



CHICKERELL NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Response Form

The proposed Chickerell Neighbourhood Plan 2019 to 2036 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website: www.dorsetcouncil.gov.uk/chickerell-neighbourhood-plan

Please return completed forms to:

Email: planningpolicy@dorsetcouncil.gov.uk

Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: Friday 16 October 2020. 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.**

**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.*

	Personal Details	Agent's Details *
Title	Mr	Mrs
First Name	Daniel	Louise
Last Name	Ramirez	Follett
Job Title(if relevant)		Principal Planner
Organisation (if relevant)	Persimmon Homes South Coast	Pegasus Group
Address		██████████ ████████████████████ ██████████████ ██████████
Postcode		████████
Tel. No.		██████████

Email Address		
---------------	--	--

Part B – Representation

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

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	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.

	Location of Text
Whole document	
Section	
Policy	Policy CNP11 General Design Principles
Page	
Appendix	

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

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

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

Pegasus Group are instructed to submit representations on the Regulation 16 Chickerell Neighbourhood Plan on behalf of our client Persimmon Homes South Coast.

This representation relates to Policy CNP11 General Design Principles.

It is considered that the last two criteria points of this policy as stated below are overly onerous. Unless they are evidenced and demonstrated by a Design and Access Statement to be necessary should not be mandatory requirements of all new development within the Neighbourhood Plan Area.

The last two criteria points of the policy state the following local priorities;

" -Emphasis on cottage-style properties within the housing mix, particularly within Chickerell Village and Charlestown, with clusters of cottages positioned around informal greens and drives
 - Using a mix of materials, including use of local stone as part of this mix"

Such a prescriptive requirement around design potentially stifles innovation and creativity and does not allow for the possible use of modern methods of construction or new materials.

The NPPF (2019) and the National Design Guide (Oct 2019) both ensure that new development takes design cues from its proposed locality. This process is evidenced through the use of Design and Access Statements which are a mandatory requirement of the planning application validation process.

It is also necessary that new development ensures the best use of land with public open space and parking standards being set by the local planning authority and implemented through the consideration and determination of planning applications.

The proposed emphasis on cottage-style properties would not be the best use of land given that being generally single storey dwellings, they are land intensive. Cottage-style properties would, in general, only cater for smaller 1 and 2 bed properties with all living accommodation on the ground floor which is not what most purchasers of modern housing aspire to. In addition, it is considered 'cottage-style' properties are not the overarching dwelling design within the NP area. Moreover the delivery of affordable housing requires a mix of housing to be provided in accordance with the requirements of the Council.

The use of local stone could limit construction methods and would add cost to new developments which may adversely impact on viability and compromise delivery to the detriment of the local community, especially where this involved the delivery of new affordable housing.

CNP11 also encourages designs that;" *exceed the minimum building regulation standards for energy and water efficiency,*". The national planning practice guidance¹ is clear that all new homes have to meet the mandatory national standard of 125l/person/day and that where there is clear local need local authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regs optional requirement of 110l/person/day, however part of establishing a clear need is the consideration of impact on viability.

The CNP has not undertaken a viability appraisal to evidence that such development can be supported within the Chickerell Neighbourhood Plan area, these are matters that should not be addressed through the CNP but by Dorset Council through the emerging Local Plan review.

Continue on a separate sheet if necessary

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

That the Neighbourhood Plan Examiner give careful consideration to the appropriateness of the two criteria points of Policy CNP11 listed above for new residential development schemes within the Chickerell Neighbourhood Plan Area.

Pegasus consider, on behalf of Persimmon Homes South Coast that these criteria should be amended to be less onerous to allow for creativity and innovation in new development.

It is also considered that matters of water and energy efficiency should be undertaken by the emerging Dorset Local Plan which will be required to demonstrate whole plan viability.

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.

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: _____ Date: 16.10.2020
If submitting the form electronically, no signature is required.

Data protection

By signing or electronically submitting this form, you are agreeing to your comments being made publicly available. We will not display your personal data online, however we may share your details with the independent examiner for the purposes of examining the plan. 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.