



# Charmouth Neighbourhood Plan (CNP) Open Forum 5 January 2019

1. Welcome and introduction
2. What stage are we at in the development of the CNP?
3. What have we done since the March 2018 presentation?
4. Vision and Objectives of the CNP
5. Outline draft contents of the CNP
6. How policies are drafted
7. Draft context and policies
8. Next steps
9. Q & A
10. And finally – your opportunity to share your views

## 2 What stage are we at in the development of the CNP?

### Stage 1

- A) Designation of the Neighbourhood Area
- B) Building our evidence base
- C) Early engagement, publicity and consultation

### Stage 2

- **D) *Preparing the Plan: identify key themes, options, priorities; develop policies and proposals***
- E) Meeting Basic Conditions: NPPF; Local Plan; EU/UK compliance; Sustainable Development
- F) Pre-submission consultation (Reg 14)

### Stage 3

- G) Submission (Plan, Basic Conditions Statement, Consultation Statement, Map)
- H) Submission publicity and consultation (Reg 16)
- I) Independent examination
- J) Referendum
- K) Plan is accepted by WDDC and is 'made'

# 4.1 Vision and objectives of the Charmouth Neighbourhood Plan

## Draft Objectives

### The Vision for the long term

- *To further enhance Charmouth as a friendly, vibrant community*
- *To protect its unique qualities, including its natural beauty, local history and Jurassic coastline*
- *To maintain its ability to be self-sustaining by supporting retail units, local businesses and amenities in the village*
- *To keep its village feel but encourage a small affordable housing development, particularly for families*
- *To continue to attract tourists and visitors and offer good facilities but avoid being over-commercial*
- *To meet the everyday needs of our residents*

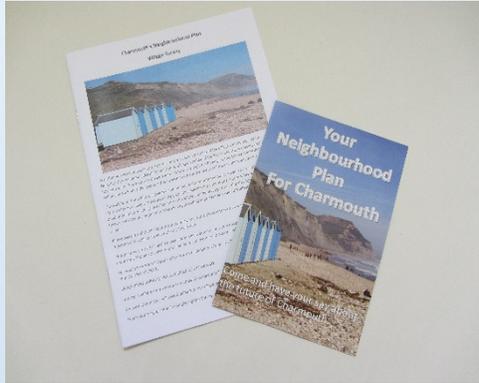
### What we want the plan to achieve:

- Support the development of small scale housing site(s) that provide high quality, affordable housing for local people
- Support the building of 1-3 bedroom homes to enable young people to stay, existing residents to downsize and to attract young families into the village
- To support existing businesses, tourism and local services helping them to be sustainable and encourage new employment opportunities.
- Protect and enhance the natural and built environment of the village including its Jurassic coastline, landscape, Heritage Coast Centre, archaeological and wildlife habitats, ensuring all new development preserves the Area of Outstanding Natural Beauty and the factors that make it special
- Support the quality of social life and community spirit by protecting community facilities such as the village halls, Heritage Coast Centre, church, library, school, pubs, village shops and green areas

## 4.2 What's the main purpose of Charmouth's Neighbourhood Plan?

- The Plan takes the policies of the Local Plan and adds extra details that are specific and important to Charmouth reflecting your views from the consultations.
- Once made, the Plan sits alongside the Local Plan and will be used to determine planning applications in Charmouth.
- So it's not a plan that sits on the shelf; it will be in continuous use influencing decisions on development and reflecting our Vision and Objectives.

# 5 Structure of the Charmouth Neighbourhood Plan: Draft contents



- 1 Executive summary
- 2 Foreword – How we got here
- 3 Introduction
- 4 Overview of Charmouth
- 5 Built environment
- 6 Natural environment
- 7 Business
- 8 Housing
- 9 Getting Around
- 10 Implementation and monitoring of the Plan
- 11 NHP Village Improvement Projects and Actions
- Appendices of evidence
- Glossary of definitions

# 6 How policies are drafted

## **Vision**

Our long term aim

## **Objectives**

- What we want to achieve through implementation of the Charmouth Neighbourhood Plan

## **Context**

Summary of evidence from:

- our consultations with our community and businesses
- Analysis of demographic and other data
- Housing Needs Analysis
- Historical information
- Local and National plans

## **Policies**

# 7 Drafts: Context and Policies

- Housing – 6 policies
- Natural Environment – 6 policies
- Local Businesses, Employment and Tourism – 3 policies
- Getting Around: Transport, Traffic, Parking – 4 policies

# 7.1a Housing: Scale and Location of new housing



## Context

- Village Survey confirmed that housing is an important issue for Charmouth with strong support for smaller (1-3 bedroom) affordable houses
- Housing Needs Assessment also highlighted need for affordable housing in particular to meet the needs of young families
- Concerns were also raised about possible negative impact of development on the village's character, so any new housing development needs to be sympathetic to the village's heritage assets and character
- Demographic data highlights that the CNP should ensure that an ageing population is catered for
- Land in Charmouth is a scarce resource, bearing in mind topography, instability and flooding
- No specific sites have been allocated for development

## Draft policy H1 Location and Type

New housing developments will be supported only if they meet criteria:

- Appropriate density
- Located within the Defined Development Boundary. If outside the DDB with only exceptions being rural exception sites, rural workers' housing, open market housing through re-use of existing buildings or replacement of properties affected by coastal change
- Rural exception sites for affordable housing must adjoin the DDB and not adversely intrude into open countryside
- Contribute to meeting Charmouth's housing need (currently 1-3 bedroom homes)
- Development will not negatively impact on locally important and sensitive natural and heritage assets
- Brownfield development and re-use of redundant buildings: end result should not be larger than original and not have an adverse impact

# 7.1b Housing: Size and Type of new housing

## Context

- What is Affordable Housing?
- Both village survey and Housing Needs Assessment (HNA) highlight need for affordable housing that is suitable for young families and those wishing to downsize
- HNA recommends increased provision of affordable/social rent and additional Shared Ownership/Starter Homes
- Demographic data highlights that the CNP should ensure that an ageing population is catered for

## Draft policy H2 Affordable Housing

New housing developments which provide affordable housing will be supported providing that:

- If within the Defined Development Boundary, developments of 3 or more houses will include 35% affordable homes
- Rural exception sites adjoining the DBB will normally comprise 100% affordable homes. Exceptionally market homes can be considered where they are essential to a scheme's viability. Viability assessments will be made publicly available
- Affordable homes should not be readily differentiated in design, quality and distribution from homes of full market rate
- Allocation of affordable homes by housing provider will prioritise people with a 'Charmouth Connection'
- Affordable homes will be provided in perpetuity



# 7.1c Housing: Size and Type of new housing



## Context

- Village survey indicated a number who wish to limit the number of second homes, as this has a negative impact on young families trying to stay in or move to the village
- Charmouth's housing market is distorted by a relatively high proportion (18%) of second homes/holiday lets which reduces affordability for local people trying to get on the housing ladder. Many of these houses are not fully occupied throughout the year
- Need to maintain the stock of small houses

## Draft policy H3 Restrictions on New Housing

- New market housing will be restricted by legal agreement to its occupancy as a principal residence defined as the sole or main residence of the occupier for the majority of their time when not working away from home
- Occupiers will be required to keep verifiable proof that they are meeting this obligation and make it available when requested for inspection by WDDC
- New housing on rural exception sites (both affordable and any market houses) will have planning conditions attached that will allow only modest future extension in order to protect the stock of small houses



# 7.1d Housing: Size and Type

## Context

- Village survey showed support for importance of retaining village character
- Inside the defined development boundary there are few opportunities to build. However a number of existing homes will be in need of substantial modernisation/re-development/sub-division over the Plan Period and therefore policies are required to manage this process whilst maintaining Charmouth's openness and character
- Seek to avoid housing demands reducing the availability of commercial premises

## Draft policy H4 Re-development for housing

- Replacement of existing houses should be on a 'one for one' basis and not materially larger than the existing building
- Exceptionally, for houses with a larger curtilage, additional houses can be considered providing they do not exceed the massing and density of development in the locality or negatively impact on the characteristics of the street scene
- Re-use or total redevelopment of commercial buildings for housing will only be supported if they have no viable employment use and are of a permanent construction and capable of conversion without substantial reconstruction
- Housing development will not be supported which displaces an existing commercial property in the retail hub of Charmouth. Change of use of upstairs rooms of commercial properties to residential will be supported providing adequate access and parking can be provided

# 7.1e Housing: Design of new housing



## Context

- Outside of the Conservation Area (which has its own guidelines) Charmouth has a wide variety of architectural styles and therefore no attempt has been made to produce a design guide.
- Village Survey indicated that most respondents feel it is important for new dwellings to be similar to neighbouring properties

## Draft policy H5 Designed to Reflect Nearby Scale and Density

New housing must:

- Complement and enhance Charmouth's village feel and openness and reflect its rural/coastal characteristics
- Reflect prevailing settlement pattern (plot size, orientation and shape) and density of development in the locality and be in keeping with the wider street scene
- Reflect the prevailing height of neighbouring properties and should normally be one or two storeys in height (any roof dormers counting as a storey)
- Provide/retain garden space commensurate with size of the property and meeting the needs of anticipated occupiers and reflecting the density of development in the locality
- Protect neighbours' amenity in particular overlooking, loss of light, over-dominance or general disturbance. Needs to avoid adverse impact of overlooking or loss of privacy to neighbouring properties
- Provide off-street parking for a minimum of 2 vehicles or one such plus a garage. Car parking arrangements should not negatively impact on the existing street scene

# 7.1f Housing: Design of new housing



## Context

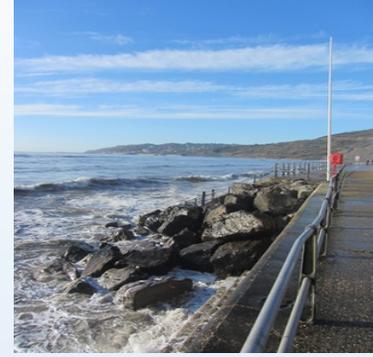
- Any new housing development should to be sympathetic to the village's natural and built heritage assets and character
- Good support for traditional design and materials to be used for new houses

## Draft policy H6 Designed to be Sympathetic to Local Features

To enhance the characteristics of natural and built features, new housing design should:

- Be sympathetic, and complementary to the distinctive characteristics of the landform and of the architecture of its locality especially near to sensitive locations
- Avoid impact on open views into, out of and across Charmouth and must not protrude above prominent skylines. Minimise the impact on nearby natural features e.g. open spaces, flora and fauna, wildlife corridors and watercourses and proposals should seek opportunities to strengthen wildlife corridors. Any unavoidable on-site impacts must be replaced in the approved landscape plan
- Be of high quality and innovative design which complements the variety of materials textures and colours as seen locally
- Reflect the form and pitches of roofs, chimney styles and typical door/window/lintel features and dimensions in the locality
- Include landscaping sympathetic to the existing natural landscape and retaining the maximum amount of existing on-site natural features
- Be specifically designed to take account of local features and distinctiveness because generic 'off-the-shelf' designs imported from other locations will not be supported
- Wildlife friendly features within the design such as bat, swift/house martin boxes, etc.

# 7.2a Natural Environment: Landscape



## Context

- Charmouth's natural environmental and other assets have been recognised by various designations
- Is a gateway to the Jurassic Coast (England's first Natural World Heritage Site); is internationally recognised, with tens of thousands of visitors per year. One of best places to find fossils in UK
- Within Area of Outstanding Natural Beauty, also Special Area of Conservation and SSSI
- Wide range of habitats support a number of rare plants and animals
- 50% within parish boundary is 'green', including shore, cliffs, areas of geological instability, steep areas and river
- Survey showed very high level of interest in environment and care for green spaces
- Having the beach and the shoreline in the form they are, are some of main reasons which gives Charmouth its unique character

## Draft policy NE1 Landscape

- Any development must protect, conserve, and where possible enhance the special nature and heritage of the village and surrounding area, and its geological, geomorphological, palaeontological and environmental assets

# 7.2b Natural Environment: Views and Vistas



## Context

- Parish has a number of unique panoramas including sea, river, cliffs and valley which need to be protected for residents, locals and visitors, national and international, both now and for future generations
- WDDC Plan notes that the area between the wall on the 13thC mediaeval boundary and the A35 should not be built upon

## Draft policy NE2 Views and Vistas

- Development should be sympathetic to, and where possible, enhance, the local landscape character
- Development which would result in the degradation of the wide views and vistas which are available to all, will be resisted
- Development should ensure that the wall on the mediaeval 13<sup>th</sup> Century boundary is protected, as well as protecting views across to the wall

# 7.2c Natural Environment: Biodiversity and Wildlife



## Context

- Within Area of Outstanding Natural Beauty, also Special Area of Conservation and SSSI and World Heritage Site
- Distinctive geology and ecosystems support diverse flora and fauna with numerous protected species: protected nationally as well as species which are identified as 'Dorset Notable'
- Need to protect and enhance biodiversity (national policy)
- A high proportion of survey respondents indicated positive views about their interest in the local environment

## Draft policy NE3 Biodiversity and Wildlife

- Any potential impact (adverse or beneficial) of a development on local ecological networks will be fully evaluated by means of a 'Biodiversity Mitigation and Enhancement Plan' (BMEP), which must be submitted with any planning application
- Any new development must not damage in the long term, directly or indirectly, flora or fauna within the environment in the long-term, and must have considered the inclusion of wild-life assistance measures in the plans

# 7.2d Natural Environment



## Context

- 50% of Charmouth parish is green (including shores, cliff, areas of geological instability, steep areas, riverside). Plenty of gardens but little space within built boundary
- Need to maintain semi-rural character of village and to maintain or improve green areas, wildlife corridors (Local plan)
- 'Local Green Space designation is a way to provide special protection against development for green areas of particular importance to the local community' (National policy)

## Draft policy NE4 Natural Habitats, Wildlife Corridors, Green Areas

### NE4a: Land

- No development may take place which would harm the enjoyment of these spaces or would undermine their importance.
- The Biodiversity Mitigation and Enhancement Plan must apply to the management of the land and green corridors, by future owners as well as current developers, ie. it will stay with the land in perpetuity.

### NE4b: Green Spaces

- Proposed development must not negatively impact existing designated green areas whether tamed or wild, or any newly designated Local Green Spaces.

# 7.2e Natural Environment



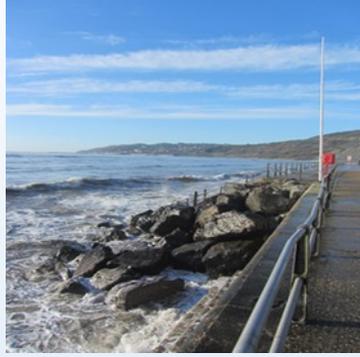
## Context

- Village is on the South West Coast path and what will become the England Coast path (from 2020); also Monarch's Way which has historic links
- Survey indicated substantial interest in importance of footpaths for local and visiting walkers
- Walking rather than vehicle use is to be encouraged for health, wellbeing, to reduce congestion in the village and to contribute to preserving the environment

## Draft policy NE5 Footpaths

- Any new development must retain existing footpath(s), or provide new footpath(s) to join the development to the village or to the existing footpath network enabling access to, and enjoyment of, the countryside

# 7.2f Natural Environment



## Context

- New developments should be as energy efficient and low pollutant as possible (e.g. use of sustainable materials, solar panels) (Local Plan)
- Climate change is likely to affect coastal communities
- Careful management of the effect of damage to the Charmouth coastal defences will be required

## Draft policy NE6 Sustainability and Climate Change

### NE6a: Future Sustainability

- A statement will accompany all new development proposals outlining the contribution the development would make to reducing carbon footprint
- Any new build will ensure existing village and parish area, and development sites are protected from pollution, whether excess light, noise, vibration, smell etc as far as possible

### NE 6b Climate Change and Coastal Defences

- The current Shoreline Management Plan (SMP) must be considered in any development proposals, as the implications of SMP affect the long term economy of the parish

# 7.3a Business, Employment and Tourism



## Context

- Charmouth is a small village with a limited amount of services and employment opportunities
- Charmouth has benefitted recently from the arrival of Superfast broadband, so I.T. provision is good
- The LEP (Local Enterprise Partnership) Prospectus sets out a number of objectives for Dorset's economy, including the additional support of small and start-up businesses in the area, and the enhancement of employability and enterprise skills through cooperation with employers and schools
- From the village survey, it is clear that village shops and local businesses/services are highly valued in providing local services and amenities. These facilities provide social cohesion for the village and are essential part of what makes Charmouth such a friendly and vibrant community

## Draft policy BET1 Facilitating home working

The extension of existing homes and provision of outbuildings to support expanded home working may be acceptable, provided the:

- Scale and design of the development is sympathetic to the character of the existing buildings and surrounding area;
- Outbuilding or extension will remain available for business use incidental to the primary use as a dwelling;
- Business use would not result in a significant adverse impact on the environment, residential amenity or cause harm by increased traffic movements.

# 7.3b Business, Employment and Tourism



## Context

- From the Village survey, a number of persons would like any available space to be used to provide more creative employment, shops and eateries
- Additional employment preferred is in creative/artistic, community groups and tourism
- Charmouth benefits economically from the Tourist industry which is the main economic driver in our rural community

## Draft policy BET2 Business Space

- The provision of new business space for small businesses, within and adjoining the village, will be supported providing the proposal does not have significant harmful impact, such as excess noise, light, air pollution, smell and vibration, on the amenities of surrounding residents and the surrounding rural landscape

# 7.3c Business, Employment and Tourism



## Context

- There is limited land, or buildings, available within Charmouth to provide for new businesses
- Developing small businesses, in close by rural areas, will potentially bring more employment to the village

## Draft policy BET3 Rural Buildings and Land in Commercial Use Outside the Village

The re-use of farm and rural buildings outside the village, for small business purposes, will be supported providing the proposal meets the following criteria:

- No significant harmful impacts on the surrounding rural landscape and the local road network or conflicts with agriculture and other land-based activities
- No significant harmful impact, such as excess noise, light, air pollution, smell and vibration, on the amenities of surrounding residents and other uses
- The building concerned does not require substantial rebuilding or extension

# 7.4 Getting Around: Roads, Transport, Walking and Cycling



## Context

- Nearly 60% of us walk within the village every day so maintaining existing access and pathways is essential
- New housing pose the risk of making the traffic/parking situation worse so planning needs to address the potential impact
- Most Villagers wanted improvements to kerb and pavements. Some of these areas were raised as a safety concern
- 'Poor' parking aggravates traffic congestion particularly in the summer months. A lack of parking is clearly a frustration for residents and doesn't help local businesses
- Many older properties do not have parking spaces. The village is constricted in its capacity to provide additional parking. Many residents have to park on the road
- Concerns were raised about the adequacy of street lighting whilst others wanted less light pollution

## Draft policies T1 - T4

- T1: Existing pedestrian routes must be safe guarded and enhanced to encourage more people to walk locally
- T2a: New housing will have suitable new footpath and cycle routes to connect to existing ones, in keeping
- T2b: New development should not adversely impact on-street parking or the safety of pedestrians or cyclists
- T3a: Design of pathways and roads should be well-drained, low maintenance and user-friendly for pushchairs, buggies, wheelchairs and mobility scooters
- T3b: Energy-efficient street lighting should be provided to facilitate safe use at night, provided not significantly adding to light pollution
- T4 Parking: building on car parks or larger parking areas will not be supported unless it can be demonstrated that the building, by necessity of its function has to be near the shore

# 7.5 Village Improvement Projects

- Affordable Housing Project
  - Investigate and facilitate small-scale affordable housing
- Coastline Community Project
  - Improve beach area and facilities; and short and long term coastal defences
- Parish Nature Conservation Project
  - Enhance and protect wildlife and flora; eco-projects; Plastic Free Charmouth; coastal paths; pollution
- Sports and Recreational Project
  - Improve facilities in particular for young people
- Marketing, Promotion and Information for Visitor Project
  - Encourage tourists to spend more money locally; village fete/fayre/festivals
- Transport Project
  - Address speeding and parking issues in the village

# 8.1 Next steps summary

- After this consultation, we will update the draft policies and the CNP in line with the structure shown in the earlier slide
- We will undertake steps required under the Neighbourhood Planning Regulation 14 (Pre-submission consultation), as follows:
  - Draft plan will be discussed with WDDC and CPC
  - Then Pre-submission consultation period of six weeks:
    - Draft plan will be publicised in Charmouth:
      - On Charmouth neighbourhood plan website
      - Printed copies will be at convenient locations, such as the library, church and council offices
      - Simple leaflet or display boards will set out the main aims and the focus of the policies in the plan
      - Drop-in centres will be arranged to allow people to ask questions or discuss the plan on a one-to-one basis
      - Publicity will include details on how to make comments on the plan and by what date
    - Certain statutory bodies will be consulted, including WDDC, E.A., Natural England and Historic England.
    - Also consultation will take place with landowners
- After the pre-submission consultation, further amendments will be made, as required, and the CNP will be submitted to the local authority for independent examination.

## 8.2 Next steps - Getting Involved and where to find information

- More volunteers are needed to help develop and implement the Village Improvement Projects
- If you would like to get involved, please contact Sarah Edwards C/o Lisa Tuck in the Parish Council
- Or email us at [charmouthernighbourhoodplan@gmail.com](mailto:charmouthernighbourhoodplan@gmail.com)
- Paper copies of this presentation will be available to view at the Library and also on our website <https://www.charmouthparishcouncil.gov.uk>

# 9 Your questions?



# 10 Finally, we need your views

- Draft policies
- Local Green Spaces
- Village Improvement Projects

**THANK YOU FOR LISTENING!**