

CHESIL BANK NEIGHBOURHOOD PLAN 2022-2032

Dorset Council is satisfied that the Chesil Bank Neighbourhood Plan 2022-2032, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on the 28 September 2023.

Background

The Chesil Bank Neighbourhood Area was designated by the former West Dorset District Council on the 10 January 2019 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Chesil Bank Parish Council and the designated neighbourhood area covers the civil parishes of Abbotsbury, Langton Herring, Portesham and Fleet.

In December 2022 Chesil Bank Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council¹. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 20 January 2023 until 3 March 2023 and an independent examiner, Andrew Mead MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 23 May 2023.

In summary, the examiner's report concluded that the Chesil Bank Neighbourhood Plan 2022-2032 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agreed that the legal requirements and basic conditions had been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and

¹ On 1 April 2019 the county's nine councils were replaced by two new organisations. Dorset Council became the local authority for the area previously covered by West Dorset District Council.

- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Chesil Bank Neighbourhood Plan 2022-2032

The neighbourhood plan area covers the civil parishes of Abbotsbury, Langton Herring, Portesham and Fleet.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the civil parish of Abbotsbury, Langton Herring, Portesham and Fleet.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 days before the referendum.

Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at: [Chesil Bank Neighbourhood Plan - Dorset Council](#)

Appendix A: Modifications from Examiner’s Report

Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner’s Report.

Note: Additions are shown in **bold** and deletions are show in ~~strike through~~.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Objective c)	Amend objective to: “To encourage small scale businesses that will support a range of businesses, tourist attractions and accommodation, shops and community services that meet the needs of local people and visitors and protects and enhances the quality of the local environment.”
PM2	Policy CBNP2	Delete the policy. Delete the first bullet point of paragraph 5.1.6 and all of paragraphs 5.1.7 and 5.1.8.
PM3	Policy CBNP3	Delete the final sentence.
PM4	Policy CBNP6	Delete the policy. Delete the sub heading “Land adjoining Stone Cottage” and the paragraphs that follow from 5.2.9 – 5.2.12.
PM5	Policy CBNP10	Amend the policy to: “... settlements of Abbotsbury, Portesham and Langton Herring or through the reuse ...”.
PM6	Policy CBNP11	Amend the policy to: “The provision of outbuildings for home working should be supported, subject to Policy ENV1 of the WDWPLP, provided ...”.
PM7	Policy CBNP12	Delete the final sentence of the policy and relocate to the end of paragraph 7.1.3.
PM8	Policy CBNP16	Amend the policy to: “The design and layout of development should minimise adverse impacts on the significant views over open countryside and coast identified on the Policies Maps and the Appendix, particularly towards local landmarks, and enhance such views where possible.”

PM9	Policy CBNP18	Add a final sentence to the policy: “Net new residential dwellings within the Neighbourhood Area will make a financial contribution to delivery of the Chesil & Fleet Interim Recreation Mitigation Strategy, in line with Dorset Council guidance.”
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Examiner’s note: A consequence of the acceptance of the recommended modifications would be that amendments would have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. These might also include incorporating factual updates, correcting minor inaccuracies and the renumbering of paragraphs and policies. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.