

Statement of Community Involvement - Land east of Chickerell.

Statement of Community Involvement

The Council's adopted Statement of Community involvement (January 2020) advises that 'anyone seeking planning permission is encouraged to talk to those likely to be affected by the proposal and consider their view before submitting an application. In this instance liaison with Town and Parish Councils, two Public exhibitions, two leaflet drops and press releases were undertaken.

Public exhibitions

Three public exhibitions have been held for the proposed development. The first in January 2015 with the second and third in January 2019 (exhibition 1) and June 2019 (exhibition 2), respectively. Both the 2019 exhibitions were held at Willowbed Hall, Putton Lane, Chickerell.

Persimmon appointed a recognised distribution company to print and deliver leaflets to 2253 homes in the Chickerell area prior to exhibition 1 taking place on 25 January 2019 between 1400 and 2000. In addition, a press release to the local paper (Dorset Echo) was made to advertise the event. On display were three sets of exhibition boards around the room with interested parties encourages to make comments on the provided comments sheets.

The event was extremely well attended from opening until the event closed at 2030, after the advertised closing time due. Persimmon was represented at the event by the Head of Land and Senior Development Planner. In addition, a Director from PFA consulting was also in attendance to answer any technical queries relating to transport or drainage.

From Exhibition 1 a total of 27 representations at the event were received through the invitation for comments. A further 15 comments were received via email or letter.

It was brought to the attention of Persimmon that some households did not receive an invitation letter to Exhibition 1. In addition, Persimmon recognised some criticism of the short timeframe between the invitations being sent out and the event taking place meaning a number of interested parties could not attend.

To this end, Persimmon decided to undertake a further exhibition to allow all interested parties a further opportunity to comment on the proposal.

Exhibition 2 was held at the same location as Exhibition 1 (Willowbank Hall) on 21 June 2019 from 1300 to 1800. A leaflet drop to 2,087 dwellings and business units was undertaken by an alternative distribution company to Exhibition 1 with GPS tracking in order to show leaflet distributors covered the area agreed. The area was the same as distributed for Exhibition 1. Leaflets were distributed 18 days prior to the exhibition and a press release advertising the event was published in the Dorset Echo. In order to promote fairness the information exhibited was identical to that at the Exhibition 1 to ensure all

interested parties were not prejudiced. The distributed leaflet did advise that this was a repeat exhibition to those who could not attend the January exhibition.

The event was well attended, although many did also attend Exhibition 1. As for the previous exhibition Persimmon was represented at the event by the Head of Land and Senior Development Planner. In addition, a Director from PFA consulting was also in attendance to answer any technical queries relating to transport or drainage. The event produced 11 responses from comments forms completed on the day and 1 further response via email.

It is considered the events were well received by those in attendance. Of particular note was that the many residents were not opposed to the principle of the development, rather they were concerned about the perceived impact of the additional population would have upon the local amenities in the Village. This was mainly due to the fact the development site has been allocated within the local plan for some time, however, four issues were raised frequently were:

- Parking issues in the vicinity of the proposed school potentially caused by the pedestrian access.
- Provision of infrastructure, most notably, school and GP surgery.
- Traffic issues and local highway network including construction traffic routing.
- Rapid expansion of Chickerell.

Design response to public exhibition

The main issues raised within the exhibition were more strategic and technical matters which will be addressed within the planning submission technical documents.

The provision of infrastructure, as well as the delivery timings, will be dealt with through the determination of the planning application, Persimmon has had significant pre-application discussions with the Council with negotiations over draft heads of terms at an advanced stage which includes the provision of the school and the provision or financial contribution amounts for other infrastructure such as health care.

The school will be applied for in outline and pedestrian access in the vicinity of the proposed school already exist. Issues relating to the parking in surrounding streets will need to be considered during the determination of the outline and appropriate reserved matters applications.

With regard to the detailed design of the proposal, the first phase of development is contiguous to existing housing and comments regarding design were made in respect of this area. The main issues to come from discussions with the public and made in some consultation comments was proximity and relationship of the proposed dwellings to existing. In response, Persimmon has taken into account these comments and redesigned elements of the scheme on the north west boundary by relocating dwellings away from the boundary and amending dwelling positions in certain locations. This is fully addressed within the submitted Design and Access Statement.

Pre-application with the Town Council, Local Planning Authority and County Council

Persimmon has had pre-application discussions with the Local Planning Authority since 2015 through the lifetime of formulating the application. Formal comments were received 22 September 2015.

Recent pre-application discussions with the Council in 2019 confirmed that further formal pre-application submissions were not required but a continuation of informal discussions would be advantageous.

In addition Persimmon has undertaken extensive pre-application discussions with Dorset Highways and Dorset Council as Local Lead Flood Authority with regard to the Transport Assessment, detailed access design and Flood Risk Assessment, particularly in relation to the formulation of the drainage strategy for the site.

Summary

It is considered that the process in formulating the application has engaged with and taken into account views of stakeholders from an early stage and has continued through to the formulation of the final stages of the scheme, in accordance with the Council's adopted Statement of Community Involvement.