

# EXTRACT OF THE NEIGHBOURHOOD PLAN FOR PUBLIC CONSULTATION OF THE DRAFT PLAN

20TH APRIL TO 20TH JUNE 2022



**YOUR PLAN**

**YOUR PARISH**

**YOUR FUTURE**

Thank you very much for taking the time to read this booklet and we hope that you will participate in the Drop-In Events in the parishes and Survey. If you would like a paper copy of the Survey or have difficulty completing the Survey online please contact your local village representative or The Clerk.

## BACKGROUND TO THE PLAN

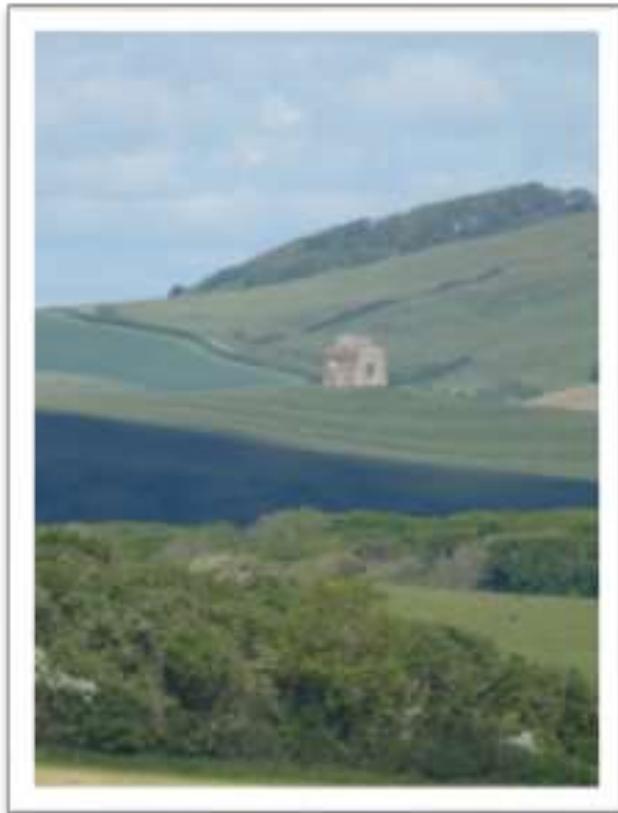
In most Parishes, it makes sense for the Neighbourhood Plan area (the area which the Plan covers) to align with the Parish Council area, as the Parish Council is the responsible body for preparing the Plan. Chesil Bank Parish Council covers the four parishes of Abbotsbury, Fleet, Langton Herring and Portesham in addition to the outlying hamlets.

The possibility of producing a Neighbourhood Plan for the area was first discussed at a Public Meeting held on 22 October 2018 in Portesham Village Hall. It was agreed that work on a Neighbourhood Plan should get underway, and a Steering Group was set up comprising volunteers from the four parishes and Parish Council Representatives. The first Neighbourhood Plan Steering Group was held on 10 December 2018, with the elected Chair being a member of the local community. The Parish Council requested for the four parishes to be designated as the Chesil Bank Neighbourhood Plan Area, and this was confirmed by West Dorset District Council on 10 January 2019.

Despite being part of Chesil Bank Parish the villages are very different from each other and each one may have very different expectations of what a Neighbourhood Plan can do for them. More details are in the Overview at the beginning of the Draft Plan. However, although challenging, it was decided at the outset to produce a Neighbourhood Plan which can successfully embrace the entire area.

The Draft Plan may change during this consultation stage as a result of your feedback and that of other interested parties. At a later stage an external examiner is appointed and they may suggest further changes, but in the end it will be you who has the final say via a referendum.

The Plan has been prepared by a group of local volunteers based on your feedback via various consultations and supported by professional expertise from AECOM and Jo Witherden of Dorset Planning Consultant Ltd.



### **OUR VISION**

In 2032, the villages of Chesil Bank Parish will still be an attractive and desirable place to live and retain all of the charms of coastal village life. It will be a place where people feel connected, valued and part of an economically vibrant community which spans across the four villages and outlying hamlets. The community and visitors alike will continue to enjoy the views, green spaces and heritage assets which are so plentiful in our area. Some limited amount of change will have taken place and it will have focused on meeting local needs, in particular providing the opportunity for young people growing up in the area to live and work here, through the provision of affordable homes and increasing employment prospects.



## **OUR OBJECTIVES**

Through consultation with local people gain an understanding of housing provision, housing mix and design principles for any new developments.

To work towards a more balanced community, including having more young people and families living locally, and smaller and affordable homes capable of meeting local needs.

To encourage small-scale 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.

To identify and encourage the provision of leisure and recreational activities according to the various needs of the community.

To identify key aspects of the natural and historical environment which local people are seeking to preserve.



## **WHAT'S IN THE NEIGHBOURHOOD PLAN?**

We are privileged to live in one of the most beautiful counties in England and the NP describes the rich heritage, outstanding coastal and inland views, the history of the area and its natural environment. It then goes on to discuss the main findings from our consultations, the Local Housing need, Local Business needs, Community, Leisure and Recreational aspects and our natural and historical environment. The NP also gives place specific design guidance for any new developments.

As a result of our consultations and surveys we have been able to compile a list of 31 policy statements. These are summarised at the end of this leaflet but the full details are documented in the full plan. Neighbourhood Plan policies give the opportunity to agree local priorities that are more detailed and this then carries weight in making planning decisions. These are an essential part of the Draft Plan and are simply summarised in this pamphlet, but described in detail in the draft Plan. There is a summary at the beginning of the draft Plan which will help you to understand what's in the Plan. On the back page of this pamphlet you will find all the details of how to view the full plan and to take part in the consultation.



## **COMMUNITY SURVEYS**

Our first household survey was distributed to all households in October 2019, and it helped us to better understand current and possible future housing needs, and what sort of development local residents wanted to see in their area, as well as their concerns.

The second household survey, in February 2020, focused on employment in its widest sense, to include work, study, training or voluntary work. This was run at about the same time as the first business survey (aimed at local businesses).

The third household survey, in September 2020, sought to check the findings from the previous surveys in light of the Covid-19 pandemic, and dug a little deeper in terms of what people particularly valued about the local area.

## ABOUT THE POLICIES IN THE PLAN

### HOUSING

Following an exercise to establish housing needs over the next 15 years, it was reasoned that some additional housing sites over and above windfall sites were needed. The aim would be to achieve a more balanced mix of housing which could address the requirement for smaller homes for first time buyers and affordable homes for rent including those suitable for older residents. Following the Call for Sites exercise sites in Fleet,(1) Langton Herring(2) and Portesham(1) have been taken forward into the draft Plan. Affordable homes would be allocated to people who have a local connection to the Neighbourhood Plan area as a priority. In addition policies have been developed to limit the size of extensions and the number of holiday/second homes. It was also recognised that provision for working from home is a priority.



### BUSINESSES AND LOCAL EMPLOYMENT

Based on the results of our surveys, the main sectors for local employment are in Hospitality/Tourism, Agriculture, Public Sector (Administration, Defence, Education, Healthcare). About half of those in work commute to jobs outside Chesil Bank Parish. Many local businesses had difficulty in recruiting staff citing either lack of appropriate skills or public transport for those living outside the area. The policy for Sustainable Business Growth generally supports small scale development of a size appropriate to the rural nature of the area, provided that there are safeguards against excessive noise, traffic and pollution. In addition, with the increasing trend for homeworking following the pandemic a policy on the provision of outbuildings for homeworking has been put forward.

## **COMMUNITY, LEISURE AND RECREATION**

The area is fortunate to have a wide range of local services and facilities, many of which benefit from the additional income from tourism. It is vital that these services and facilities are retained and development proposals which would result in a loss of or reduction of a key facility will not be supported. Development proposals to expand existing community, recreational and leisure facilities will be supported in principle. Recreational access to the countryside is also an important amenity and the improvement and expansion of the existing public rights of way network, permissive paths and open access land will be supported.

## **DESIGN GUIDANCE**

Policy statements have been developed to ensure that any development delivers sustainable high quality design in a way which responds positively to the local area's identity, character and pattern of plots. There are detailed policies on Streets and Spaces, Settlement Patterns, Retention of views and landmarks, Materials, Building Styles, Parking and Sustainability Features.

## OUR NATURAL AND PHYSICAL ENVIRONMENT

National Planning Policy allows communities to designate local spaces of value as "Local Green Spaces" and around 20 such spaces have been identified across the Parish area. The Policy states that no development will be permitted within or immediately adjacent to these green spaces. Local views are also of vital importance and any proposed development should minimise any adverse impact and ideally preserve or enhance such views. Many residents value the dark skies and any development should ensure that light pollution is kept to a minimum. Policies have also been proposed which seek to protect and enhance our local wildlife and habitats. The Chesil Bank Area has many heritage features with Listed Buildings, Scheduled Monuments and Conservation Areas. The proposed policy seeks to ensure that any development makes a positive contribution to the conservation of these heritage assets. Any new development has the potential to increase flood risk, particularly in Portesham and any new development which would increase the surface water run-off would be subjected to a Flood Risk Assessment.



# BRIEF SUMMARIES OF POLICIES

## HOUSING

**CBNP1. Dwelling Types :** Emphasis on smaller homes (1-3 bedrooms) including affordable. Provision for working from home.

**CBNP2. Dwelling extensions:** The maximum size of any extension to existing housing stock should be limited to that typically allowed under Permitted Development Rights.

**CBNP3. Holiday / second home restrictions:** New or upgraded homes to restrict occupancy to that of a principal residence. New holiday homes not allowed.

**CBNP4. Affordable Housing – Local Connection:** Priority given to the needs of local people or those who have a local connection. To remain affordable in perpetuity.

**CBNP5. Land east of North Mead Farm (Portesham):** Allocated for a mix of affordable(at least 50%) and open market homes. Surface water discharge rates not to exceed existing greenfield run off rates.

**CBNP6. Land adjoining Stone Cottage (Fleet):** Allocated for one affordable dwelling to be accessed from the existing access to Stone Cottage.

**CBNP7. Land at Higher Farmhouse (Langton Herring):** Land within the grounds of Higher Farmhouse allocated for one dwelling

**CBNP8. Land adjoining 4 Court Close (Langton Herring):** Allocated for one dwelling, to be accessed from Shop Lane, provided it is inline with the existing building rather than to the rear.

**CBNP9. Ensuring Nutrient Neutrality:** New development will only be supported if nutrient neutrality can be demonstrated or that it can be met through appropriate means.

## **BUSINESSES, EMPLOYMENT OPPORTUNITIES & INFRASTRUCTURE**

**CBNP10. Sustainable Business Growth:** Small-scale employment development (Use Class E) of a size appropriate to the rural nature of the area will generally be supported through the re-use or replacement of an existing building. New built tourist and care-related accommodation will be supported within Portesham, or through the re-use and adaptation of an existing building.

**CBNP11. Homeworking:** The provision of outbuildings to support expanded home working is acceptable, provided:

- a) the scale and design is sympathetic to the character of the existing buildings
- b) the outbuilding will remain available for business use ancillary to the primary use as a dwelling;
- c) the nature of the business run from home would not result in a significant adverse impact on the environment, residential amenity or cause harm by increased traffic movements.



## COMMUNITY, LEISURE & RECREATION

**CBNP12. Community and recreational facilities:** Development proposals to expand existing community, recreational and leisure facilities for local residents will be supported in principle subject to a number of conditions.

**CBNP13. Recreational access to the countryside:** The improvement and expansion of the existing public rights of way network, permissive paths and open access land will be supported provided that development would not have an adverse impact on access to and the health and wildlife benefits of the public rights of way network





## OUR NATURAL & PHYSICAL ENVIRONMENT

**CBNP14. Local Green Spaces:** Development will not be permitted on or adjacent to those sites designated as Green Spaces

**CBNP15. Local Landscape Features:** Development that would result in the removal or degradation of these features without mitigation, will be resisted.

**CBNP16. Local Views:** The design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and coast.

**CBNP17. Dark Skies and Lighting Schemes:** Consideration should be given to minimising light pollution and new external lighting should be avoided unless there is a significant safety issue.

**CBNP18. Local Wildlife and Habitats:** Development must protect and, where practicable, enhance biodiversity to secure an overall biodiversity gain, taking into account the existing wildlife interest and habitats in the local area, and how these are under threat (for example through recreational pressures and climate change).

## OUR NATURAL & PHYSICAL ENVIRONMENT

(Continued)

**CBNP19. Local Heritage Features:** Development should make a positive contribution to the conservation of heritage assets in the Neighbourhood Plan area.

**CBNP20. Local Flood Risk in Portesham:** A Flood Risk Assessment (FRA) is to be submitted in support of all development proposals that might result in increased water run-off.

**CBNP21. Portesham's Defined Development Boundary:** The DDB for Portesham which establishes the extent of the settlement for planning purposes is amended as shown on the Policies Map

**CBNP22. Chesil Bank Design Guidance:** Development should deliver sustainable high-quality design. To be supported, it must respond positively to the local area's identity, character, scale and grain (or, pattern of plots), and create or reinforce local distinctiveness.

**CBNP23. Settlement pattern:** Development should reinforce the settlement pattern by maintaining the continuity of built form along the main routes through each settlement.

**CBNP24. Streets and spaces:** Development within or adjoining one of the villages should include shrubs, trees, hedges and boundary walls typical to the village (and usually made of random stone rubble, with a variety of copings or iron railings) to increase the sense of enclosure and linear form along the main road. Buildings should face towards the main road and reinforce the linearity of the street, where possible.

## PLANNING GUIDANCE

**CBNP25. Views and landmarks:** Applicants are expected to demonstrate how existing views and vistas between buildings and along view corridors have been considered, with the aim that they are retained, wherever possible.

**CBNP26. Building Styles:** The recurring and rich mix of architectural forms and features provides a solid basis for design development and should be the starting point of reference in developing site proposals.

**CBNP27. Materials:** Any development should use a simple and local material palette. This should be drawn from one of the local varieties of natural stone.

**CBNP28. Doors and Windows:** The style of doors and materials used should respect local character, including how doors vary with the type and status of the property in Chesil Bank.

**CBNP29. Roofs and chimneys:** Variety and interest should be created in the roofscape, through subtle changes in roofline, traditional use of local materials, such as thatch, slate and clay plain tiles and pantiles, and the potential inclusion of gables and dormers.

**CBNP30. Parking:** Where on-street overflow options are severely limited, or the layout relies on the use of garages or tandem parking, development should be designed to include visitor parking within the plot, and should meet or exceed the optimal number of car parking spaces set out in the adopted car parking standards.

**CBNP31. Sustainability Features:** New buildings, and alterations and extensions to existing buildings, should seek to minimise the carbon footprint of the development through the use of Sustainable technology (such as solar panels and air /ground source heat pumps) .

# HOW TO VIEW THE NEIGHBOURHOOD PLAN

1. On our website [www.vision4chesil.org](http://www.vision4chesil.org)
2. **View only** paper copies at various locations in each village from early May onwards. Abbotsbury (Spar Shop), Fleet (Foyer of Holy Trinity), Langton Herring (Foyer of St. Peter's), Portesham (Village Hall & Ducks)
3. A limited number of paper copies are available on request. Contact details below

## DROP-IN EVENTS

**ABBOTSBURY: STRANGWAYS HALL** Saturday 14th May 1400-1700 & Tuesday 17th May 1800-2100

**FLEET: HOLY TRINITY CHURCH** Wednesday 25th May 1000-1300 & Saturday 28th May 1500-1800

**LANGTON HERRING: VILLAGE HALL** Tuesday 24th May 1000-1300 & 1800-2100

**PORTESHAM: VILLAGE HALL** Wednesday 18th May 1800-2100 & Saturday 21st May 1000-1300

## TAKING PART IN THE CONSULTATION

Online survey on the [vision4chesil](http://vision4chesil.org) website and/or at the drop-in events. Comments will also be accepted by email to one of the contacts below.

**Please submit your comments by the 20th June. Thank you for taking part**

### Contacts

Derek Troughton:

[derek.troughton@vision4chesil.org](mailto:derek.troughton@vision4chesil.org)

Mob: 07802 204771

Michele Harding: [theclerk@chesilbankparish.org](mailto:theclerk@chesilbankparish.org)

Mob: 07814 016971

Saira Sawtell: [sairasawtell@gmail.com](mailto:sairasawtell@gmail.com)

Mob: 07814 235722

Graham Whitby: [whitbymac@gmail.com](mailto:whitbymac@gmail.com)

Mob: 07392 142545

Peter Begley: [peter.begley@vision4chesil.org](mailto:peter.begley@vision4chesil.org)

Mob: 07972 216419

**Pre-Consult  
Survey QR Code  
is on  
[vision4chesil](http://vision4chesil.org)  
website**