



CHESIL BANK NEIGHBOURHOOD PLAN

Regulation 16 Consultation **Friday 20 January 2023 until Friday 3 March 2023**

Response Form

The proposed Chesil Bank Neighbourhood Plan (Incorporating the villages of Portesham, Abbotsbury, Langton Herring and Fleet) 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/chesil-bank-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 3 March 2023. 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	Geoff	

Last Name	Taylor	
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
X	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	Policy Maps

Section	CBNP 6
Policy	FL05
Page	23/24
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.

CBPC Neighbourhood Plan-Comments

Reviewed 5th Feb 2023, By Geoff & Mary Taylor, Highfield, Fleet Rd.

Observations when reviewing the proposal CBNP6. (FL05)

This relates to one affordable dwelling at Stone Cottage land in Fleet.

1. One would ask why the only land suggested for development in the village of Fleet is owned by a member of the CBNP steering Group, that drew up the plan?
2. To build here does not seem to be in accordance with "The West Dorset Local Plan" or the first draft of the "New Dorset plan"
3. English nature would not normally support this sort of application.
4. Would also suggest the proposal does not meet sustainability requirements, Fleet does not have a village centre, also no footpaths, no local school, no shops, no streetlights, the only utility services are electric, water and a very poor phone/broadband service.
5. Fleet is not the most suitable place for affordable housing.
6. I would suggest that the proposed sighting would make it quite an eyesore located almost in the middle of the field on quite a steep gradient.
7. The area defined in the AECOM report (2021) suggests possible future development of the site for one dwelling! Would suggest it should only show sufficient area for one property. The same statement would apply to the ground area shown in the draft plan under FL-05. Not as put forward an area that would accommodate four or five properties.
8. Although not strictly in Fleet the land by the roundabout at the top of Fleet Road has been refused planning permission on application and appeal (and that location would have ready access to all utilities).
9. If one was going to build a new house on the land at Stone Cottage it would make more sense to place it adjacent to the existing property or as near as possible to the access point onto Fleet Road, the ground is not so steep there (was also suggested by AECOM) i.e., adjacent to the Southern boundary.

As can be seen by my comments above I am not inclined to support a proposal to build a property in the position as defined in the CBNP6 under FL-05. I also believe it would not meet a lot of the current requirements or be granted approval under current planning rules.

If in the most unlikely situation that the situation arises that planning department at DC put an application forward for consideration by CBPC and the neighbouring residents in Fleet I would only support it if it met the suggestions put forward in point 9 above.

Continue on a separate sheet if necessary

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

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.

X	Yes
	No



Signature: _____ Date: 6/02/2023 _____

If submitting the form electronically, no signature is required.