

NEIGHBOURHOOD PLANNING REPORT TO CBPC: 4TH JULY 2022

1. PRE-CONSULTATION PROCESS: SURVEY

The survey was closed as planned on the 20th June. A total of 58 responses were received which was less than we anticipated. Out of the 58, 5 were non-residents leaving a total of 53 residents entitled to vote in the referendum. 8 of these chose not to answer the question regarding support of the draft plan, leaving 45 who expressed an opinion about the overall plan. 35 residents expressed full support of the plan, 8 supported it with minor changes and 2 did not support it. One of the residents who did not support it rejected the plan because we had not addressed highway safety, despite the fact that they either strongly agreed or agreed with 27 of the 31 policies. The remaining one rejected the plan on the basis that our approach was amateurish and the resulting conclusions were “worthless”. We have collected some very useful feedback from the comments made in the surveys and emails and we are currently categorising the comments so that we can prepare a response and decide what changes should be made to the draft plan.

In addition, we have had responses from the following statutory consultees:

Natural England
Wessex Sustainable Places-Environment Agency
Ilchester Estates
Historic England
Dorset Council
Puncknowle and Swyre PC
Wessex Water
Dorset AONB
Highways England
Sport England
Burton Bradstock PC

Most of the returns have been very positive and constructive but again we are currently scrutinising the comments and determining the impact on the draft NP.

All the comments will be discussed at our next Steering Group meeting on July 18th. Following that meeting a revised NP will be prepared and submitted to the Steering Group meeting for approval on the 19th September. Assuming that receives the go-ahead, then the NP will be submitted to the Parish Council for approval at their meeting on the 3rd October to be held at Langton Herring.

Once it is approved by the Parish Council then it will be forwarded to Dorset Council.

2. PORTESHAM HOUSING PROJECT

A meeting was held between the landowners, Magna Housing and Intel-Land on the 22nd June to discuss the provisional site plan put forward by Magna. Magna Housing is working on the assumption that they would be responsible for the whole site, including the open market homes.

A provisional target of 10 homes was agreed with 50% being affordable. All of the affordable units would be classified as “Affordable Housing”, and they would probably be a mix of roughly 70% Social Rent and 30% Shared Ownership. “Social Rent” is calculated based on a formula that uses historic values and local incomes, amongst other things. “Social Rents” tend to be cheaper than the newer “Affordable Rent”, which is calculated at up to 80% of local market rents.

Magna Housing and the Landowners have been requested to set up a bilateral meeting to discuss the financial aspects of the proposal over the coming months and to advise if there is sufficient agreement to move into the next phase.

Derek Troughton
28.06.2022