



Chesil Bank Neighbourhood Plan CONSULTATION STATEMENT

Prepared by:
Chesil Bank Neighbourhood Plan Group

October 2022

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Chesil Bank Neighbourhood Plan (NP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation. It also demonstrates that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. In line with the neighbourhood planning regulations, it:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

(b) explains how they were consulted.

(c) summarises the key issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

CONTENTS

Introduction	1
Why work started on a Neighbourhood Plan	1
General approach to consultation	1
Residents' Surveys, Autumn 2019	2
How the consultation was run:	2
Main findings and how the feedback was considered:	2
Business Survey, Spring 2020	3
How the consultation was run:	3
Main findings and how the feedback was considered:	4
Young Persons' Survey, Autumn 2020	5
How the consultation was run:	5
Main findings and how the feedback was considered:	5
Options Consultation, Summer 2021	5
How the consultation was run:	6
Main findings and how the feedback was considered:	7
Pre-Submission (Regulation 14), Spring / Summer 2022	8
How the consultation was run:	8
Main findings and how the feedback was considered:	10

Introduction

Why work started on a Neighbourhood Plan

In January 2018 Chesil Bank Parish Council began investigating updating the Parish Plan or considering a Neighbourhood Plan for the group parish, following workshops and advice with Dorset Community Action and West Dorset District Council at the time, the Parish Council went out to the local community and held a public meeting in October 2018. This took place in Portesham Village Hall where the Parish Council presented the idea of a Neighbourhood Plan to the community. Members of the community came forward from that meeting to set up a steering group to take the Neighbourhood Plan forward.

In December 2018 the first meeting of the Chesil Bank Neighbourhood Plan Steering Group (NPSG) was held, terms of reference agreed, and a Chair elected.

The Neighbourhood Plan area was agreed in early 2019.

General approach to consultation

The Steering Group, supported by the Parish Council Clerk, then began meeting monthly from January 2019, and reporting to the Parish Council at their meetings on the progress to date.

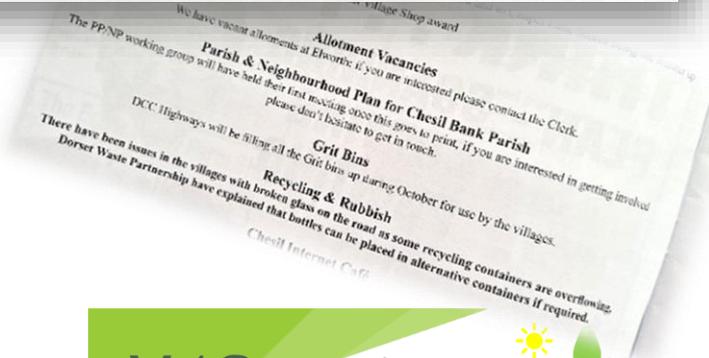
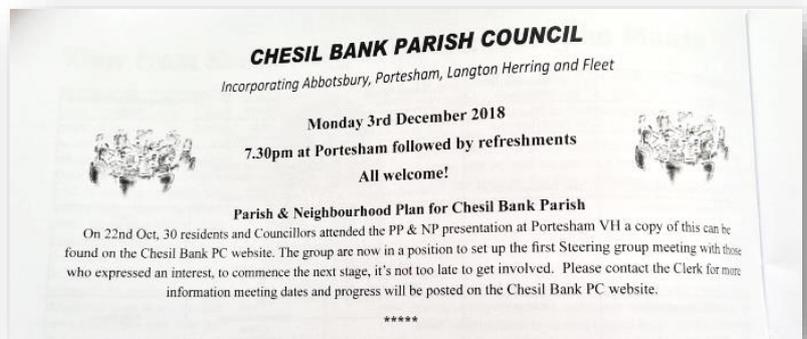
The V4C Logo was designed by the NPSG

News about the Neighbourhood Plan was also posted regularly on a variety of channels:

- Chesil Bank Parish Council website <https://chesilbankparish.org/> until a dedicated website was set up
- “Vision 4 Chesil” website <https://vision4chesil.org/>



Public Meeting
Monday 22 October 2018



- A Vision 4 Chesil Facebook page <https://www.facebook.com/Vision4Chesil> and Chesil Bank village Facebook pages
- The Chesil Magazine covering the 4 villages that make the Chesil Bank area
- Newsletters by post and on social media as well as in the local magazine

“The Chesil” picture was courtesy of a local resident



In June 2019 the NPSG engaged Planning Consultant Jo Witherden of Dorset Planning Consultant Ltd to assist them through the NP process.

Residents’ Surveys, Autumn 2019

How the consultation was run:

Our first household survey, this was distributed to all households in October 2019, helped us to better understand current and possible future housing needs, and what sort of development local residents wanted to see happen in their area, as well as their concerns. This elicited just over 300 responses.

The second household survey, in February 2020, focused on employment in its widest sense, to include work, study, training or voluntary work. This was run at about the same time as the first business survey (aimed at local businesses) and had just over 130 responses.

The third household survey, in September 2020, sought to check the findings from the previous surveys in light of the Covid-19 pandemic, and dug a little deeper in terms of what people particularly valued about the local area. We received about 170 responses to this consultation.

Main findings and how the feedback was considered:

Most people responding to our surveys agreed that the Neighbourhood Plan should attempt to influence the location and appearance of any future development.



CHESIL BANK NEIGHBOURHOOD PLAN 2019

1. Welcome to the Chesil Bank Neighbourhood Plan First Survey

Thank you for participating in our survey. Your feedback is important to us. Neighbourhood Plans were introduced by the government in the Localism Act 2011 and aim to give residents more say in the future use of land and buildings in their area. For example, our plan can say where new homes, shops or offices might be built or where important green spaces might be protected.

Once produced, it will require independent examination, consultation with Dorset Council, and if approved and supported by a local referendum, it will be used in conjunction with the Dorset Council's Local Plan and the UK's National Planning Policy Framework legislation to make decisions on planning applications.

This is the first of a series of surveys, and the full range of planned surveys over the next 12-18 months is intended to cover gathering more details, information, data and views on:

1. Household, and housing information
2. Business, the local economy and employment opportunities
3. Health, well-being and education
4. Infrastructure, utilities and amenities, transport and accessibility

The main need suggested was for 2 or 3 bedroom homes, which should be eco-friendly, with off-road parking and gardens, and designed to be in keeping with the surroundings. Most people did not want to see more than 10 homes built in a 10 year period in any of the villages, although possibly slightly higher in Portesham. In general most people felt that any further development should take place within the existing village boundaries or through the re-use of agricultural buildings.

The survey results indicated that the main jobs were in either hospitality (including accommodation and catering), tourism (including recreation and other activities), manufacturing, and working for the public sector (administration and defence). Just slightly more than half of those responding travel to work outside the area (generally by car or van). About a third worked from home, for which reliable and speedy broadband and mobile phone connection was critical – and this was particularly important in light of the challenges during the pandemic. There was generally good support for small-scale businesses (including workshops) and further tourism enterprises, but no real appetite for attracting larger scale enterprises to the local area.

Some of the top concerns were about the prospect of increased traffic, affordability of housing – particularly for younger people, an increasingly ‘older’ or absent community, loss of village identity and adverse impact on views and outlook. Although highway safety issues were raised during the community consultations, they are not something that the Neighbourhood Plan can readily address unless they are directly related to development – so we would encourage any residents to raise their concerns through the Parish Council who will liaise with the Highways department in Dorset Council to see what, if anything, can be done.

Access to the countryside and coast, the views and vistas, the local wildlife, the peacefulness, the low crime rate, the sense of community (and the various village amenities where they exist), the history of the area were all important factors that made the area a great place to live. Various suggestions were put forward in terms of the most important views and spaces in the area.

Most respondents said that they would be in favour of renewable energy schemes to make our villages more self-sufficient and reduce the cost of energy supply – particularly if these could be community-led.

The full reports on the findings of the consultations can be found at https://vision4chesil.org/wp-content/uploads/2020/03/2019-Household-Survey-Consultation-Analysis_Issue01.pdf

The working group drew on these conclusions in drafting the neighbourhood plan, its vision, aims and objectives and to consider what further evidence may be needed to inform the plan. The main findings were also reported back to the community.

Business Survey, Spring 2020

How the consultation was run:

A business survey was undertaken in early 2020, the idea at that time being for the larger businesses to be contacted with the survey, followed up with a face-to-face meeting.

CHESIL BANK NEIGHBOURHOOD PLAN: BUSINESS SURVEY

1. About this survey

This survey is for business owners or managers of businesses in Chesil Bank Parish, including farmers and landowners. It is part of a series of surveys being undertaken by the Neighbourhood Plan Steering Group, who are producing a Neighbourhood Plan for the whole Parish at the request of the Parish Council. We are carrying out a related survey on employment in the area and the combination of the two surveys will provide useful data about work in the locality. Once the Neighbourhood Plan gains local support, it will become part of the legal planning framework for the area.

We would like you to help us create a well-grounded plan by telling us about your business and its needs. More information on the Neighbourhood Plan project can be found on our website, www.vision4chesil.org.uk.

Meetings were held with Bride Valley Farm Shop Abbotsbury, SPAR shop Abbotsbury, Abbotsbury Tourism, Ilchester Estates, Character Farm Cottages/Lower Farm in Langton Herring and Kings Arms and Ducks in Portesham. Meetings with Bagwell Farm and East Fleet Touring Park were curtailed because of the pandemic.

With the lockdowns relating to the Covid-19 pandemic coming back into force, this level of engagement was curtailed, and this was reflected in the more limited level of responses received. A further follow-up survey (using the same questions by and large) was run in late 2021 to check the results. We received about 40 responses altogether. As some of the data collected was prior to Covid the further survey enabled the group to consider whether there were any changing trends.

Main findings and how the feedback was considered:

In terms of the type of jobs people were working in, this varied greatly. The four 'top' jobs were in either hospitality (including accommodation and catering), tourism (including recreation and other activities), manufacturing, and working for the public sector (administration and defence). This is broadly similar to the 2011 Census findings, where tourism was notably more important in Abbotsbury and the smaller settlements than it appears to be in Portesham.

The response from local businesses, in terms of their own staff, suggested that about two thirds of the businesses were either sole traders or micro businesses (employing fewer than 10 staff). The vast majority (84%) had their own (dedicated) business premises. Just over a third of people responding to our household survey either work from home or within a mile of their home, and about half commute to work outside the area.

About half of all businesses said that they did have difficulty recruiting staff, the main reasons being the lack of appropriate skills and transport (for staff coming to work but living outside the area).

The key factors suggested as being important for business success included:

- Attractive premises / location, and good weather
- Good internet / broadband
- Local reliable employees
- Good customer service, and being open 7 days/week
- Good product / reputation / range of services.

We asked local businesses what changes, if any, they foresaw making to their business in the next 5 years. Most were looking to improve their current premises through repairs and internal alterations, rather than making external changes, or to move. This suggests little pressure for change / new employment sites from existing businesses.

We also asked through the residents' survey whether anyone was looking to establish a new business in the parish or relocate an existing business to here within the next 5 years. Of those responding to our survey, a total of 4 people answered 'yes'. Whilst they did not indicate the type of business, the type of premises required included studio and old barn / redundant buildings.

Our follow-up business survey found that over the time of the Covid-19 pandemic and Brexit, supply chains had become more unreliable, and costs had increased, and more businesses than not had seen a decline in revenue. However, most were confident that their businesses would 'bounce back', helped by more local spending and UK-based tourism, but there was still a lot of

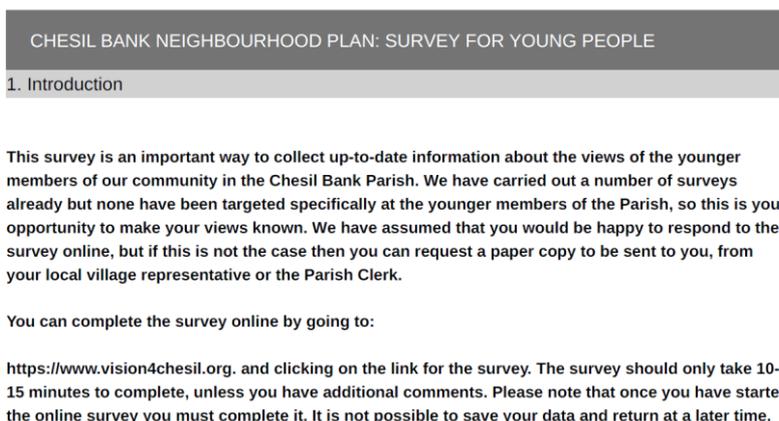
uncertainty. Most businesses had not seen a shift towards more home working but did agree that broadband capability and affordable homes locally were more important than ever.

The working group drew on these conclusions in drafting the neighbourhood plan, its vision, aims and objectives and to consider what further evidence may be needed to inform the plan, and used to guide gathering further evidence to inform the plan. The main findings were also reported back to the community.

Young Persons' Survey, Autumn 2020

How the consultation was run:

An online Young Person's Survey was done in September / October 2020 and was publicised through the Newsletter. All residents were asked to encourage their children to respond. The survey was made available on Survey Monkey in late September 2020 for them to complete online only. The level of response was disappointing, with responses from 12 young people – but nonetheless gave some useful insights.



Main findings and how the feedback was considered:

Our young people appreciate the beautiful countryside, the peace and quiet, and the friendliness of neighbours, but the rural nature of the area does mean that they generally feel more isolated from their friends and activities (many of which are based in the town), and the internet / broadband reception is also poor (which has been particularly difficult for home schooling and for socialising).

Most sporting activities young people get involved in take place outside the village they live in, but they do like to socialise with friends locally. The 'lack of available activities' was the main reason why they did not participate locally. Ideas for new activities were quite varied, although the possibility of a gym was raised by nearly half of those responding. Linked to this, was the issue of road safety for cyclists.

Environmental issues were clearly of some significant interest to young people, and also natural history, with some, but more limited, interest in the history of the area. In terms of new homes, most young people felt strongly that these should be eco-friendly and energy efficient (although many also felt this should ideally be in keeping with local character) and have good garden space.

Although the amount of data collected was relatively small, the comments were significant and showed particular issues that were important to our young people. The working group drew on these conclusions in drafting the vision, aims and objectives for the neighbourhood plan.

Options Consultation, Summer 2021

This consultation commenced in September 2021 and focused primarily on the site options that had been assessed, but included other areas of work that the Neighbourhood Plan group had

progressed such as the identification and assessment of important views and local green spaces, as well as design guidance.

How the consultation was run:

The Options Consultation followed the Call for Sites exercise that was carried out in 2020. The consultation was unfortunately delayed by the COVID Pandemic, as the Neighbourhood Plan Steering Group felt that face to face communication was a vital part of the process, not only for the proposed sites but also the Design Code, and discussions on potential Green Spaces and Important Views.

This consultation commenced in September 2021 and focused primarily on the site options that had been assessed, but included other areas of work that the Neighbourhood Plan group had been progressing. A number of documents and material were produced and published, such as:

- Potted history of NPSG work to date
- Call for Sites Submissions by Landowners
- AECOM Report on Site Assessments, plus comments from Landowners on AECOM Assessments
- AECOM Report on Design Codes
- Photos of important views and green spaces

In addition to publicising the consultation online, open sessions of 2 hours were advertised and held in each of the villages starting with Abbotsbury on Friday 10th September and culminating with Portesham on the 25th September, with each village hosting 2 separate sessions, one in the evening and one in the daytime. People were free to attend any session they chose, not just the one in their own village. Attendance was varied and, in some instances, disappointing, but just over 70 surveys were completed either at the venue or subsequently on line and the results of these were fed into our ongoing analysis.

The closing date for the consultation was publicised as Friday 1st October 2021.

A supplementary meeting was held in Fleet in on 9th October, in response to concerns raised by local residents about the site options. The purpose of this session was to allow the landowner to

**CHESIL BANK PARISH
NEIGHBOURHOOD PLAN**

V4C
Helping shape where you live

“OPTIONS CONSULTATION EVENTS”

We would like to invite you to one of our events being held during September to give us your feedback on the work done so far.

These events are an important part of the Neighbourhood Planning process and it's our first opportunity to get your feedback.

What are we consulting on?

- Site Assessment report/Call for sites feedback
- Design codes report
- The draft plan to date
- Young person's survey and feedback at the Saturday events- we especially want to hear from our young people so please come along and have your say.

- **Abbotsbury**- Strangways Hall-Friday 10th Sep 7pm to 9pm and Saturday 11th Sep 10 to 12am
- **Fleet** -Fleet Church-Friday 17th Sep 7pm to 9pm and Saturday 18th Sep 10 to 12am
- **Langton Herring**- Village Hall-Wednesday 22nd Sep 2pm to 4pm and 7pm to 9pm
- **Portesham**- Village Hall-Friday 24th Sep 7pm to 9pm and Saturday 25th Sep 10 to 12 am

There will be members on hand to answer any questions and we will be serving tea, coffee and cake.

You are welcome to attend any of the sessions not just the one in your parish.
All information will be available online from 10th September should you not be able to attend these events



clarify the proposals that they had intended to be considered as part of this consultation (given the discrepancies identified in the site options report), and to hear any additional thoughts on the sites.

Following consideration of the volume of responses by the Steering Group, and in particular the low response level from residents of Portesham in relation to the main development site in that village, it was decided to re-open the survey. Fliers advertising the extension of the consultation were posted through each letterbox in that village to raise awareness of the need to comment, as well as updates to the website. This did result in a number of additional responses.

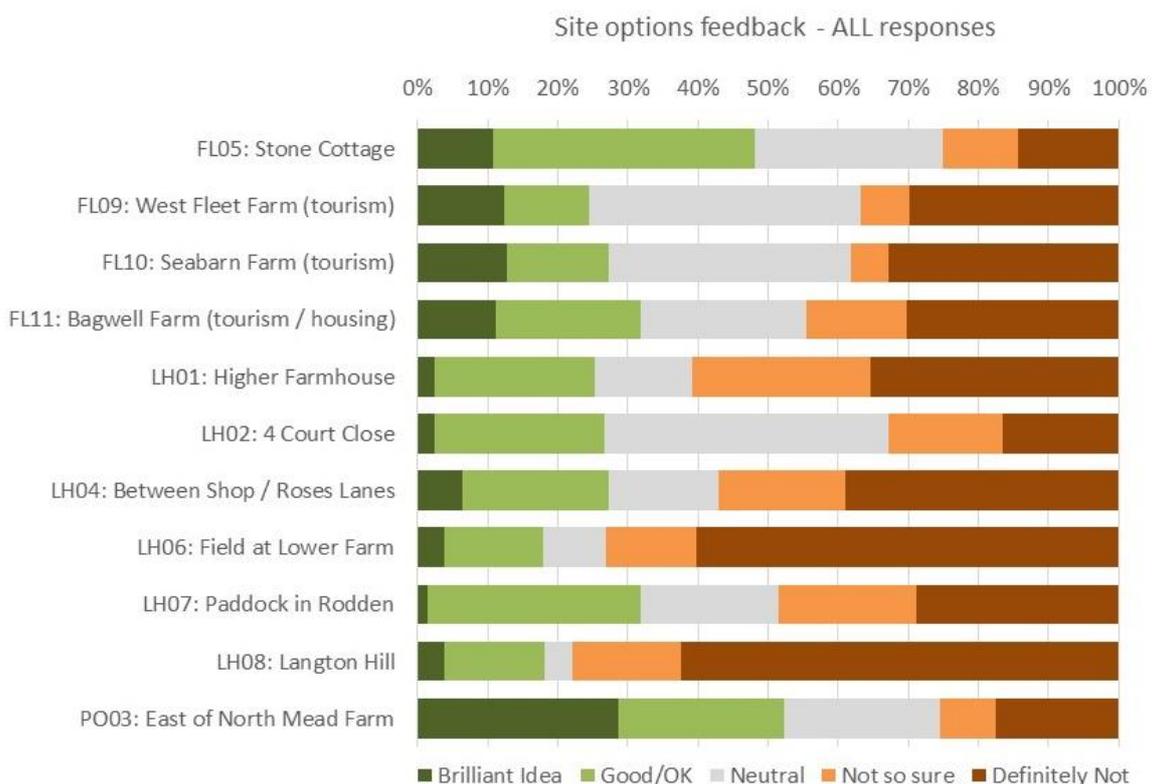
Further consultation on the additional housing options sites put forward for Fleet (in responding to the need for clarity on the location of FL11 at Bagwell Farm) was not considered necessary given that the site option assessment suggested none of the possible sites would be suitable for allocation.

In total 89 consultation responses were received. Whilst these were disproportionately represented by Langton Herring respondents (who accounted for about half of the survey responses), the responses were also considered by area to ensure that there was no significant bias / differences apparent depending on where the respondents lived.

Main findings and how the feedback was considered:

Whilst the results were not conclusive about local residents’ views on the different site options, it was clear from the feedback that a number of the site options were unlikely to be supported, given the high proportion of strong negative responses.

Only the site at Portesham (PO03) had a clear majority support (at least 50% in favour), although very few Portesham respondents commented. The site in Fleet at Stone Cottage (FL05) was also broadly supported with significantly higher numbers in support than against this site. There was a low level of support for the various options in Langton Herring, but the field at Lower Farm (LH06) and Langton Hill (LH08) had the least support and high levels of negative feedback.



In deciding which sites to take forward as site allocations in the draft plan, the site assessment ratings, together with the results of this consultation including the comments made against each site, were all taken into account. Where issues were raised that might be possible to resolve, further discussions were held with the landowners.

In addition to feedback on the site options, the consultation also sought to gauge the importance of the Local Green Spaces and Important Views identified from earlier work. This confirmed that all of the Local Green Spaces (considered individually) were important to the majority of respondents, with on average 60% of those responding stating that they were “very important”. The Abbotsbury sites tended to score lower, reflecting the lower turnout from that area. The views were even more highly supported, with on average 82% of those responding stating that those selected were “very important”.

The consultation also invited feedback on the design guidance, with the majority of respondents supporting the guidance for each of the areas (less than 5% felt that it was not important), and more detailed comments were reviewed prior to drafting the plan.

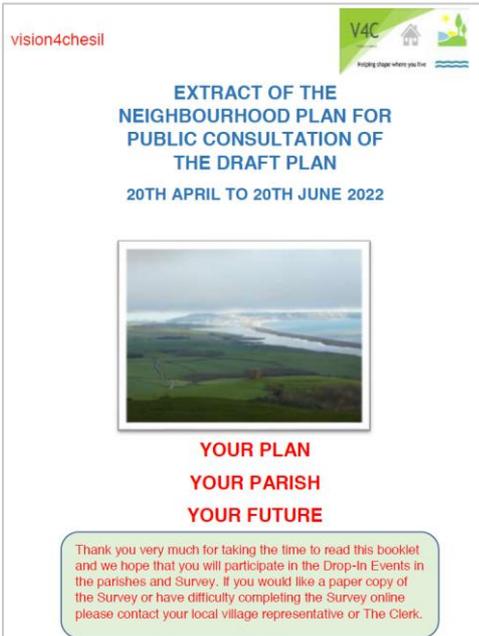
The working group drew on these conclusions in drafting the neighbourhood plan, and the selection of sites and features that the planning policies should reference. Consideration was given both to the degree of support and to the comments on the various sites and whether issues raised could be addressed or whether this indicated that the sites would not be appropriate to include in the plan. It was recognised that there would be opportunity for further feedback on the proposed sites as part of the next stage of consultation on the draft Plan. The main findings were also reported back to the community.

Pre-Submission (Regulation 14), Spring / Summer 2022

How the consultation was run:

The Pre-Submission consultation started on 20 April and ran until 20 June 2022. All documents were uploaded to the website and linked from the facebook pages. In early May a booklet was put through all doors in the NP area inviting residents to the village events and highlighting the opportunity to give feedback on the Neighbourhood Plan.

Publicity included posters put up around the area, guiding people to the website www.vision4chesil.org, the ability to see paper copies at various locations in each village from early May onwards. Abbotsbury (SPAR), Fleet (Foyer of Holy Trinity), Langton Herring (Foyer of St. Peter's), Portesham (Village Hall & Duck's) as well as a limited



HOW TO VIEW THE NEIGHBOURHOOD PLAN

1. On our website www.vision4chesil.org
2. **View only** paper copies at various locations in each village from early May onwards. Abbotsbury (Spar Shop), Fleet (Foyer of Holy Trinity), Langton Herring (Foyer of St. Peter's), Portesham (Village Hall & Ducks)
3. A limited number of paper copies are available on request. Contact details below

DROP-IN EVENTS

ABBOTSBURY: STRANGWAYS HALL Saturday 14th May 1400-1700 & Tuesday 17th May 1800-2100

FLEET: HOLY TRINITY CHURCH Wednesday 25th May 1000-1300 & Saturday 28th May 1500-1800

LANGTON HERRING: VILLAGE HALL Tuesday 24th May 1000-1300 & 1800-2100

PORTESHAM: VILLAGE HALL Wednesday 18th May 1800-2100 & Saturday 21st May 1000-1300

TAKING PART IN THE CONSULTATION

Online survey on the vision4chesil website and/or at the drop-in events. Comments will also be accepted by email to one of the contacts below.
Please submit your comments by the 20th June. Thank you for taking part

Contacts

Derek Troughton:
derek.troughton@vision4chesil.org
 Mob: 07802 204771

Michele Harding: theclerk@chesilbankparish.org
 Mob: 07814 016971

Saira Sawtell: sairasawtell@gmail.com
 Mob: 07814 235722

Graham Whitby: whitbymac@gmail.com
 Mob: 07392 142545

Peter Begley: peter.begley@vision4chesil.org
 Mob: 07972 216419

Pre-Consult Survey QR Code is on vision4chesil.org website

number of paper copies are available on request (with contact details provided).

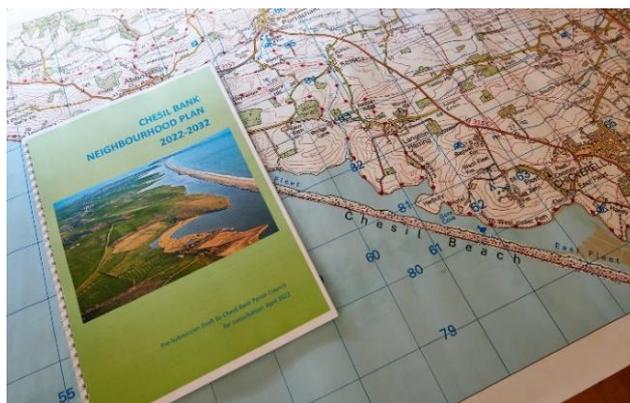
The Steering group held drop-in sessions in all four parishes these consisted of 2-to-3-hour sessions in the Village halls and Church in Fleet displaying the Draft Plan to date, pictures of the iconic views, copies of design codes and green spaces.

- ABBOTSBURY: Strangways Hall - Saturday 14th May 1400-1700 & Tuesday 17th May 1800-2100
- FLEET: Holy Trinity Church - Wednesday 25th May 1000-1300 & Saturday 28th May 1500-1800
- LANGTON HERRING: Village Hall - Tuesday 24th May 1000-1300 & 1800-2100
- PORTESHAM: Village Hall - Wednesday 18th May 1800-2100 & Saturday 21st May 1000-1300

If anyone was having difficulty completing the survey online they were encouraged to contact their local village representative or The Clerk.

The statutory consultees and other organisations identified as having a potential interest in the area were also contacted via email at the start of the consultation, to inform them that a copy of the Plan was available online on the Neighbourhood Plan website <https://vision4chesil.org/plan-documents/events/> together with a response form and various reports from earlier research and consultations. The covering letter made clear that any comments should be returned by 20 June 2022, and whilst they were encouraged to use the online form, as this will help make analysing the responses easier, that responses could also be made via email to the Parish Council Clerk email: theclerk@chesilbankparish.org or by post to the Clerk's address (which was given). The following consultees were contacted in this way:

- Dorset Council
- Adjoining town and parish councils (Chickerell Town Council, Burton Bradstock Parish Council, Puncknowle & Swyre Parish Council, Long Bredy & Kingston Russell Parish Council, Winterborne St Martin Parish Council, Winterbourne Abbas and Steepleton Parish Council)
- Natural England
- Dorset AONB team
- Environment Agency
- Historic England



- Utility providers (Scottish and Southern Energy, Mobile Operators Association, Openreach, Vodafone / O2, BT (inc EE), Three, Wessex Water, South West Water)
- Healthcare services (formerly Primary Care Trust) at Dorset Council - Public Health Programme Advisor
- Highways England
- Magna Housing
- Stonewater Housing
- National Trust
- Woodland Trust
- Forestry Commission
- English Sports Council
- Fields in Trust
- Ilchester Estate

Written consultation responses received from:

- | | | |
|---------------------------|---------------------|---------------------------|
| – Burton Bradstock PC | – Highways England | – Puncknowle and Swyre PC |
| – Dorset AONB Partnership | – Historic England | – Sport England |
| – Dorset Council | – Ilchester Estates | – Wessex Water |
| – Environment Agency | – Natural England | |

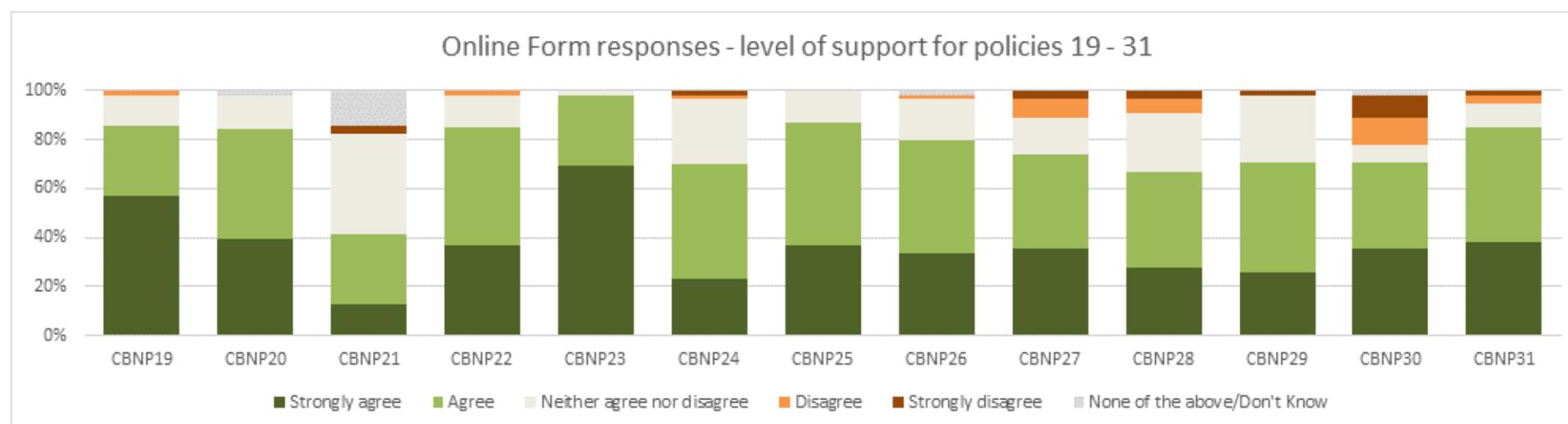
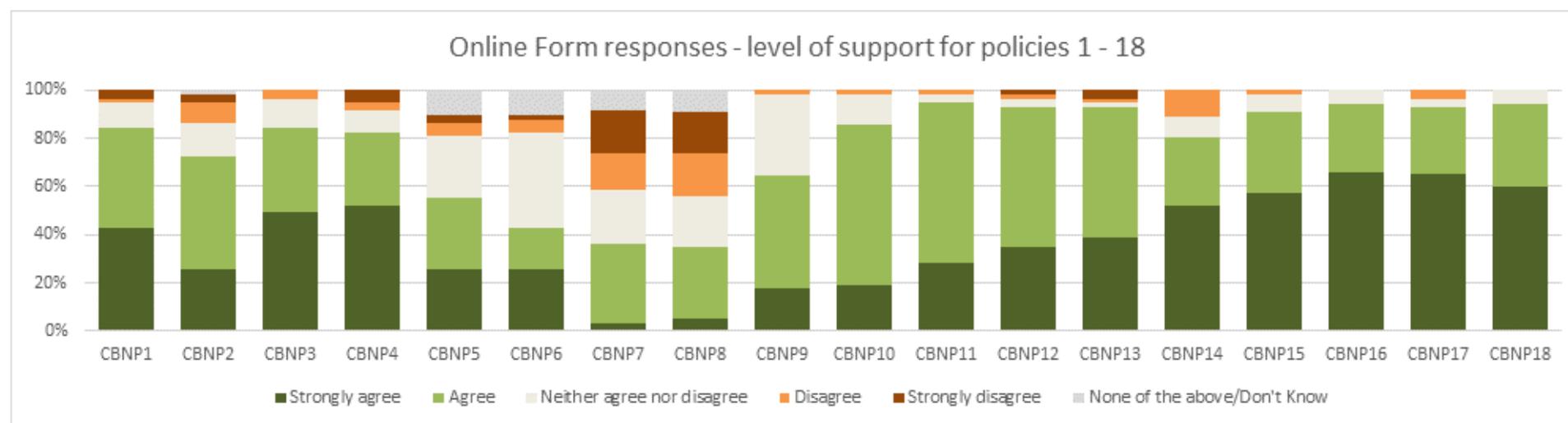
In addition 58 questionnaires were completed (in full or partially) representing parishioners and other interested parties. The graph illustrates the level of overall support as expressed through the survey forms.

Main findings and how the feedback was considered:

Nearly three-quarters of those responding to the online survey (73%) said that they would support the plan at the referendum as drafted, with another 22% also indicating support for the plan, but suggesting that some minor changes made. Very few (6% of responses) did not support the plan, and considered that major changes were required. The main policies that had a significant degree of opposition were Policies CBNP7 and CBNP8 (proposed development sites in Langton Herring) where the level of support versus opposition was broadly equal.

All comments were read and considered, and the main comments made (as relevant to the plan or process) have been summarised in the table that follows. In some cases where the comment was input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.

Summary of all main issues raised through the consultation and proposed response:



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Natural England	-	General	Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.	Dorset Council have been contacted to check that there are no specific issues that they would suggest we seek advice on. Their response (email dated 30/06/22) confirmed that they consider the resolution of the Nutrient Neutrality issue within the catchment of the Chesil and Fleet SAC and SPA is a strategic matter for Dorset Council, and are content that the approach taken was acceptable for the recent Yetminster & Ryme Intrinsic NP (although in a different catchment). They will continue to monitor this and flag up any issues if they become known.
Burton Bradstock PC	-	General	No comments	Response noted
Environment Agency	-	General	As your plan proposes development we recommend early Wessex Water are consulted to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity regarding waste water working within environmental limits of the receiving watercourse.	Wessex Water have been consulted and have not specifically raised capacity as an issue, but seek flexibility to enable infrastructure upgrades as may be necessary. The Parish Council is aware that separation of flood water and foul drainage has been a problem in the past as overflow from the Langton Herring sewage treatment works goes directly into the Fleet.
National Highways (Highways England)	-	General	We are satisfied that the Plan's proposed policies are unlikely to result in development which will adversely impact on the safe and efficient operation of the strategic road network and we therefore have no comments to make.	Response noted
Puncknowle and Swyre PC	-	General	No comments in relation to the contents, other to congratulate you on achieving such a	Response noted

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			comprehensive report, and to wish Chesil Bank every success in taking it forward.	
Sport England	-	General	No specific comments provided (other than generic advice)	Response noted
Local residents / workers (1)	-	General	The consultation surveys were extremely amateurish affairs, and the data derived from them is virtually worthless.	Comment noted – whilst not statistically significant (as these were voluntary and not a census) the consultations were open to all and are not dissimilar to those used in many other NPs across the country. They have helped inform the plan and check whether or not there is likely to be consensus on the issues it covers.
Local residents / workers (1)	-	Summary	Phrasing suggests new homes in Fleet are possible and may encourage developers to submit schemes in the absence of a 5 year land supply.	This is note intended and can be clarified. <i>Amend summary to more clearly explain that the scale of development / change in this area is anticipated to be low, given its sensitive location within the Heritage Coast and limited size and dispersed nature of the existing settlement.</i>
Local residents / workers (1)	-	Summary	The roads are too dangerous for the young and the old to leave their homes – can more be included on the traffic issues?	Traffic management falls largely outside the remit of Neighbourhood Planning unless it is linked to mitigating the impacts of further development. As such any highway / safety concerns in general are better raised with Dorset Council, and this can be done through the Parish Council.
Local residents / workers (1)	1	1.1	Does not reflect that National and Local Plan Policies are expected to apply where there is a conflict.	National policy states that once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				where they are in conflict, unless they are superseded by policies that are adopted subsequently. <i>Amend wording to read “...is obliged to use it, although in due course revisions to the Local Plan may supersede elements of it.” Amend 1.5 to refer to the need to address any potential conflicts between the two plans.</i>
Local residents / workers (1)	2	2.2.12	If the meeting at Fleet House was during the war should this be General (not President) Eisenhower?	<i>Amend to General Eisenhower</i>
Local residents / workers (1)	2	2.4.8	Off lead dog walking also disturbs ground nesting birds and other wildlife (e.g. adders). Other recreational pressures include cycling on footpaths, people leaving footpaths and, for example, entering the Lagoon area.	Noted – this reflects the 2018 assessment which does not specifically mention cycling. There are also commercial events involving thousands of walkers runners on the same day although these are not specifically referenced in the NE assessment. <i>Amend ‘over-wintering birds’ to ‘vulnerable wildlife’.</i>
Local residents / workers (1)	2	2.4.13	Should the old Parish Church Fleet be included?	The Old Parish Church Fleet is Grade II* Listed and should be included in the list <i>Amend list to add the Old Parish Church, Fleet.</i>
Historic England	2	2.4.15	A formal launch of the updated Heritage at Risk Register is due in October/November 2022.	Noted – the text refers to barrows on the ridge to the north side of Abbotsbury, structures relating to St Peter’s Abbey, Abbotsbury Castle (Camp), an Iron Age / neolithic hill fort, and many of the barrows on the northern boundary of the Neighbourhood Plan area along the Ridgeway, which broadly reflects the 2021 report. It should be possible to amend references to

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				reflect the most recent at risk register as part of the examination process if this is necessary.
Dorset AONB Partnership	4	Vision	The overall vision for the NDP is considered to accord with the purpose of the AONB.	Support noted
Dorset Council	5	5.1	<p>Given the shorter proposed plan period in the Neighbourhood Plan of 10 years, the corresponding housing requirement would be 19 homes to the year 2032 (5 commitments & a windfall allowance of 2 dwellings per year over the next seven years).</p> <p>The proposed allocations would not be out of scale with the existing settlements in the plan area.</p> <p>No concerns are raised regarding the scale of development set out in this draft Neighbourhood Plan.</p>	<p>Noted.</p> <p><i>Amend 5.1.1 to reflect the draft LP period of 2021 - 2038 and add explanation that for the plan period to 2032, this would equate to an indicative target of 19 homes.</i></p>
Local residents / workers (9)	5	CBNP1	Mixed views recorded - whilst supporting the need for more affordable homes, some were considered that there are few facilities and virtually no public transport and questioned whether the NP area was the right location for more affordable housing.	Whilst it is accepted that the more limited facilities may mean that many in need of affordable housing may prefer to locate to larger towns, the affordable housing is directed at those with family and/or jobs in the area.
Dorset Council	5	CBNP1	The policy is in general conformity with the adopted Local Plan (in particular policies HOUS3 Open Market Housing Mix and HOUS1 Affordable Housing).	Noted.
Ilchester Estates	5	CBNP1	Agree to a certain extent but a healthy, balanced community requires provision of dwellings of all	No sites have been promoted by Ilchester Estates of other landowners for new homes in Abbotsbury, and

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			sizes. As a provider of multiple residential properties in and around Abbotsbury, we see considerable demand for property suitable for families with multiple children. If an emphasis is put on the provision of working from home - a space to work from home is required, and therefore larger properties will be even more desirable.	<p>therefore options for further housing are likely to be limited to conversions unless promoted as an affordable housing site.</p> <p>Whilst there are proportionately fewer 4+ bedroom homes in Abbotsbury than in the other areas, this is not dissimilar to West Dorset and the latest housing market assessment for the wider area (Table 9.23, Dorset and BCP Local Housing Needs Assessment, November 2021) suggests that 4+bedroom houses should only make up about 15% of the open housing mix. As the policy suggests that the mix should 'primarily' be for smaller dwellings, a small proportion of larger homes may be allowed. The policy does add that homes should be designed to enable home working – though this could through including an outbuilding for such use.</p> <p><i>Amend supporting text to reference the latest Housing Needs Assessment report and guidance that larger homes should make up no more than 15% of the total open market housing, and recognising flexible approaches to home working provision.</i></p>
Local residents / workers (5)	5	CBNP2	Question whether this is still necessary (most homes have been extended and are already unaffordable) and there may still be specific circumstances where an extension would be beneficial eg to bring the home up to modern standards.	Careful consideration has been given to whether this policy should be retained, amended (for example to apply only within the countryside (to bring more in line with current adopted Local Plan) or deleted in its entirety (with the fall back then being the position taken in the Local Plan). On balance it was felt that it would be appropriate to look to more clearly articulate those reasons where going above the PD
Dorset Council	5	CBNP2	This policy is considered overly restrictive, and is a matter of being acceptable in terms of	

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			character and amenity, living conditions of occupiers of neighbouring properties etc. and would not support home working opportunities (see CBNP11) or make efficient use of land. It would be contrary to SUS2 and it may be more appropriate to rely on Policies HOUS6, ENV12 and ENV16.	threshold may be acceptable – ie require clear evidence that larger scale extensions are to address a local need such as for annexe accommodation or working from home - as this both reflected the general support for this policy but recognised that there will be circumstances where a larger scale extension is justified.
Ilchester Estates	5	CBNP2	Having a blanket rule will be a retrograde step – it is more important that any extension is sympathetic to the building and its surroundings.	<i>Amend policy to more clearly articulate those reasons where going above the PD threshold may be acceptable.</i>
Local residents / workers (3)	5	CBNP3	People who move into the area usually improve the property, employing local trades people, and tourism income is important, so some holiday and second home ownership is desirable, but this should not be permitted to overwhelm the area and destroy the community. Could this also be applied to existing leases in Abbotsbury when renewed?	The policy will not impact on existing dwellings, and therefore the vast majority of dwellings may continue to be used as second / holiday homes / holiday lets. It would not be reasonable to apply such a condition retrospectively to an existing home, and therefore would be unlawful.
Dorset AONB Partnership	5	CBNP3	The AONB Team supports the proposed principal residence condition that would be applied to new homes and conversions. This reflects our past support for similar proposals within the emerging Purbeck and Dorset Local Plans.	Support noted
Dorset Council	5	CBNP3	Suggest underlying data is more clearly shown in supporting text. Recent NP examinations (Bridport, Charmouth and Portland) would suggest a comparative level to Charmouth would warrant such a policy, but not as low as Bridport	Noted. The data was sourced from the 2011 Census and Dorset Council’s Second Homes Background Paper (undated but published early 2021) Appendix 1 – using the higher of the two figures from the electoral roll and Council tax records. This is much

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			<p>or Portland. It would also be prudent to consider whether such as policy could put increased pressure on the existing housing stock being bought and used as second homes.</p> <p>The wording of the policy largely aligns with the made Charmouth Neighbourhood Plan, which was found to be in conformity with Policy HOUS3.</p>	<p>more comparable with Charmouth than Bridport or Portland parishes (also shown below) and explains why Portesham (which is similar to Bridport) has currently been excluded.</p> <p><i>Include following data and cite source:</i></p> <table> <thead> <tr> <th></th> <th><i>% Vacant</i></th> <th><i>% Second Homes</i></th> </tr> </thead> <tbody> <tr> <td><i>Abbotsbury</i></td> <td><i>14.5%</i></td> <td><i>28.6%</i></td> </tr> <tr> <td><i>Fleet and LH</i></td> <td><i>24.2%</i></td> <td><i>18.9%</i></td> </tr> <tr> <td><i>Portesham</i></td> <td><i>8.1%</i></td> <td><i>8.8%</i></td> </tr> <tr> <td>Charmouth</td> <td>26.5%</td> <td>23.8%</td> </tr> <tr> <td>Bridport</td> <td>11.8%</td> <td>8.3%</td> </tr> <tr> <td>Portland</td> <td>7.8%</td> <td>3.3%</td> </tr> </tbody> </table>		<i>% Vacant</i>	<i>% Second Homes</i>	<i>Abbotsbury</i>	<i>14.5%</i>	<i>28.6%</i>	<i>Fleet and LH</i>	<i>24.2%</i>	<i>18.9%</i>	<i>Portesham</i>	<i>8.1%</i>	<i>8.8%</i>	Charmouth	26.5%	23.8%	Bridport	11.8%	8.3%	Portland	7.8%	3.3%
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Ilchester Estates	5	CBNP3	Strongly support. This has been a sentiment implemented by the Estate for many years with regards to its rental portfolio.	Support noted.																					
Local residents / workers (5)	5	CBNP4	Agree in general, but needs to be flexible due to changes in property values, desire for home ownership, benefits of people coming into the area.	Support noted.																					
Dorset Council	5	CBNP4	The policy is in general conformity with the adopted Local Plan (in particular policies HOUS1 and HOUS2).	<p>Support / conformity noted. It may also be helpful to clarify that the Local Plan requires the results mix of homes should be ‘tenure blind’.</p> <p><i>Include reference to ensuring that the resulting development is ‘tenure blind’ i.e. not differ l style and design so as to be obvious which homes are provided as affordable housing and which are open market.</i></p>																					

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Ilchester Estates	5	CBNP4	Strongly support. This has been a sentiment implemented by the Estate for many years with regards to its rental portfolio.	Support noted.
Local residents / workers (2), Dorset Council	5	CBNP5 (North Mead Farm)	Could the proportion of affordable homes be higher? Can we prioritise young people?	The Group has liaised with the landowner / Magna and it appears highly unlikely that together they would be willing to provide a higher % of affordable housing. As such requiring a higher proportion of affordable homes would simply mean that site (and the affordable homes within it) would not be delivered. There are not other sites identified at present that could provide affordable housing in Portesham. We do not have evidence to justify any age restriction / prioritisation
Dorset Council	5	CBNP5 (North Mead Farm)	Considered to be in general conformity with Policy SUS2 and HOUS2 of the Local Plan. Based on the AECOM assessment, it may be helpful to either reduce the site size at the eastern end, or amend the policy text to state specifically that the allocation is for a small number of dwellings positioned at the western end of the site. No highway concerns raised.	In 5.2.5 of the supporting text the plan does reference that it has been assessed as having capacity as 3 – 6 dwellings, but the exact number will depend on more detailed design work, with attention paid to how development can be successfully integrated into the landscape and settlement form. Other factors will also include the integration of the footpath and surface water drainage matters. It is not therefore considered appropriate to define the eastern limit or housing numbers at this stage and this is a matter that is more appropriately considered through a detailed planning application.
Dorset AONB Partnership	5	CBNP5 (North Mead Farm)	The attempt to provide at least 50% affordable housing is supported. However, the number of dwellings to be provided is not defined, which	See above ref site capacity / extent a matter for more detailed consideration at design stage.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			<p>could increase the potential for overdevelopment. Although the site adjoins the village, its spatial proportions and the requirement for SUDs within the lower portion could result in housing having a somewhat detached form. Furthermore, an issue affecting the land is the presence of excavated spoil, the extent of which is not entirely apparent given the overgrown nature of the central area. The policy may wish to address this issue, requiring that the removal of the material and the development of a design that is based upon the underlying contours.</p>	<p>Agreed that the spoil heap (which arose as a result of the three houses to the front being built circa 3 years ago) should be removed and the design based on underlying contours.</p> <p><i>Amend policy and supporting text with reference to the removal of the existing spoil heap, as outlined above.</i></p>
Environment Agency	5	CBNP5 (North Mead Farm)	<p>Your neighbourhood plan includes allocations which are located in areas at increased risk of surface water flooding.</p> <p>The Lead Local Flood Authority will be able to advise further on areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance.</p>	<p>Unfortunately there is no up to date SFRA or Surface Water Management Plan for Dorset, and the LLFA do not comment on specifics in Neighbourhood Plans.</p> <p>The site includes a small area shown to be at surface water flood risk (0.1%). At this stage the layout is not fixed, and it should be possible to avoid residential development within this area. The supporting text notes the adjoining site (which similarly included a small area shown to be at surface water flood risk) was found acceptable subject to measures to deal with the surface water run-off as part of its recent planning application when the LLFA were consulted. These measures would also be required for CBNP6.</p> <p><i>Clarify in the policy and supporting text that safe access and escape routes should be designed into the</i></p>

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				<i>scheme in the event of difficulties accessing the site at times of heavy rainfall and surface water run-off.</i>
Historic England	5	CBNP5 (North Mead Farm)	<p>PO-03 (CBNP5) archaeological evaluation in the area has encountered Iron Age, Romano British and medieval activity with a possible 7th Century cemetery in the wider area.</p> <p>We recommend including consideration of some form of archaeological evaluation needed in advance of, or as part of, a planning application for development in what could be considered an area of high archaeological interest.</p>	<p>Noted – this has been discussed with the DC Conservation Officer who has suggested the policy should be updated with an additional clause along the following lines: “Any development proposals for this site are to be accompanied by the results of an archaeological evaluation, to be carried out in accordance with a Written Scheme of Investigation to be agreed in advance with the Council’s Senior Archaeologist.”</p> <p><i>Amend policy as suggested and reference HERS evidence in supporting text.</i></p>
Local residents / workers (1)	5	CBNP6 (Stone Cottage, Fleet)	The plot size is too large for an affordable dwelling.	<p>The Neighbourhood Plan can allocate sites for development and Dorset Council has confirmed that the proposed scale of development for Fleet would be appropriate.</p> <p>The plot has been drawn to indicate the appropriate location for a dwelling within the field. It does not mean that the entire area would be developed, and its affordability will be controlled through a suitably worded legal agreement. This can be more clearly explained in the supporting text.</p> <p>It would also seem reasonable to amend the allocation site so as to extend to the southern boundary but referencing the need for careful consideration of elevation and siting in terms of the location of the dwelling and its wider visual impact.</p>
Local residents / workers (1)	5	CBNP6 (Stone Cottage, Fleet)	It is not in accordance with the Local Plan. In the absence of a 5 Year land and pressure for more houses this could encourage developers? It may be better on the southern boundary where it is closer to the road and not so steep.	
Dorset AONB Partnership, Dorset Council	5	CBNP6 (Stone Cottage, Fleet)	The defined area is something of an island within a wider field, although it benefits from use of an existing access point. The plan policy recognises the potential need to constrain the height of the dwelling, which is supported. A further issue that may require inclusion relates to the potential need for a relatively open boundary, given the lack of surrounding features with which to	

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			integrate. If the open character of the wider landscape is to be maintained, some restriction to rights to erect structures within the curtilage may also be recommended.	<i>Amend policy wording and map to clarify the above points, with the Policy wording to read “The development of land adjoining Stone Cottage, Fleet (FL-05) will be restricted to one affordable dwelling, to be accessed from the existing access to Stone Cottage...” (with further changes added with reference to the above)</i>
Dorset Council	5	CBNP6 (Stone Cottage, Fleet)	There appears to be a large tree within the highway verge immediately to the south of the proposed access, it is highly likely this will need to be removed, and the hedges trimmed, to accommodate the required vehicular visibility.	Noted – however the tree that is visible on google maps came down during the storms of November 2022 and is no longer an issue in this respect. The need for a suitable visibility splay can be reflected in the supporting text. <i>Amend supporting text as outlined above.</i>
Dorset Council, Environment Agency	5	CBNP6 (Stone Cottage, Fleet)	Your neighbourhood plan includes allocations which are located in areas at increased risk of surface water flooding. Fleet Road appears to be at risk of surface water flooding where the access is proposed.	The site at Fleet (CBNP6) excludes the flood risk area and this is made clear in paragraph 5.2.7. The only residual risk would therefore be with regard to safe access and egress due to flooding along Fleet Road that may fall across the entrance to the site. Surface water flooding along the road is understood to have become less of an issue since works to the stream and construction of a new bridge was carried out downstream several years ago. Nonetheless, the landowner has been advised that they may wish to consider carrying out a Flood Risk Assessment in advance of the plan being formally submitted to Dorset Council for its examination. <i>Clarify in the policy and supporting text that any new buildings must avoid areas within the site that are shown to be at risk of surface water flooding and</i>

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				<i>clarify measures to enable safe access / egress to the road network.</i>
Dorset Council, Historic England	5	CBNP6 (Stone Cottage, Fleet)	FL-05 (CBNP6) is within an area identified on HER as having upstanding medieval strip lynchets We recommend including consideration of some form of archaeological evaluation needed in advance of, or as part of, a planning application for development in what could be considered an area of high archaeological interest.	Agreed. <i>Include reference in the explanatory text and amend policy to include a provision indicating that any development proposals would need to be accompanied by the results of an archaeological evaluation carried out according to a Written Scheme of Investigation agreed with the Council's Senior Archaeologist.</i>
Local residents / workers (3)	5	CBNP7 (Higher Farmhouse LH)	There would be access problems due to shared drive on a narrow bend in a single track road, and increased traffic on Shop Lane which already suffers from excessive speeding and parking problems.	The site is only being promoted for one additional dwelling, and Highways have not raised any concerns regarding traffic levels and highway safety. Whilst local concerns regarding these issues are acknowledged, these do not appear to amount to sound planning reasons to reject this site.
Local residents / workers (2)	5	CBNP7 (Higher Farmhouse LH)	Could it be restricted to being an affordable home for local people?	The landowner has not put the site forward for an affordable home, and their intent is to move into the new home. Whilst the site could theoretically accommodate further homes including some affordable, this would increase the levels of traffic which are also of local concern.
Dorset AONB Partnership	5	CBNP7 (Higher Farmhouse LH)	The proposal appears to potentially impact upon mature trees in the curtilage, which should be minimised. Whilst showing awareness of potential visual impacts from the south, the policy does not address building height, which should ideally be well below that of the neighbouring property at Higher Farm House.	The aerial photographs indicate that the trees were planted between 2002-2005, with space for a vehicular track through. The SE portion of the site is not treed and it is anticipated that the dwelling would be located in that position. Reference to retaining some of the trees can be included, particularly along

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				<p>the site perimeter where the root zones can be protected to allow the trees to fully mature.</p> <p><i>Amend text to reference the retention of most of the tree cover, particularly along the site perimeter.</i></p>
Dorset Council	5	CBNP7 (Higher Farmhouse LH)	<p>Considered to be in general conformity with Policy SUS2 of the Local Plan. No Highways concerns raised. The site is on an area of recorded earthworks relating to part of the shrunken settlement of Langton, most likely it is on or around the site of the medieval manor house (Dorset HER ref: MDO1327). This should be put into the explanatory text and the policy text amended to include the need for any development proposals to be accompanied by an archaeological evaluation.</p>	<p>Agreed.</p> <p><i>Include reference to the HER in the explanatory text and amend policy to include a provision indicating that any development proposals would need to be accompanied by the results of an archaeological evaluation carried out according to a Written Scheme of Investigation agreed with the Council's Senior Archaeologist.</i></p>
Local residents / workers (3)	5	CBNP8 (Court Close LH)	<p>There would be increased traffic on Shop Lane which already suffers from excessive speeding and parking problems.</p>	<p>The site is only being promoted for one additional dwelling, and Highways have not raised any concerns regarding traffic levels and highway safety. Whilst local concerns regarding these issues are acknowledged, these do not appear to amount to sound planning reasons to reject this site.</p>
Local residents / workers (1)	5	CBNP8 (Court Close LH)	<p>The development would look out of keeping with the existing houses in Court Close.</p>	<p>There are no detailed designs yet drawn up, and no obvious reason why the design could not complement the existing homes.</p>
Local residents / workers (2)	5	CBNP8 (Court Close LH)	<p>Could it be restricted to being an affordable homes?</p>	<p>The landowner has not put the site forward for an affordable home, and intends to build either a house or granny annexe.</p>

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Dorset AONB Partnership	5	CBNP8 (Court Close LH)	Although the AONB is not opposed to the concept, the size of the site is constrained and, although the policy refers to the wider building line, the height of the new dwelling is not mentioned. The relatively limited footprint could result in a proposal to gain floorspace through increased height and it is therefore considered that the policy should address this point.	Whilst the design policy CBNP26 would apply that advises on scale, it may be helpful to clarify in the policy itself that the building height should not exceed that of the dwellings to either side. <i>Amend policy wording by adding “In addition the height should not exceed the height of the buildings to either side.”</i>
Dorset Council	5	CBNP8 (Court Close LH)	Considered to be in general conformity with Policy SUS2 of the Local Plan. No Highways concerns raised. Would be helpful to be more specific in policy text regarding heritage assets (wording suggested).	Noted and amended wording agreed. <i>Amend policy text to read “Any development proposals should demonstrate that harm to the setting of potentially affected designated heritage assets, such as Grade II-listed Higher Farm Cottage and the Conservation Area, has been avoided or minimised.”</i>
Historic England	5	CBNP8 (Court Close LH)	We note that the wording of CBNP8 has been enhanced to encourage development proposals to complete a proportionate heritage impact assessment at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas. We are satisfied that site allocation has been adequately strengthened.	Response noted.
Historic England	5	CBNP8 (Court Close LH)	LH-02 (CBNP8) found evidence of a deserted settlement site with earthworks and possible fishponds. We recommend including consideration of some form of archaeological evaluation needed in advance of, or as part of, a planning application	Noted – this has been discussed with the DC Conservation Officer who has suggested the policy should be updated with an additional clause along the following lines: “Any development proposals for this site are to be accompanied by the results of an archaeological evaluation, to be carried out in

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			for development in what could be considered an area of high archaeological interest.	accordance with a Written Scheme of Investigation to be agreed in advance with the Council's Senior Archaeologist." <i>Amend policy as suggested and reference HERS evidence in supporting text.</i>
Environment Agency	5	CBNP8 (Court Close LH)	Your neighbourhood plan includes allocations which are located in areas at increased risk of surface water flooding. We have concerns in relation to LH-02 (CBNP8) in particular. In accordance with the National Planning Policy Framework (NPPF) para 155-160, the Sequential Test should be undertaken if the plan is proposing development or promoting growth in areas known to be at risk now or in the future from any form of flooding. The Lead Local Flood Authority will be able to advise further on areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area.	Noted – however the Group have liaised with the landowner who has been actively investigating the history of flooding with reference to the site. The landowner has liaised with the LLFA who have confirmed that the modelled surface water risk has not been updated for some time, and therefore would not reflect the works that were undertaken to install the existing surface water drain, which appears to have resolved the surface water flooding issues. The LLFA has not objected to the proposed allocation. As such, the area should not be considered to be at risk. <i>Amend text to reference the fact that the modelled risk is out of date in relation to the drain.</i>
Dorset AONB Partnership	5	CBNP9 (Nutrient Neutrality)	The AONB Team broadly supports the Plan's Nutrient Neutrality Policy but we defer to comments from Natural England as to any modifications that could be made.	Support noted
Dorset Council	5	CBNP9 (Nutrient Neutrality)	It is considered that the Neighbourhood Plan will contain a sufficient policy framework to protect the SAC/SPA from nutrient pollution. Dorset Council is working actively with Natural England to develop specific guidance and a calculator tool	Noted

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			to enable the necessary calculations to be undertaken. There remains no update for when this work will be completed to enable the HRA to be further updated.	
Dorset AONB Partnership	5	Project 1	The Plan appears to focus on housing sites that have been submitted by willing landowners. Whilst this is a pragmatic approach, the Parish may also wish to consider the allocation of sites not actively promoted, although it is appreciated that concerns about deliverability could arise.	This is addressed in section 5.4 of the Neighbourhood Plan, with a CLT to be formed and take a lead of working with local landowners to identify further potential sites for affordable housing.
Local residents / workers (1)	6	CBNP10 (Business)	Once businesses exist in rural areas prohibiting growth in traffic can be very difficult.	Noted – however any material change of use or large extension would normally require planning permission.
Local residents / workers (1)	6	CBNP10 (Business)	What about the rest of the villages?	The policy refers to potential sites within or adjoining Abbotsbury, Portesham, Langton Herring and Fleet. Also see comments to Dorset Council below.
Dorset Council	6	CBNP10 (Business)	The settlements of Abbotsbury, Portesham and Langton Herring are relatively well defined, however some concern is raised with listing Fleet as a location because of its dispersed settlement pattern and it may be more appropriate for employment development in Fleet to be considered under a separate rural employment criterion.	Agreed – the policy can be amended to reflect the Local Plan policy for the wider countryside (paraphrased below) and applied to Fleet as a smaller, dispersed settlement. <i>Amend to read: “Elsewhere, in the wider countryside, including in and around Fleet, opportunities for new and expanding businesses will be limited to: existing premises (including their possible replacement or small-scale extension); as part of a farm diversification scheme; or justified on the basis that a rural location is essential for that type of business.”</i>

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Ilchester Estates	6	CBNP10 (Business)	Support - it is imperative to maintain commercial enterprise in the villages and encourage the creative re-use of existing buildings.	Support noted.
Dorset AONB Partnership	6	CBNP10-11 (Business and Home Working)	The proposed considerations for controlling the potential impacts of employment developments/uses are broadly supported.	Support noted
Local residents / workers (3)	6	CBNP11 (Home Working)	Homeworking by definition reduces traffic. What about buildings in the area that are redundant and could be put to better use?	Whilst home-working should reduce traffic, this may not be the case if there are significant deliveries / customer visits. CBNP10 provides a potential way to reuse existing buildings.
Dorset Council	6	CBNP11 (Home Working)	Permitted development rights are likely to apply in many cases for a modest sized office outbuilding (and the parameters could usefully be summarised in the supporting text). If a specific policy is still considered appropriate, it is recommended that further criteria are added to the policy to reflect the plan area's location in the Dorset AONB and Heritage Coast and exceptional landscape quality. Suggest avoid the word 'may be' and consider whether the requirements on garden size could be more precise.	Whilst this may be possible under PD rights the policy does enable the positive consideration of schemes that may not be compliant with those generic limitations or may be considered to result in a material change of use. It is not considered appropriate to specify precise garden requirements in the policy as this will depend on a range of factors (house type, garden configuration, sunlight etc), but it may be helpful to refer to the PD restriction of no more than 50% coverage as a useful guide in the supporting text. The policy does refer to the character of the surrounding area and impact on the environment, and it is not clear how this could be readily supplemented with reference to the qualities of the AONB and Heritage Coast.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<p><i>Amend supporting text to reference PD rights relating to outbuildings, and the factors on which ‘sufficient garden area remaining’ should be considered.</i></p> <p><i>Amend first sentence of CBNP11 to read ‘The provision of outbuildings for home working should be supported provided:’</i></p>
Local residents / workers (2)	6	CBNP12 (Facilities)	Abbotsbury needs a place for people to meet during the day to help community spirit. Perhaps there is a case for building either a new pre-school or a new community centre.	Existing policies would support the provision of community facilities, if a landowner were willing to put forward a site and funding for such a development made available.
Local residents / workers (1)	6	CBNP12 (Facilities)	Subject to safe access.	This is covered by the requirement that any resulting vehicular movements can be safely accommodated on the rural road network.
Dorset Council	6	CBNP12 (Facilities)	<p>Missing word in second sentence (“within or...”). May wish to consider if six month’s marketing is appropriate?</p> <p>The Policy is considered to be in general conformity with Policies COM3 and COM5 of the Local Plan.</p> <p>It would be helpful if the policy could set out what is the expectation for facilities that may become surplus to requirement (ref NPPF (2021) para 99).</p>	<p>NP Group to considered if six month’s marketing is appropriate</p> <p>The potential for facilities to be ‘surplus to requirement’ is covered under criterion (b) – however the wording should refer to premises / site.</p> <p><i>Amend to ‘within or adjoining’ and amend ‘premises’ to refer to ‘premises / site’</i></p>
Local residents / workers (1)	7	CBNP13 (Countryside Recreation)	There is considerable scope for improving cycle access in the area. The B3157 is a dangerous road for cyclists.	Noted – however the delivery of further cycle routes is largely outside the remit of Neighbourhood Plans.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local residents / workers (1)	7	CBNP13 (Countryside Recreation)	As written it might be taken to suggest cycling and horse riding should be allowed on footpaths such as the SWCP. They are not permitted and their use by these groups would be harmful to wildlife etc.	Noted – however there are some stretches of public bridleway and restricted byways. <i>Amend text to read: “There are plenty of opportunities to go walking in the countryside using the extensive rights of way network, including the South West Coast Path, Ridgeway Walk, Macmillan Way and Hardy Way. Some parts of these routes are designated as bridleways and can also be used by equestrians.”</i>
Dorset Council	7	CBNP13 (Countryside Recreation)	Policy CBNP13 is considered to fulfil the strategic approach and to be in general conformity with Policy COM7 of the Local Plan and also has due regard to national policy.	Noted
Ilchester Estates, local residents / workers (3)	7	CBNP13 (Countryside Recreation)	The pandemic highlighted the consequences of widespread and uncontrolled public access particularly in the vicinity of Chesil Beach. The expansion of the existing public rights of way network, permissive paths and open access will cause significant harm to the very areas that should be protected. There is a significant amount of existing public rights of way in the vicinity of Abbotsbury and those areas with no public access should remain that way for the benefit of the flora and fauna that are found there.	This is reflected in the policy, as it references the focus being to reduce the pressure on those paths and sites that are most vulnerable to over-use. The second paragraph could benefit from clearer wording on this point. <i>Amend second paragraph of CBNP13 to read: “Development that would adversely impact on access to the public rights of way network in the parish will not be supported unless this is necessary to avoid harmful recreational pressure on adjoining wildlife sites.”</i>
Dorset AONB Partnership	8	-	The document’s references to the relationship between the plan area and the AONB and Heritage Coast are evident. Furthermore, the	Support noted

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			inclusion of links to our Management Plan and our Landscape Character Assessment are helpful.	
Local residents / workers (1)	8	CBNP14 (Local Green Spaces)	An existing property may already be adjacent to a Green Space and it may be reasonable to allow further development within that property's boundary	Such development would not be ruled out, either as possible under permitted development rights (which would not be affected) or subject to safeguarding the benefits of those adjoining spaces.
Dorset Council	8	CBNP14 (Local Green Spaces)	Based on the Examiner's recommendations in the Chickerell NP, it is suggested that this is rephrased (wording suggested). Some concern is however raised with the proposed designation of the Kings Arms Garden in Portesham. Although the space has some heritage significance and is an attractive green space, the proposed designation could inadvertently fetter the activity of an important local business. The garden's heritage significance is already protected by being in Conservation Area and through CBNP18, and could be removed from the list.	Agreed. <i>Amend wording to: "The sites listed in Table 3 (and as shown on the Policies Map) are designated as Local Green Spaces, and, other than in very special circumstances, no inappropriate development will be permitted that would harm their reason for designation."</i> Re Kings Arms Public House grounds - large areas already now covered by decking and other structures. <i>Delete Kings Arms from LGS list and map.</i>
Ilchester Estates	8	CBNP14 (Local Green Spaces)	Tithe Barn grounds - development which includes finding a suitable reuse for the existing buildings on this site should be considered rather than all development being prohibited.	Agree deletion, as in reality only the pond area is undeveloped and this is unlikely to be developed due to flooding. <i>Delete Tithe Barn grounds from LGS list and map.</i>
Dorset AONB Partnership	8	CBNP15 – 17 (Local Landscape, Views and Dark Skies)	It is particularly noted that the Plan seeks to conserve and enhance a number of important Local Landscape Features, Important Views and Dark Night Skies, making clear links between the	Support noted

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			draft policies and the AONB's special qualities and the local area's landscape character.	
Local residents / workers (1)	8	CBNP15 (Local Landscape)	The policy is too general / vague.	The policy lists the landscape features relevant to the local area and as such provides more clarity than the general Local Plan policy.
Dorset Council	8	CBNP15 (Local Landscape)	Policy CBNP15 is considered to be in general conformity with Policy ENV1 of the Local Plan.	Noted.
Ilchester Estates	8	CBNP15 (Local Landscape)	This section needs to make an allowance for Ash Dieback and for climatic change when considering tree species in replanting schemes of these feature woodlands. Reference should be made to suitable broadleaf species being selected for the topography, soil type and climate considering how this will change over the coming decades.	Noted – this can be referenced in the supporting text. <i>Include reference in the supporting text to the potential impact on Ash Dieback and the potential use of suitable native broadleaf species that will be resilient and appropriate to the soil type and weather conditions.</i>
Local residents / workers (1)	8	CBNP16 (Views)	There should be no adverse impacts allowed.	Given the broad scope of some of the views described it would be difficult to justify no impact.
Dorset Council	8	CBNP16 (Views)	Although many of the views are expansive, they are all considered characteristic of the dramatic landscape of the World Heritage Coastline. Several of the views identify specific landmarks including St Catherine's Chapel Abbotsbury, Hardy's Monument and Tithe Barn – Abbotsbury which make them easier to interpret. If possible, it would be helpful to include the view splay on the map.	Noted. However it is felt better to rely on the descriptions rather than attempt to include visibility splays on the map.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local residents / workers (3)	8	CBNP17 (Dark Skies)	There should be no adverse impacts allowed. External flood lighting if needed should be on timers or sensors.	The policy has to recognise that in some circumstances lighting is necessary and can be reduced to an acceptable level. The use of timers / sensors is reflected in the policy wording (with reference to being turned off) but this can be reinforced with reference in the supporting text. <i>Amend supporting text to add some examples of how light pollution can be minimised - e.g. all lighting should be directed downwards, in prominent locations windows should be shuttered etc...</i>
Dorset Council	8	CBNP17 (Dark Skies)	Policy CBNP17 is considered to be in general conformity with Policy ENV16 of the Local Plan. It could (if appropriate) be moved to the design section.	Conformity noted. In terms of whether it should be within the design chapter, this is not agreed as the importance of the dark skies is considered to be a critically important element of the area's distinctive environment – and this may not be conveyed as clearly if relegated to a design consideration.
Ilchester Estates	8	CBNP18 (Wildlife)	This references wildlife-friendly and climate resilient farming practices – the NP is unlikely to be able to influence this.	Agreed that its scope is limited and that this is primarily being addressed via other legislation (Agricultural Bill) – however it can be relevant when related to mitigation measures being put forward to address development impacts.
Dorset Council	8	CBNP18 (Wildlife)	Policy CBNP18 is considered to be in general conformity with Policy ENV2 of the Local Plan and has due regard to National Policy.	Noted.
Dorset AONB Partnership	8	CBNP18-19 (Wildlife and Heritage)	The Team broadly supports the Plan's Wildlife and Heritage policies, but we primarily refer the Parish to input from other consultees with specific expertise relating to these topics.	Support noted

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council	8	CBNP19 (Heritage)	<p>A more detailed set of maps may be helpful as the scale of the proposals map makes it difficult to determine if all non-designated heritage assets have been mapped.</p> <p>The Conservation Officer has also suggested the following potential improvements to the policy wording and supporting text:</p> <p>8.7.1 second sentence: “Conservation Areas cover much of Abbotsbury, Portesham and Langton Herring and these too have statutory protection as areas of special architectural and historic interest. Their important and contributing features...”</p> <p>8.7.2 final sentence: “As these are considered to make an important contribution to the unique character and history of our area, they are likely to be considered as non-designated heritage assets in any planning applications affecting them or their settings.” And then add “This list is not intended to be exhaustive and other non-designated heritage assets could be identified, or more information on their significance discovered, through further research.”</p> <p>8.7.3 replace ‘toll-road’ with ‘turnpike’</p> <p>CBNP19: change heading to ‘Local Heritage Assets’; references to listed buildings and CAs are not necessary as these are covered by the Local Plan;</p>	<p>Noted.</p> <p><i>The map layers that show the locations will be shared with Dorset Council so that these can be uploaded onto their interactive plans and viewed in greater detail.</i></p> <p><i>Agree suggested changes put forward by the Conservation Officer, amending the policy changes to retain reference to settings in the first section of the policy wording and the list of local heritage assets within the policy (as these are in addition to Table 4 which is limited to locally important buildings referenced in the Conservation Area Appraisals).</i></p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			Revise wording to: “Development should conserve non-designated heritage assets in the Neighbourhood Plan area, including those identified in Table 4 and any others subsequently identified, in a manner appropriate to their significance. Development affecting identified or potential non-designated heritage assets should be accompanied by a Heritage Statement, which assesses their significance and any contribution made by their setting and demonstrates that harmful impacts have been avoided or minimised.”	
Ilchester Estates	8	CBNP19 (Heritage)	The property within Table 4 located in Abbotsbury seems to be an odd selection - there are many properties and village features that have significant historical and architectural importance in the village that have not been listed.	The table does not include Listed Buildings as these are already protected (as explained in the supporting text).
Local residents / workers (1)	8	8.7.8	The original Butter St Cottages would have been built around the time of the original Church - the 1700s reference could relate to a rebuild.	Noted – it is understood that a fire almost destroyed these cottages in the 1700s after which they were rebuilt. The church predates the Domesday records and was used as a refuge for monks travelling between Abbotsbury and Christchurch. <i>Amend to clarify that the origins of the Butter Street Cottages date back hundreds of years, were subject to a fire in the 1700s after which they were rebuilt.</i>
Local residents / workers (1)	8	Table 4 / Map	Cobblers is No 3 Shop Lane (not No 4 as shown)	<i>Amend to Cobblers and Bakehouse Cottage (3 & 6 Shop Lane)</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local residents / workers (1)	8	Table 4 / Map	The barn next to 19 Market Street isn't Chapel Lane Stores, but Artisan Flowers and Gardens.	<i>Amend to “Building next to No. 19 Market St” and “Currently Artisan Flowers and Gardens..”</i>
Local residents / workers (1)	8	Table 4 / Map	The Portesham tap – there's at least one similar tap in Abbotsbury, possibly more.	Noted – however this has not been specifically raised in previous consultations.
Local residents / workers (1)	8	Table 4 / Map	The choice of “locally important buildings” is idiosyncratic – did you really mean the bungalows in Rosemary Lane? The original “Appreciation” offers some suggestions.	The Rosemary Lane references are as per the Conservation Area Appraisal.
Dorset Council	8	CBNP20 (Flood Risk)	Given that much of the village of Portesham is at risk of surface water flooding, and the recent triggering of a Flood Investigation Report (October 2019) into the 19 January 2019 event, it is agreed that there is sufficient local evidence to justify a more localised approach for the requirement of a SFRA. To help aid the decision maker it would be useful if the Portesham village area to which the policy applies could be identified and displayed on the proposals map. The Catchment map (Figure 1 – Portesham) on page 6 of the Portesham Flood Investigation Report, appears appropriate.	Noted and agreed. <i>Amend policy and map to reference / show the catchment area.</i>
Wessex Water	8	CBNP20 (Flood Risk)	Development proposals should only be permitted where adequate surface water disposal systems are available or where suitable arrangements are made for their provision. Development proposals must demonstrate satisfactory disposal of surface water and that Sustainable Drainage Systems have been incorporated. These should	Noted – these points can be clarified in the supporting text. <i>Amend supporting text to refer to the key points made in Wessex Water’s response.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			maximise opportunities for green infrastructure and aim to achieve greenfield run off rates with surface water run-off managed as close as possible to its source. Surface water drainage must not be connected to the foul sewer.	
Dorset Council	8	CBNP21 (DDB amendments)	No concerns are raised with the proposed amendments.	Noted.
Local residents / workers (6)	9	CBNP22 (Design)	Can the policy be more ambitious, eg require A grade insulation, PV tiles on roofs, heat pumps etc.	Much of the improvements in energy efficiency are to be achieved through changes to Building Regulations in line with national requirements, and the planning system should not unnecessarily duplicate these requirements. Policy CBNP31 specifically requires a sustainability statement to be submitted with applications to provide details of the sustainable design and construction measures included within the proposal.
Ilchester Estates	9	CBNP22 (Design)	Support - this is something the Estate has strived for over many years with all development being of local vernacular and of high quality.	Support noted.
Wessex Water	9	CBNP22 – 29 (Design)	Infrastructure development and maintenance by utility companies by its nature needs to be functional and considerations such as security and health and safety must take precedence over appearance. While we seek to ensure design is as sensitive to its location as possible, there are often constraints on location (due to existing below ground infrastructure), materials (for example requirements to meet national security	The factors raised are material considerations that can be included in a planning application to explain why certain standards are not practical.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			standards) and size/form (driven by operational requirements). We aim to minimise artificial lighting as far as is possible, but this may be required to allow operations staff to safely access infrastructure for routine and emergency maintenance. We would therefore recommend that these policies are written with flexibility to ensure that they are not restrictive on infrastructure development.	
Dorset AONB Partnership	9	CBNP22 – 31 (Design)	The policies that relate to design quality are broadly supported.	Support noted
Dorset Council	9	CBNP22 – 31 (Design)	As a general point, it could be helpful to the reader if relevant cross references to the supporting Design Codes are added.	This has been considered but does not appear practical.
Local residents / workers (2)	9	CBNP23 (Settlement Pattern)	Needs some flexibility – but should not lead to strung out ribbon development.	Noted – this should not result in strung out ribbon development particularly given the very limited scale of growth anticipated.
Dorset Council	9	CBNP24 (Streets and Spaces)	To make the policy easier to read, could the policy be split into two parts? For example, a first part on trees and landscaping and the second on layout and boundary treatment. May also be useful to include SP02.02 Edge guidance from the Design Codes also be included in this section (possible wording suggested).	Agreed with the exception of splitting the policy (which would cause numbering issues). <i>Include DC suggestions as follows:</i> <ul style="list-style-type: none"> • <i>Visually permeable boundaries (e.g. low hedge/wall) with the front and rear of properties should be encouraged to form a gradual transition from built form to open countryside.</i> • <i>Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<ul style="list-style-type: none"> <i>Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement.</i>
Ilchester Estates, Local residents / workers (2)	9	CBNP24 (Streets and Spaces)	It is important that the villages maintain the diversity of design and layout and that affordable homes can be built rather than being of a forced, regimented design.	The policies intend to enable variation within the design without being jarring or out of character.
Ilchester Estates	9	CBNP25 (Views and Landmarks)	This may not always be possible and should not be a prerequisite of a proposed development.	The policy is qualified with wherever possible – so there is some leeway in light of the concerns raised. No change considered necessary.
Local residents / workers (4)	9	CBNP26 (Styles)	Should not over-ride buildings incorporating sustainable features.	The two are not seen as mutually exclusive.
Ilchester Estates	9	CBNP26 (Styles)	Support - this has been the Estate's approach for many decades and should continue. The local vernacular of the villages is what creates a village's identity.	Support noted.
Local residents / workers (4)	9	CBNP27 (Materials)	Should not rule out more innovative approaches to secure some highly sustainable new build. Other natural materials such as wood are beautiful and may be cheaper / quicker build.	The policy would not rule out innovative approaches but it is important that these do not detract from the character and beauty of the area – the two should not be mutually exclusive. Weatherboarding (timber) is referenced as a potential material.
Dorset Council	9	CBNP28 (Doors and Windows)	The Council's Conservation Officer suggests that in the 2nd para, the word 'timber' is inserted before 'white-painted' for clarity.	<p>Concerned that this could be interpreted to prevent other products to be considered that are more thermally efficient.</p> <p><i>Amend sentence to read: "...with white casement and sash windows with glazing-bars being characteristic of</i></p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<i>traditional houses in the area, and therefore similar styles will normally be appropriate.”</i>
Ilchester Estates, Local residents / workers (3)	9	CBNP28 (Doors and Windows)	There must be an acknowledgement of being able to incorporate modern technology such as double glazing instead of single glazing and aluminum frames rather than cast or crittall frames particularly given the emphasis on more energy efficient property.	The policy does not rule out the use of other materials but it does require that what is used respects local character and describes what this is. There are many styles of double glazing, some of which may be appropriate and this will depend on the local context. <i>The need to consider energy efficiency and potential modern alternatives can be clarified in the introductory paragraph.</i>
Local residents / workers (1)	9	CBNP29 (Roofs)	Should not result in a hotch-potch of styles just for the sake of including different roof types.	The policy refers to ‘subtle’ changes in roofline and a limited palette of materials and therefore should not be a ‘hotch potch’.
Local residents / workers (6)	9	CBNP30 (Parking)	Society is moving away from reliance on cars – focus should be on traffic reduction / better public transport options along the main road.	Noted – however until such time that better public transport existing, many residents will remain reliant on cars for the majority of their journeys, albeit there may be options for such journeys to be more sustainable (such as through car sharing and the use of electric / low emission vehicles).
Local residents / workers (6)	9	CBNP31 (Sustainability)	Heat pumps may be impractical on most of the old cottages, solar panels will not work on thatch. In rural areas there may be greater scope for vegetable oils to be used for fired heating.	Heat pumps are used as an example rather than part of a finite list of what may be ‘sustainable technology’.