



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		Daniel

Last Name		Phillips
Job Title(if relevant)		Senior Planner
Organisation (if relevant)	Away Resorts Ltd	Avison Young
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.*

x	Submission Plan
	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	Chesil Bank Neighbourhood Plan
Section	
Policy	

Page	
Appendix	

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

	Support
	Object
x	Make an observation

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

Please refer to our Covering Letter

Continue on a separate sheet if necessary

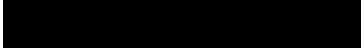
5. Please give details of any suggested modifications in the box below.

Please refer to our Covering Letter

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: 23.02.2023

If submitting the form electronically, no signature is required.

Our Ref: 02C100969

23rd February 2023

Spatial Planning – Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Dear Sir/Madam,

Chesil Bank Neighbourhood Plan – Regulation 16 Consultation

Background

We write on behalf of our client, Away Resorts Ltd, who own and operate East Fleet Farm Holiday Park ('East Fleet'), located adjacent to the shores of the Fleet Lagoon in the south-western part of the neighbourhood plan area, as demonstrated by the touring caravan symbol shown on the map at **Figure 1**. The Park currently provides a total of 380 pitches for a mixture of touring caravan and camping purposes.

Our clients are grateful for the work that Chesil Bank Parish Council has undertaken to bring forward the draft Chesil Bank Neighbourhood Plan and share the Parish's strong desire to ensure that the needs and aspirations of the local community are met over the plan period. In this connection, there are a number of specific aspects of the Neighbourhood Plan (Regulation 16 Consultation) upon which our clients wish to comment.

As such, they would like to take the opportunity to raise these points now, so that they may be considered by the Parish in further detail and thereafter reflected in the text and plans of the adopted Neighbourhood Plan.

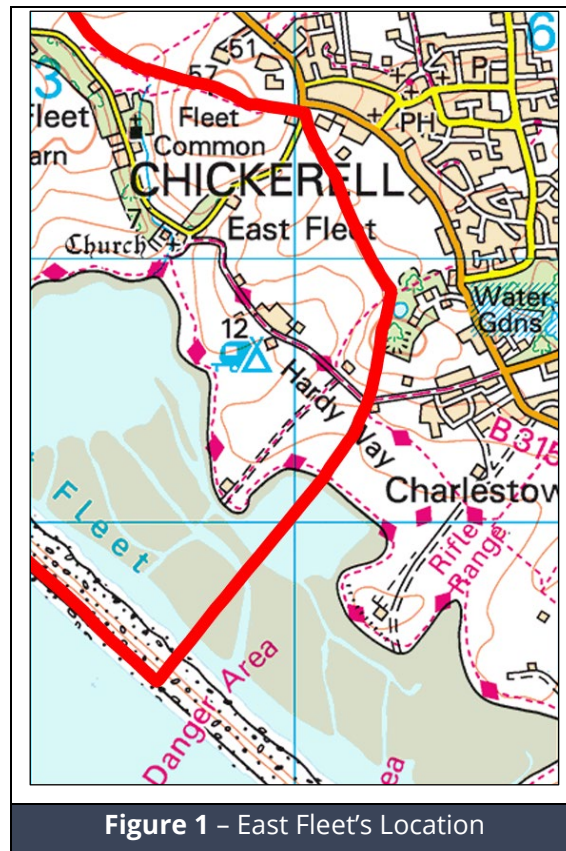


Figure 1 – East Fleet's Location

4.2.1 (d) – Objectives

Our client welcomes the identification of the Neighbourhood Plan to encourage the provision of leisure and recreational activities according to the various needs of the community. However, we are concerned that the objectives for the Neighbourhood Plan fail to recognise the importance of tourism in this area. The industry is referenced within the introduction to the plan, stating that it is one of the primary areas for employment and that the community benefits from the additional income generated by tourism in this location. Further recognition of Fleet as a “significant tourist destination” is set out at paragraph 2.2.15 but, the impact that tourism brings to the area is not distinguished, something which our client believes should be included. It is therefore requested that the Parish amend objective (d) of 4.2.1 to read as follows:

*'d) To identify and encourage the provision of **tourism**, leisure and recreational activities according to the various needs of the community **and its visitors**.'*

The proposed revision to the Neighbourhood Plan objective will better accord with ECON5 of the West Dorset, Weymouth and Portland Local Plan (2015) which sets out guidance in relation to 'Tourism Attractions and Facilities'. This will seek to ensure that the primary source of employment and economic activity is encouraged to grow albeit within the parameters of the wider neighbourhood, county and national planning policies.

CBNP3 - Holiday / Second Home Restrictions

The second paragraph of this policy sets out that the Neighbourhood Plan will not support the development of any new built holiday accommodation in the settlements listed. The nature of the policy does not accord with both National and Local Planning Policy.

Paragraph 84 of the National Planning Policy Framework (NPPF) supports sustainable rural tourism and leisure development which respect the character of the countryside. In addition to this, Policy SUS2 (III) of the West Dorset, Weymouth and Portland Local Plan (2015) supports new employment, tourism, educational/training, recreational or leisure-related development outside of any defined development boundary. On this basis, it is recommended that the wording of this section of the policy is amended as set out below:

*The lifting of holiday let restrictions within the settlements of Abbotsbury, Fleet and Langton Herring will be supported provided that the accommodation would be suitable for full time occupancy. New built holiday accommodation will ~~not~~ be supported in these settlements **subject to its compliance with other relevant national, local and neighbourhood plan policies**'.*

CBNP10 – Sustainable Business Growth

Our client supports this policy of the Neighbourhood Plan which allows opportunities for new and expanding businesses in the wider countryside, including in and around Fleet, to be supported. The rural location of East Fleet is essential for the tourism business that it provides.

The existing premises at East Fleet has been in situ at this location for over 40 years and during August, can have up to 1,100 guests staying on-site at any one time. The proposed policy allows for its modernisation and improvement, ensuring that the site is able to support the tourism industry in this area in both the short and long term.

CBNP12 – Community and Recreational Facilities

Our client is glad to see that this policy seeks to support the provision of new facilities within or adjoining settlements including Fleet provided it can be accommodated without any unacceptable impact on the environment, local amenity and any resulting vehicular movements can be safely accommodated on the rural road network.

As set out above, whilst there is acknowledgement and reference to the tourism industry throughout the Neighbourhood Plan document, there is no formal recognition within any of the outlined policies which, given its importance in terms of local employment and the economic benefits it generates, ought to be rectified in the view of our client.

It is therefore requested that 'tourism' should be added after 'recreational' to provide greater clarification that this type of development proposal would also be supported by the Neighbourhood Plan.

CBNP13 – Recreational Access to the Countryside

Our client would like to express their support for this policy which seeks the improvement and expansion of the existing Public Rights of Way (PRoW) network. As demonstrated by **Figure 2**, there is a bridleway which runs through the site with a footpath (South-West Coastal Path) running along the western boundary adjacent to the coastline. Our client encourages these proposals and will assist the Parish in any feasible way in terms of any improvements/expansion/creation of a joined-up network in relation to the network which borders East Fleet.

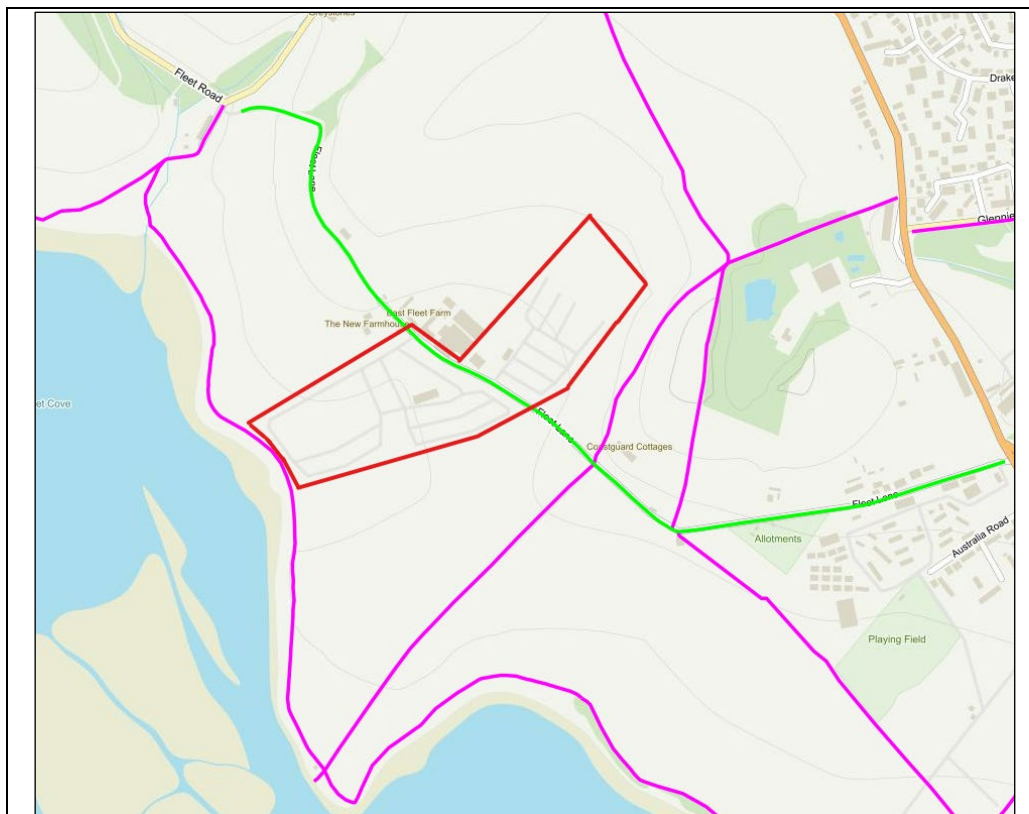
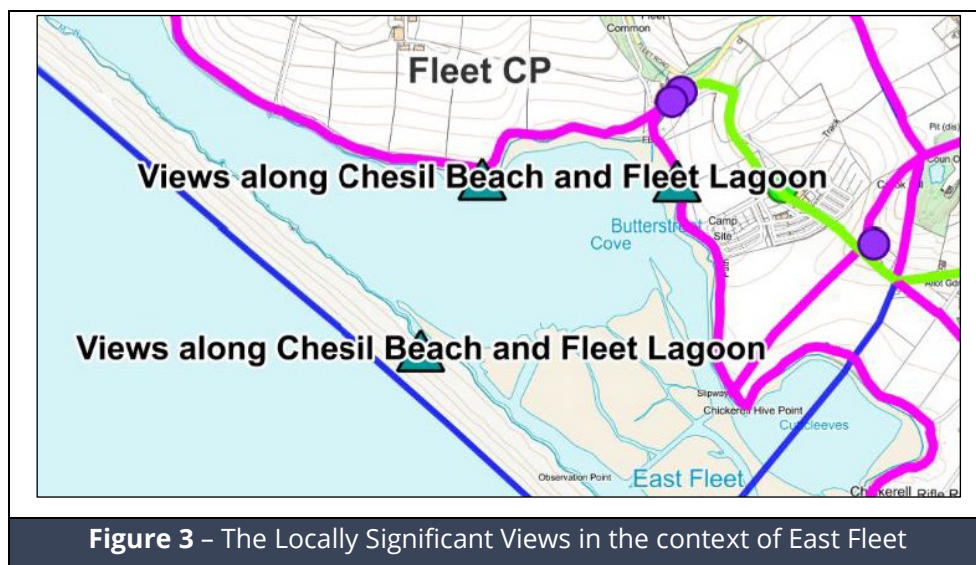


Figure 2 – The PRoW near East Fleet (Green – Bridleway; Pink – Public Footpath)

CBNP16 – Local Views

Views along Chesil Beach and Fleet Lagoon has been identified as one of local significance as demonstrated by the extract taken from the Neighbourhood Plan shown at **Figure 3**. The draft policy sets out that *“the design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and coast, particularly towards local landmarks, and preserve and enhance such views where possible”*.

Any potential future development at the East Fleet holiday site is well screened by the existing hedging and planting as well as benefitting from the site's topography as demonstrated by **Figure 4** below. This will ensure that the views of Chesil Beach and the Fleet Lagoon can continue to be enjoyed. Notwithstanding, our client confirms that should any further development come forward in the western part of the site during the life of the Neighbourhood Plan, then they would be happy to improve the landscaping screening of East Fleet within the parameters of this view.



Conclusion

Our clients, like everyone connected with the Parish of Chesil Bank, want nothing more than to see it thrive economically, environmentally and socially over the plan period to 2032. It is the view of our clients that East Fleet Holiday Park can be of benefit to Chesil Bank Parish Council provided Neighbourhood Plan polices support the modernisation and improvement of holiday accommodation so that the site may continue to evolve to allow for the continued economic and social benefits that it brings to the local community.

We trust that our above comments and suggestions in relation to the Regulation 16 Consultation of the Neighbourhood Plan will be fully considered and acted upon so that the Neighbourhood Plan is fully in accordance with the adopted Local Plan and National Planning Policy whilst also contributing towards the goals of achieving sustainable tourism development.

Should any further details be required, please do not hesitate to contact me directly using the details below.

Yours faithfully

[Redacted signature]

Daniel Phillips
Senior Planner - Leisure

[Redacted contact information]

[Redacted contact information]

For and on behalf of Avison Young (UK) Limited