



CHARMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation Friday 18 June 2021 until Friday 30 July 2021

Response Form

The proposed Charmouth Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website:

<https://www.dorsetcouncil.gov.uk/charmooth-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Spatial Planning, Dorset Council, County Hall, Colliton Park,
Dorchester, DT1 1XJ

Deadline: **End of Friday 30 July 2021.** Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	MR.	
First Name	ROBERT	
Last Name	HUGHES	

Job Title(if relevant)		
Organisation (if relevant)		
Address		
Postcode		
Tel. No.		
Email Address		

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

☒	Submission Plan (DRAFT DATED MAY 21
☐	Consultation Statement
☐	Basic Conditions Statement
☐	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	
Page	
Appendix	

3. Do you wish to? Please tick one box only.

	Support
	Object ✓ AAI PAGE 35.
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

SECTION 5 IMPORTANT COMMUNITY ASSETS
A2 & A14 (School & Fire Station) meet the needs of the area, not just Charmouth. Describing them as Charmouth assets gives a false sense of ownership.

A8 The Elms. This is a large admin building, with excess space either empty or let... because it is not used for a community purpose. If the Parish Council should choose to dispose of it they should not be inhibited by this Plan.

These 3 buildings should be withdrawn from the list.

I OBJECT TO THIS POLICY AAI (Page 35)
WHILST THESE ARE INCLUDED.

Continue on a separate sheet if necessary

3. Do you wish to? Please tick one box only.

	Support
	Object ✓ Policy H3 page 87
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

SECTION 8.22 ~~PRINCIPAL~~ PRINCIPAL RESIDENCY CONDITION.
The argument for this is flawed. The lack of well paid jobs, the lure of City life, ~~the cost~~ house prices in a very desirable village are factors not addressed.

The Census data on households (8-23) suggests that new housing has yielded few permanent households. It implies only new houses have been bought as second homes.

8.24 Were this policy in place Holiday let owners would have no incentive to apply. They would assess ^{the} commercial value of occupying/renting/selling before making an application ... assuming the house met the suitability criteria.

I believe this policy sends a message to Second home & Holiday let owners to say they are unwelcome

Continue on a separate sheet if necessary

without significantly increasing the number of affordable homes.

5. Please give details of any suggested modifications in the box below.

Page 89 8.30. There may be a valid argument that properties should have safe play areas but it is not essential that they are at the rear. There are £1 million plus houses ^{in Charmouth} which have small/nonexistent rear gardens, but a large safe secure front garden.

Page 90 Policy H4

Bullet point 6. There is no definition of 'General disturbance'.

Bullet Point 8

My road contains a number of 1960's retirement bungalows, two of which have been replaced with buildings of architectural variety and interest. This policy preserves the mediocre.

Bullet Point 9.

If the intention is to severely restrict the possibility of any infill this policy should work well. However it is then difficult to see where any

Continue on a separate sheet if necessary

development can take place in Charmouth.

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

☐	Yes
☐	No

Signature: _____

Date: _____

If submitting the form electronically, no signature is required.

I OBJECT TO POLICY H4 Bullet Points 6, 8 & 9 in their current form.

5. Please give details of any suggested modifications in the box below.

8.32 Page 91 Comments that 'Charmouth has a wide variety of architectural styles and these contribute to Charmouth's character.

Section 8.34 refers to generic 'off the shelf' designs. This could be taken to include properties where major parts are built off-site in clean efficient factories & assembled on site. e.g. HuFF houses.

The tenor of HS suggests by using words like 'complementary', 'traditional', 'reflecting form & pitches of roof etc'

suggests that modern & or contemporary architecture & design have no place in Charmouth.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

☒	Yes
☐	No

Signature: _____ Date: _____

If submitting the form electronically, no signature is required.

I object to HS Housing Design unless it is clear that design can be modern & innovative, as well as an alternative to 'more of the same'.

5. Please give details of any suggested modifications in the box below.

Policy 6A2 Bullet Point 3 Page 103.
Section 9.22 suggests that 70% of households in Charmouth have one, or no vehicles. It is difficult to understand why this policy requires a minimum of two parking spaces.

I would object on the basis that this inhibits the opportunities for affordable housing developments.

10.6 Energy Efficiency.

The plan has nothing to say on the provision of Electric Car charging facilities in car parks or for existing properties which have no dedicated parking areas.

This may deter visitors and provide a detrimental street scene if ad hoc cabling is ~~not~~ permitted without guidance.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

Yes	☒
No	☐

Signature: _____
If submitting

Date: 14.7.21
Signature is required.