locations with sensitivity for biodiversity and geodiversity, including the Chesil Beach and the Fleet.

For more information on the Neighbourhood Plan, please see our community website www.vision4chesil.org or contact Derek Troughton, the NP Steering Group Chairman at derek.troughton@vision4chesil.org or 07802-204771.

*** Breaking News: At a meeting on the 14th March the Parish Council confirmed that we can start the next phase of the Neighbourhood Plan, which means we can move into the next round of public consultations.