



Bank & Ridge Farms, Chickering

DEVELOPMENT FRAMEWORK DOCUMENT

Vision

The site will accommodate a high quality sustainable residential extension to Chickerell that maximises opportunities to integrate with the village centre and benefit both new and existing residents.

The development will provide a connected green infrastructure network that responds to the unique landscape characteristics of the site; helping to create a distinctive place and aid healthy, happy living.

C G Fry and Son is an award winning local builder with an established track record in producing high quality developments which pay particular care to the character of their local surroundings. Frys are committed to this vision.



A sustainable residential extension

- Create a distinctive, high quality sustainable development.
- Provide direct access to uses necessary for everyday life where facilities are within easy walking distance of residents.



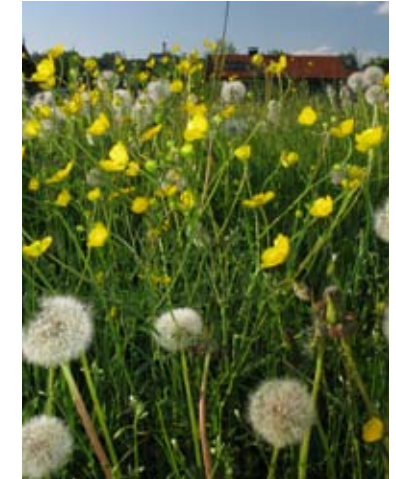
Integrate with the town

- Provide for easy and direct pedestrian and cycle linkages to key facilities in Chickerell.
- Maximise visual linkages throughout the development and to the village and integrate these with movement networks, aiding legibility and reassuring residents of its proximity.
- Provide a network of high quality open spaces that benefit both new residents and the existing community.



Connected Green Infrastructure

- Implement a robust and connected multi functional green infrastructure network that is strongly integrated with the existing landscape features of the site and primary movement routes.
- Provide high quality public spaces that promote healthy living and are linked by safe and direct pedestrian and cycle linkages.
- Create a green environment that provides social and community benefits for residents but also enhances biodiversity and ecology.



A distinctive place

- Allow natural features such as topography and planting to shape the environment and create a sense of place.
- Create a new distinct place which responds sensitively to the context of Chickerell, including its proximity to Chickerell conservation area and inclusion in the Land of Local Importance area.
- Provide a structure that promotes and aids legibility and permeability.



Introduction

This document has been prepared by Barton Willmore on behalf of C.G Fry and Son in support of proposals for development at the Bank and Ridge Farms site in the northern part of Chickerell.

The original justification for the development was contained in the Proposed Changes to the South West Regional Spatial Strategy (July 2008) which proposed that 700 additional dwellings are provided as an urban extension to Weymouth within West Dorset District. Though the RSS is due for abolition the need still exists.

In 2009 West Dorset District Council consulted on four alternative sites to meet this requirement, one of which was Bank and Ridge Farms. The results of this consultation are now being

considered.

The purpose of this document is to present a vision for the development of Bank and Ridge Farms to demonstrate its potential to make a sustainable contribution to meeting the requirement for the urban extension.

The following section provides an assessment and overview of the site and its context. This provides a starting point for shaping design proposals and ensuring that they respond sensitively

to and maximise the local context and character of the site and Chickerell.

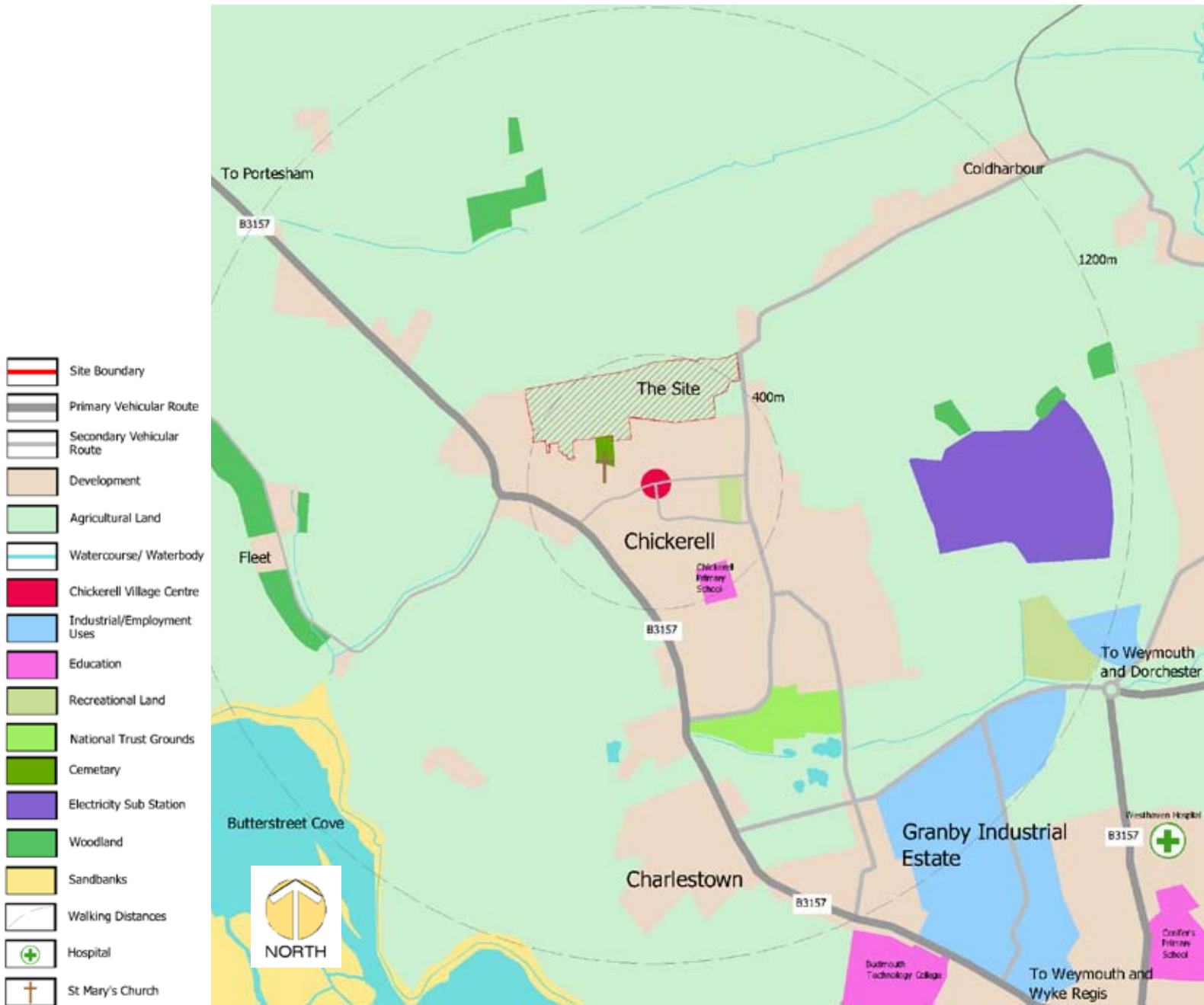
The Site

The site is located immediately to the north of Chickerell on an area of land which rises towards a northern ridge which runs in an east west direction to the north of the settlement. Its boundaries are defined by the existing urban edge of Chickerell to the south

and west, School Hill to the east and existing hedgerow boundaries to the north.

The site itself consists of a rectangular portion of agricultural land of approximately 10.9 hectares, which also contains a number of dwellings;

Existing Local Facilities Plan



North Square



Chickereil village Centre



Chickereil Playing Fields



St. Marys Church

Context

Chickerell is located 3.5km to the northwest of Weymouth and is currently separated from the town by a strip of undeveloped land that runs along the northern side of the B3157.

To the south of this highway is a business park and part of a golf course. To the east of Chickerell is an area of undeveloped land and a large electricity sub-station and more land used for golf courses and a driving range. Land to the west and north Chickerell is largely undeveloped agricultural land which contains a number of farm dwellings.

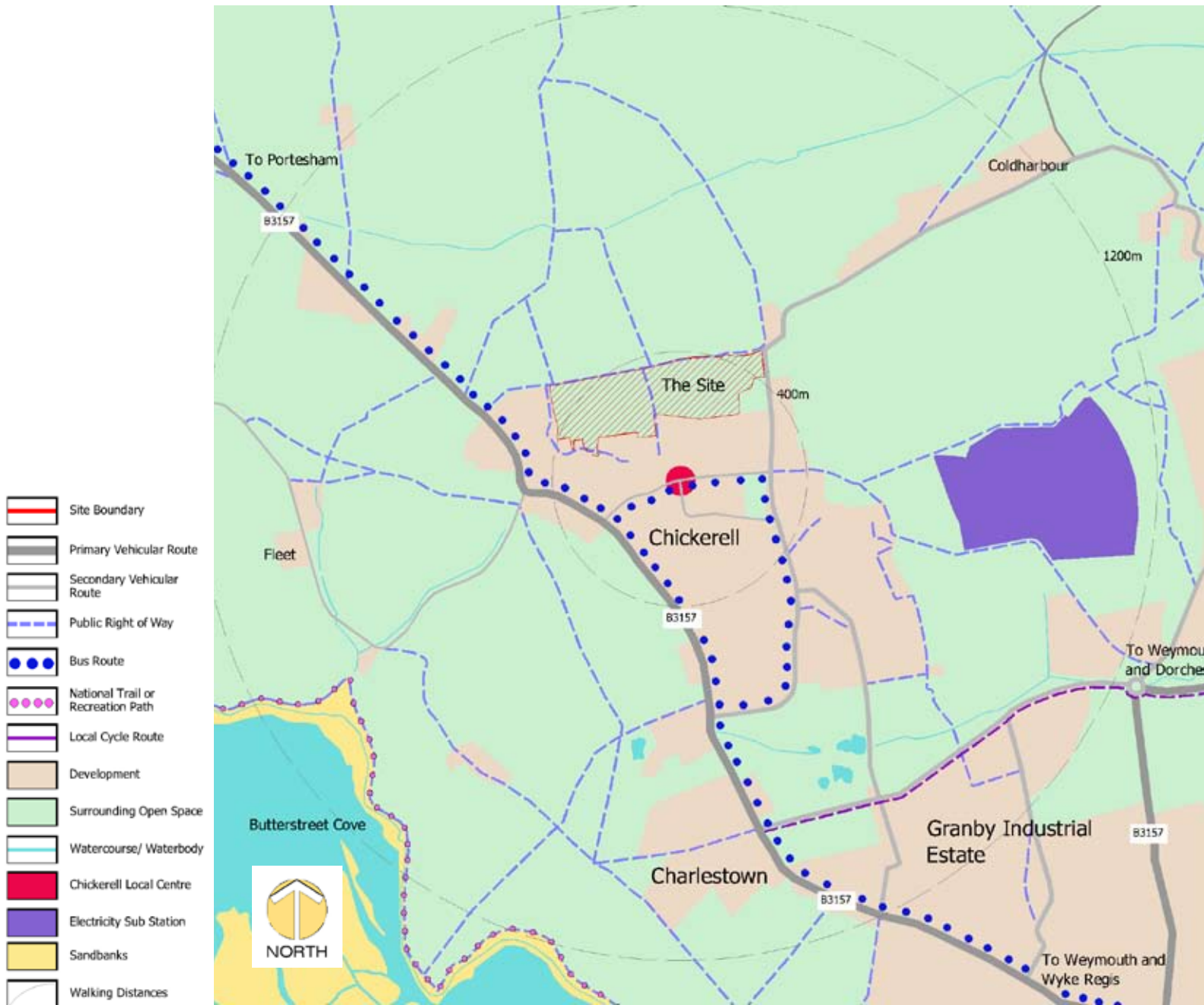
Chickerell is three quarters enclosed by LLLI (Land of Local Landscape Importance) to the west, north and east. The land north of Chickerell does not contribute to the separation between the town and the suburbs of Weymouth, so the principal justification for its inclusion as LLLI appears to be its role as a setting. To the west of the town are AoNB and Heritage Coast.

Chickerell Conservation Area (originally designated in 1990) adjoins the southern site boundary. It contains a rich variety of architectural and landscape features, including St Marys Church, a Grade II* Listed Building adjoining the southern boundary of the site.

There is potential for both the development and Conservation Area to complement each other and overall, bring enhanced benefits to Chickerell.

The town also benefits from a number of facilities including a shop, post office, public house, pharmacy, doctors, library and a primary school (all located within 500m of the southern site boundary).

Connectivity Plan



Connectivity

The proposed development at Bank and Ridge Farms is well located in terms of its access to facilities and sustainable forms of transport.

Walking and Cycling

The site is well connected to the Chickerell's village centre, with the entire site being located within 500m (around a 5 minute walk away). This gives easy access to local facilities and encourages walking and cycling, reducing dependency on the car.

A number of Public Rights of Way run through the site or adjoin the site boundary, providing pedestrian and cycle linkages to Southhill and Weymouth to the east, Fleet to the west and Charleston to the south.

A Public Right of Way runs north to south through the site, giving potential for the site to be strongly integrated with Chickerell and provide direct, easy linkages to surrounding areas.

Public Transport

Weymouth Railway Station is located around 3.5km from the site, connecting Weymouth, Chickerell and surrounding areas with destinations such as Dorchester, Poole and Yeovil.

Chickerell is served by a number of bus services that connect the town with Weymouth, Dorchester, Beaminster, Exeter and Poole (however, some of these services are seasonal).

Bus service 8 is the most regular service, running between Weymouth and Chickerell every 15 minutes from Monday to Saturday and every hour on Sunday.

The closest bus stops are within 450 metres of the entire site (around a five minute walk away), situated in the village centre on East Street.

Highways Network

The site is well connected to primary vehicular routes. The B3157 adjoins the western urban edge of the town providing linkages between the site and surrounding areas north and south of Chickerell. It also allows easy and direct access to Weymouth and the A354, linking it with Portland to the south and Dorchester to the north.

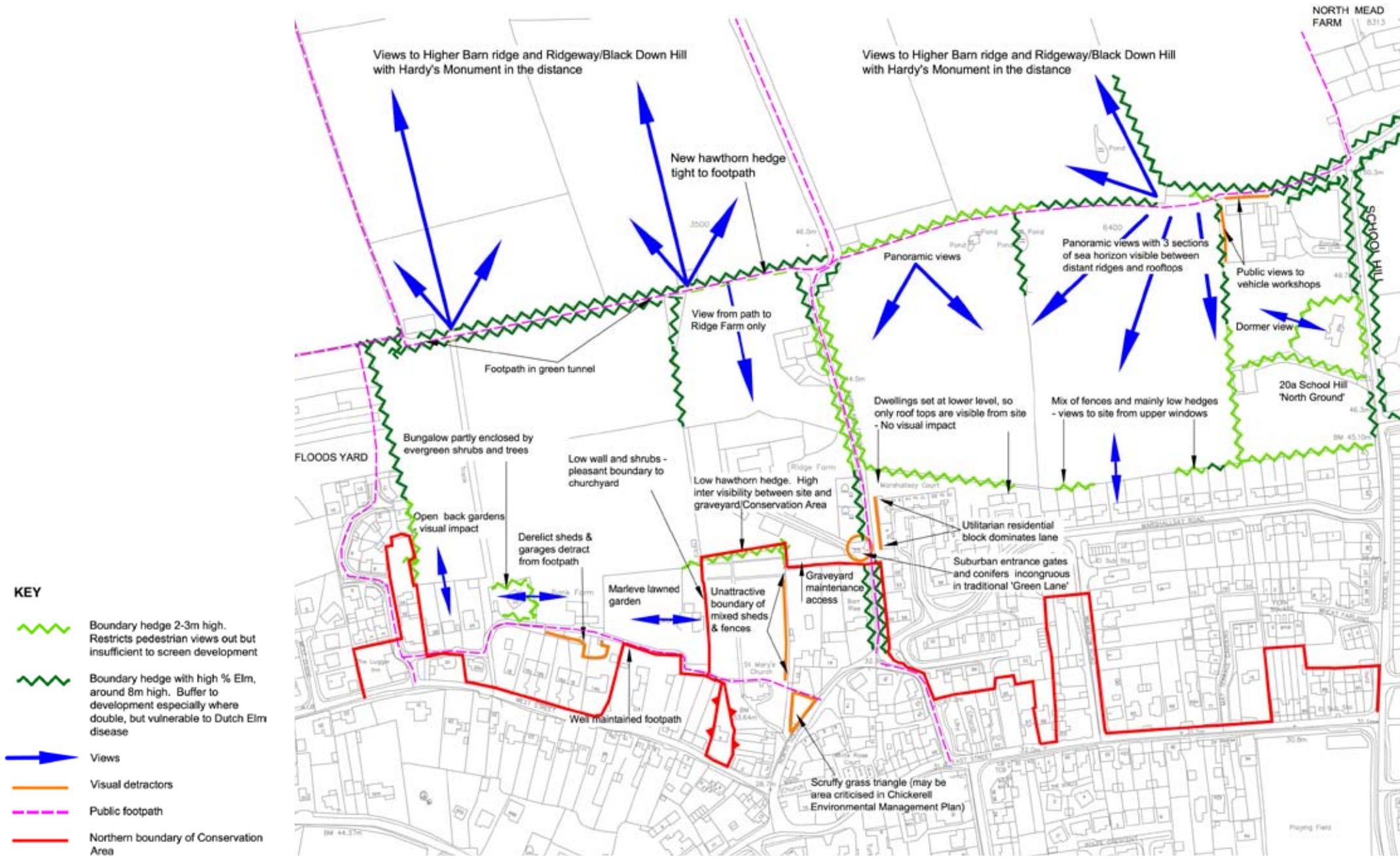
Transport Strategy

A Transport Strategy was produced in February 2009. This recommended that pedestrian and cycle access via Barr Lane to North Square would bring the development within safe and easy walking distance of local facilities in the town.

Incentives to encourage residents to use public transport would be required as the nearest bus stop is slightly further than the recommended distance from homes and it would be impractical to reroute the service through the development.

Vehicular access would be from School Hill to the east and Floods Yard to the west, which is to be developed by Frys who can ensure that the access is protected. This arrangement has been agreed in principle with the Highway Authority.

The highway network will have capacity to serve the anticipated level of development with the possible exception of the Glennie Way/Chickerell Road junction, which may need further investigation.



Landscape Character

A Landscape and Visual Appraisal was carried out in 2008 and updated in July 2009.

The report concludes that the site plays no part in the separation between Chickerell and Weymouth. Visibility of the site is exceptionally limited both from within the town and the wider area around Chickerell.

Nevertheless, the site encompasses a ridgetop and it is recommended that trees be planted along the northern boundary and that careful consideration be given to the location and scale of buildings along the site's northern edge.

Connection to the rural hinterland is offered by the site's footpaths. Development of the site would complement an aspect of the character of the settlement by completing the development of Chickerell's south facing slope up to its natural limits.

The most significant landscape features within the site are the boundary hedges, Barr Lane running north-south through the middle of the site and the two ponds in the eastern pair of fields.

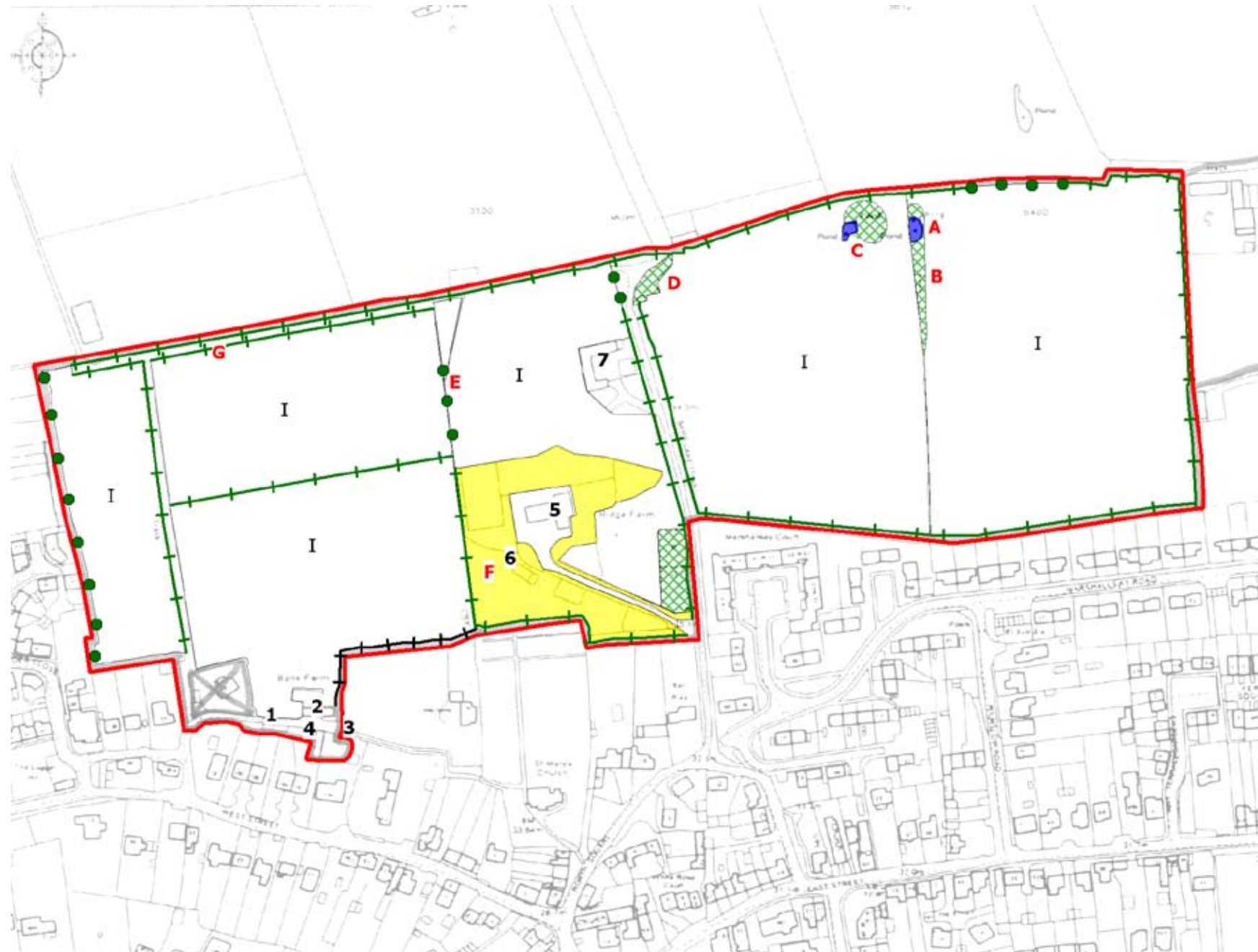
These hedges include lengths of green lane enclosing part of a public footpath along the northern boundary, at both its western and eastern ends.



Hedges and vegetation are significant landscape features of the site



View to Northern surrounding area



Flooding and Drainage

A Site Drainage Strategy was produced by Laurence Rae Associates Ltd in June 2010. It concludes that there are no drainage reasons why the site could not be developed.

The sewage treatment works and pumping stations have adequate capacity to accommodate the additional flow from the site. The capacity of the existing foul drainage pipe network is likely to require upgrading to create additional capacity. There is no evidence to suggest that the necessary works could not be successfully undertaken.

The site is located within flood zone 1 and there is a very low risk of tidal or fluvial flooding. Although soakaways are unlikely to provide a viable means of surface water management for a development on this site, water could be discharged via an existing piped surface water drainage system at an agreed rate, the maximum value of which would be equivalent to 'greenfield' runoff. Surface water would need to be stored on site in a sustainable way in ponds, swales and possibly underground piped storage.

Overland flow from the site is currently directed towards the existing residential properties along the southern boundary. The provision of bunds and ditches as part of the development surface water management strategy would protect those properties from surface water flooding particularly during intense rainfall events. This would reduce flood risk for existing residents.

Ecology

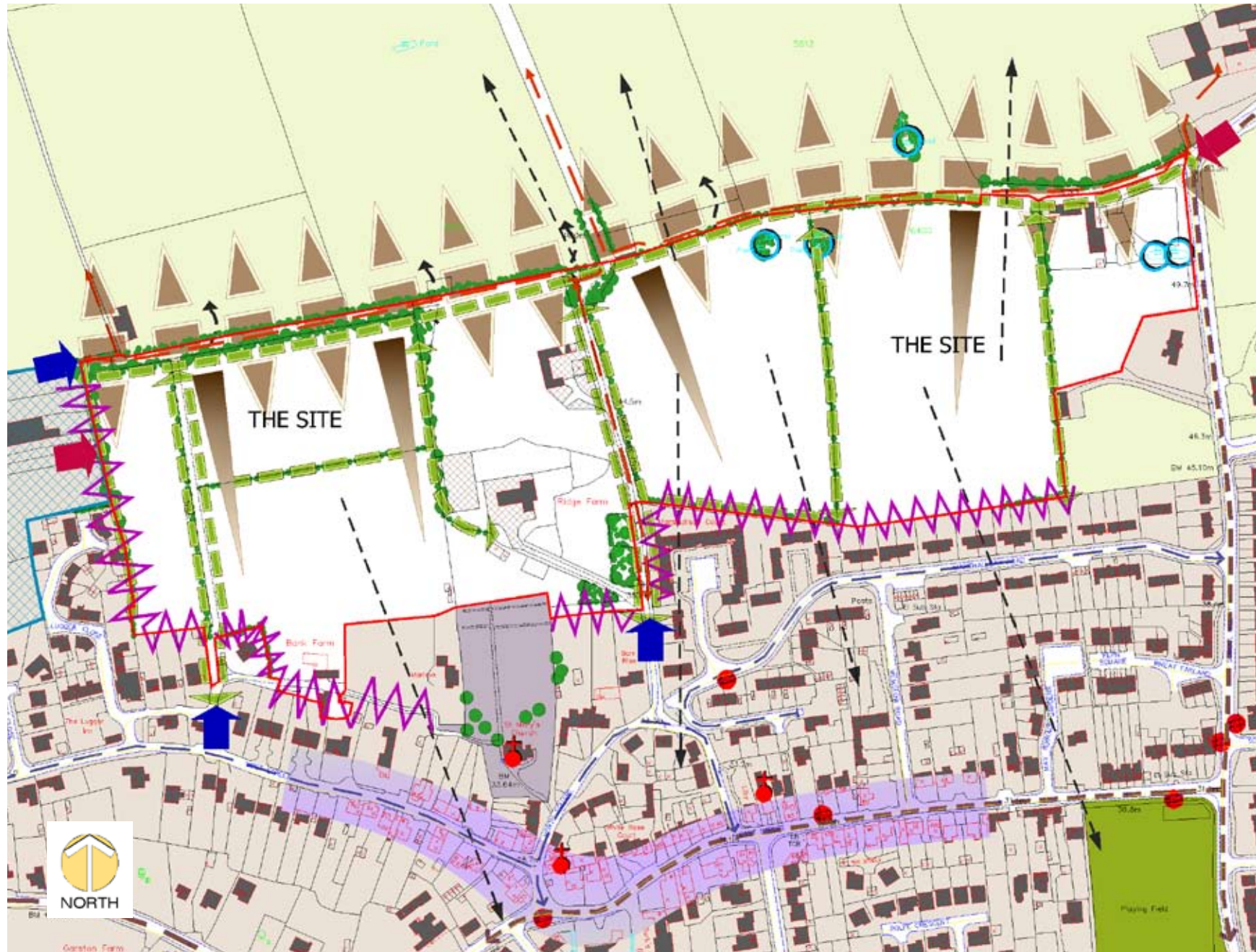
An extended Phase 1 Habitat Survey and Ecological Assessment was carried out in June 2008. It identified habitat suitable for great crested newt, bat, dormouse and reptiles, all of which are protected species. More detailed surveys will be required to establish whether these species are actually present. A mitigation strategy will depend on what species are present, but is likely to consist of minimisation of loss of habitat and replacement planting, minimisation of hedgerow breaches and retention of ponds.

Archaeology

An archaeological appraisal carried out in May 2008 revealed no major constraints to the development of the site. A limekiln in the northern part of the site might be retained or recorded. A programme of geophysical survey and trial trenching will need to be undertaken prior to the determination of a planning application.

Constraints and Opportunities Plan

-  site boundary
-  residential development
-  existing buildings
-  agricultural land
-  village centre
-  sports grounds
-  church yard
-  proposed Floods Yard development
-  bus stop
-  place of worship
-  boundary to adjacent properties backing onto site
-  principle roads around site
-  secondary roads around site
-  footpath
-  potential vehicular access
-  potential pedestrian and cycle access
-  existing trees and hedges
-  green links
-  Pond
-  ridge
-  downward direction of slopes
-  prominent views
-  glimpsed views



Constraints and Opportunities

The plan opposite provides an overview of the site, its context, and its relationship with the surrounding green infrastructure and urban development.

The following points provide a summary of the site assessment and the opportunities it provides:

Constraints

- Existing trees, hedgerows and other landscape features (including the two ponds) should be retained wherever possible.
- Views into the site should be carefully considered to ensure that the development is visually attractive and responds sensitively to its hillside setting, in particular the northern extent of the site which is the area of most significant visual impact.
- Development will have to take account of and respond to the site's sloping topography with regard to the location of streets and provide appropriate additional water attenuation areas.

- Existing development adjoins the southern boundary of the site. This will need to be treated with sensitivity in terms of responding to existing storey heights, setbacks and boundary treatments and the sloping topography of the site to ensure that their privacy is maintained.

Opportunities

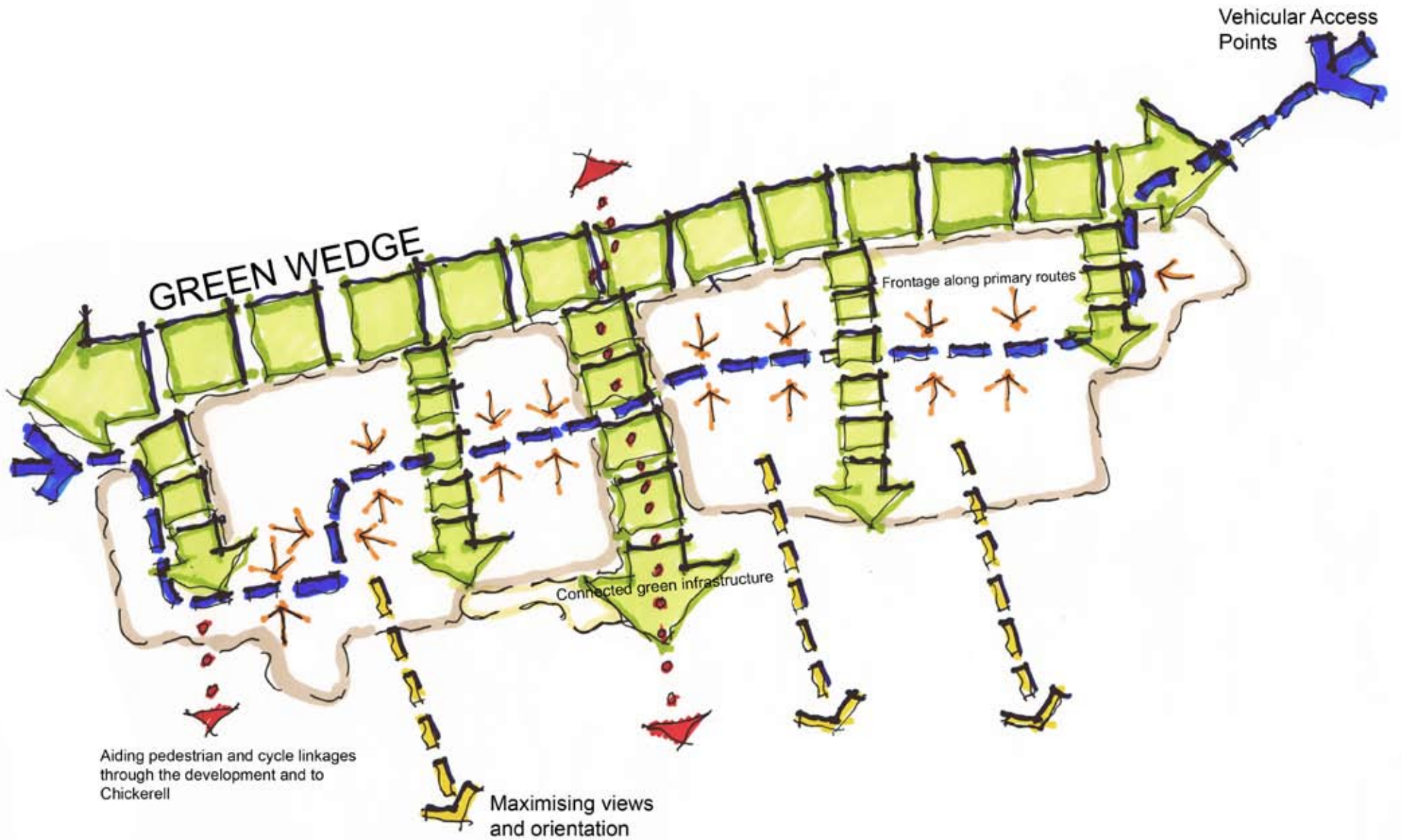
Overall there is great potential for the site to provide a high quality, sustainable residential development that is strongly integrated with the town to benefit both new residents and existing communities of Chickerell.

- The development should enhance the setting of the conservation area and St Marys Church including a possible cemetery extension.

- Pedestrian and cycle connections to local amenities, Chickerell Primary School, bus stops and surrounding areas should be maximised to aid connectivity and promote healthy lifestyles.
- The development should allow existing landscape features to become primary structuring elements of the masterplan wherever possible including existing trees and hedges, ponds and topography to create a visually attractive development with a distinct identity.

- The primary vehicular access points will be taken from School Hill and the yet to be constructed development on Flood's Yard to ensure that residents have quick and easy access to the development.

- The site is well connected to the surrounding green infrastructure network. This potential should be maximised to enable the proposed development to integrate existing landscape features with new areas for recreation, play and enhanced planting; providing new facilities for new and existing residents of Chickerell.
- The development should respond to key views and orientation.



Development Principles

The main aim of the development is to provide a high quality, sustainable residential community that promotes healthy, happy living for both new and existing residents of Chickerell. The development will also support and regenerate the existing village centre by providing a new population within walking distance. The following guiding principles have informed the design of the layout;

Residential Development

- The use of perimeter blocks to create a strong, legible structure of streets and spaces where both views and orientation are maximised.
- The development will respond sensitively to existing dwellings and the Conservation Area boundary in terms of scale, boundary treatments and topography.
- The development will have a distinct identity created through a variety in layout, density and architectural styles and inspired by the existing landscape characteristics of the site and the adjoining Conservation area to the south.

Integration with Existing Community

- Provide direct and easy pedestrian and cycle connections to Chickerell and the surrounding area.
- Provide a generous amount of public open space that promotes the opportunity to share new play and recreation facilities with Chickerell.
- Explore the opportunity for providing an extension to the cemetery.

Landscaping and Ecology

- Create a ridgeline linear park that softens the appearance and visual impact of the development and includes provisions for play, recreation and food growth.
- The retention of existing trees, hedgerows and ponds to retain and enhance biodiversity and ecology.
- Integrate existing landscape features with a strong green infrastructure network that provides a series of 'green fingers' throughout the development.

- The creation and protection of strategic planting along the site boundaries to assist in providing an enhanced setting for the development.

Access and Movement

- Retain and enhance existing Public Rights of Way which run north south through the site and integrate these pedestrian and cycle linkages with the network of routes and spaces within the development.
- The location of the primary vehicular access on School Hill will allow residents to access the development quickly and with ease.

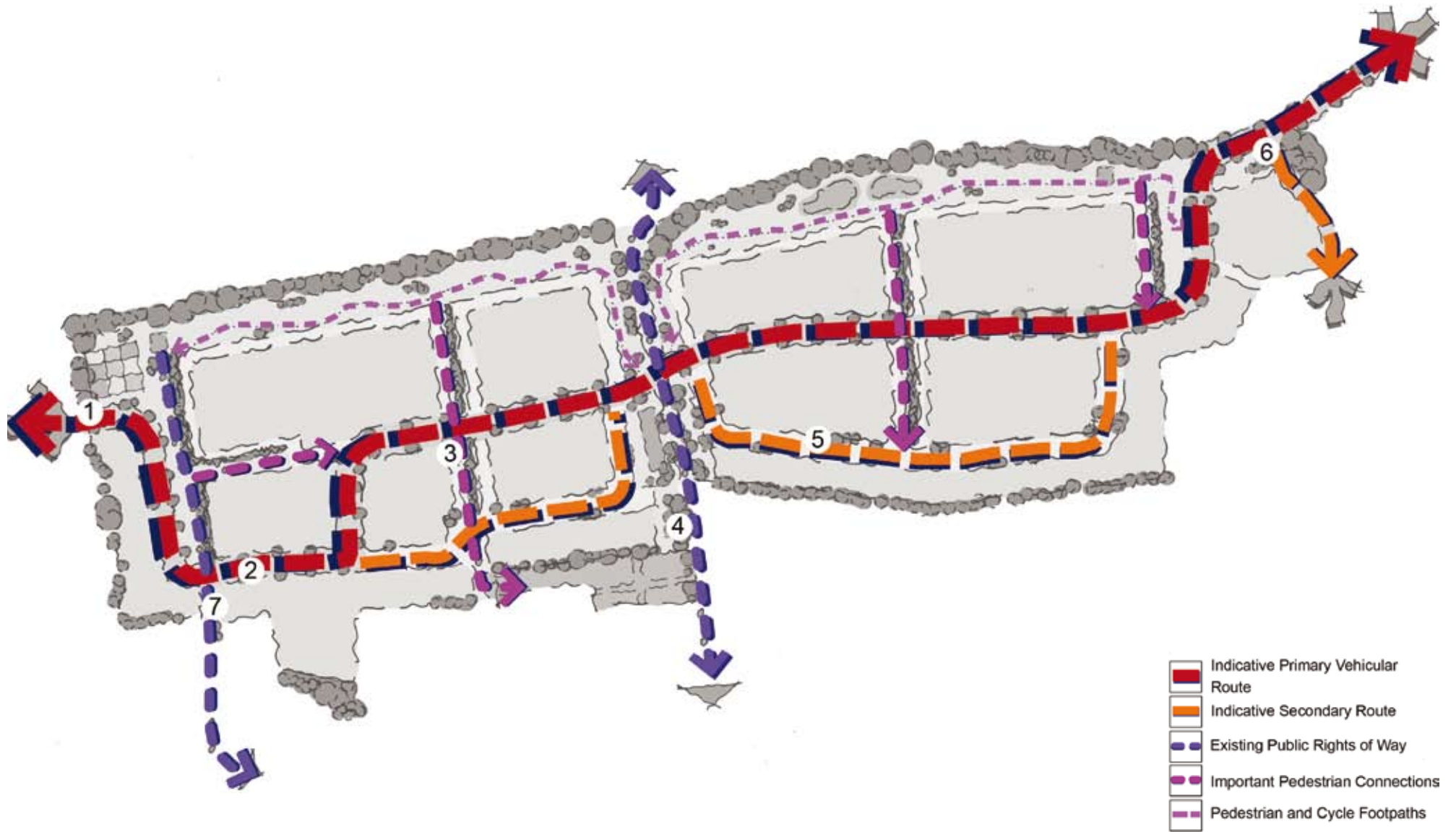
Concept Masterplan



Concept Masterplan

The concept masterplan for the Bank and Ridge Farms site in North Chickerell is provided opposite. This builds upon the design concepts for the proposal and provides further information with regard to how the site proposals could be realised.

<ul style="list-style-type: none"> • Overall the masterplan provides up to 8.07 hectares of developable land consisting of: • 300 new homes (based on 37 dwellings per hectare) • The masterplan also provides: • 1.58 hectares of natural and semi natural green space (including the 0.19 hectare extension to the cemetery) • 0.10 hectares of space for allotments • 0.06 hectares of recreation and play space (consisting of a LEAP and two LAPs) • 0.05 hectares of amenity space • 0.79 hectares of strategic planting 	<h2>Key Features</h2> <h3>Access</h3> <ul style="list-style-type: none"> • A1 Potential secondary vehicular access point from proposed Floods Yard development • A2 Indicative primary movement route • A3 Retention and enhancement of existing Public Rights of Way running north south through the site. These routes also reflect key desire lines to local shops and amenities in Chickerell • A4 Access to a number of dwellings is provided by private drives • A5 Primary vehicle access from School Hill 	<h2>Other</h2> <ul style="list-style-type: none"> • O1 Area allocated for the extension to the cemetery with footpath link. New dwellings back on to the cemetery <h2>Residential</h2> <ul style="list-style-type: none"> • R1 Dwellings front onto movement routes to ensure good levels of natural surveillance and enclosure • R2 Higher density blocks are located in the southern part of the site and back on existing residential development adjoining the southern site boundary • R3 The use of perimeter blocks aims to aid legibility and permeability 	<h2>Landscape</h2> <ul style="list-style-type: none"> • L1 A new ridgeline linear park provides a pleasant space for recreation in addition to softening the appearance of the development • L2 Existing hedgerows are retained and enhanced wherever possible • L3 Barr Lane functions as a green lane and provides a pleasant pedestrian and cycle route through the development • L4 Existing ponds in the northern part of the site are retained and their setting enhanced • L5 Strategic Planting along ridgeline and eastern and southern boundary • L6 New play facilities • L7 Allotments
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Access and Movement Strategy

The key elements of the movement and access strategy are as follows:

- 1 There is potential for a secondary vehicular access point from the proposed Floods Yard development. This would also help aid pedestrian and cycle circulation.
- 2 Pedestrian and cycle circulation is provided in the form of safe and attractive streets and spaces in addition to a network of designated Public Rights of Way and footpaths.
- 3 Pedestrian and cycle connections from the north to south of the site have been maximised and integrated with the existing hedgerows. Primary pedestrian connections have been accommodated with green space where possible to create attractive and pleasant routes.
- 4 Barr Lane bisects the site and is integrated with green space, providing an easy pedestrian and cycle connection to the development, key facilities in Chickerell to the south and open countryside to the north.
- 5 A secondary route (shown indicatively) provides direct internal connections.
- 6 The primary vehicular access point is located on School Hill to ensure quick and easy access to the development.
- 7 The existing Public Right of Way has been retained and reflects a key desire line to local facilities in Chickerell and Chickerell Primary School.



- | | |
|---|---|
|  Ridgeline Linear Park |  Area allocated for cemetery extension |
|  Green Wedges |  Retained Ponds |
|  Green Route |  Allotments |
|  Strategic Planting |  LEAP |

Landscape Strategy

The key elements of the landscape strategy are as follows:

- 1 New ridgeline linear park provides a soft edge to the development and retains much of the existing trees, hedgerows and vegetation. It also incorporates a trim trail.
- 2 All areas of public open space are well defined and overlooked by built form. The arrangement of open space and the incorporation of the existing Public Rights of Way and footpaths create pleasant circulatory walks which provide for exercise and healthy living.
- 3 Existing hedgerows have been retained and integrated with the green infrastructure network wherever possible.
- 4 Area allocated for the extension to the cemetery.
- 5 Barr Lane provides a strong green focal point of the development. It is integrated with the ridgeline linear park and enclosed by new areas of public open space.
- 6 The existing ponds in the northern part of the site have been retained.
- 7 Strategic planting has been used along the southern and eastern site boundary to ensure that the development responds sensitively to existing dwellings. It is also a strong feature of the ridgeline park, aiding biodiversity and ecology.
- 8 The primary movement route is integrated with the green infrastructure network, providing an attractive and pleasant green route that connects areas of public open space.
- 9 The primary movement route is integrated with the green infrastructure network, providing an attractive and pleasant green route that connects areas of public open space.
- 10 New ridgeline linear park provides a soft edge to the development and retains much of the existing trees, hedgerows and vegetation.

Sustainability

A sustainability assessment has been undertaken using the tests set out in the RSS. This is set out on the table below.

Key to table	
++	Significant Positive Effect
+	Positive Effect
0	No or Neutral Effect
-	Negative Effect
--	Significant Negative Effect
?	Uncertain Effect

This shows a high level of positive scores.

Therefore we can conclude that the development achieves a high level of sustainability.

HIGH LEVEL OBJECTIVE	DETAILED QUESTIONS: DOES THE PROPOSAL?	EFFECT	COMMENT	POTENTIAL FOR MITIGATION OR ENHANCEMENT
1.IMPROVE HEALTH	<p>1.1 Improve Health.</p> <p>1.2 Reduce Health Inequalities.</p> <p>1.3 Promote Healthy Lifestyles, especially routine daily exercise.</p>	<p>+</p> <p>+</p> <p>+</p>	<p>Pedestrian and cycle facilities will be enhanced throughout the development to promote healthy lifestyles and physical activity.</p> <p>A generous amount of public open space provides areas for play and recreation and is strongly integrated with pedestrian and cycle linkages.</p> <p>The development is within a 500m walk of Chickerell's key facilities, encouraging walking and reducing dependency on the car.</p>	Potential to provide for a range of open space typologies to further promote healthy lifestyles.
2. SUPPORT COMMUNITIES THAT MEET PEOPLE'S NEEDS	<p>2.1 Help make suitable housing available and affordable for everyone.</p> <p>2.2 Give everyone access to learning, training, skills and knowledge.</p> <p>2.3 Reduce crime and fear of crime.</p> <p>2.4 Promote stronger, more vibrant communities.</p> <p>2.5 Increase access to and participation in cultural activities.</p>	<p>++</p> <p>+</p> <p>+</p> <p>+</p> <p>0</p>	<p>The development will comprise a mixture of house types and tenures, including affordable housing.</p> <p>Development will make a financial contribution to school places it generates a need for.</p> <p>The development will be designed in accordance with Secure by Design to ensure that there are good levels of natural surveillance, enclosure and activity.</p> <p>Several strong footpath connections to the centre of the town help to integrate the site into the community.</p>	<p>S106 Obligations</p> <p>S106 Obligations</p>

HIGH LEVEL OBJECTIVE	DETAILED QUESTIONS: DOES THE PROPOSAL?	EFFECT	COMMENT	POTENTIAL FOR MITIGATION OR ENHANCEMENT
3. DEVELOP THE ECONOMY IN WAYS WHICH MEET PEOPLE'S NEEDS	<p>3.1 Give everyone access to satisfying work opportunities whether paid or unpaid.</p> <p>3.2 Help everyone afford a comfortable standard of living.</p> <p>3.3 Reduce poverty and income inequality.</p> <p>3.4 Meet Local Needs Locally.</p> <p>3.5 Increase the Circulation of Wealth within the area.</p> <p>3.6 Harness the economic potential of the coast in a sustainable way.</p> <p>3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising.</p>	<p>++</p> <p>+</p> <p>+</p> <p>++</p> <p>+</p> <p>0</p> <p>+</p>	<p>The development is close to the Granby Industrial Estate and other employment opportunities in Weymouth which can be reached by public transport.</p> <p>Better housing contributes to standard of living.</p> <p>The scheme will provide an element of affordable housing to meet local needs and provide a balanced addition to the existing community.</p> <p>The proposal is intended to meet the needs of Weymouth as close as possible to the town.</p> <p>Additional homes will boost the economy of Chickerell, increasing spending in local shops and facilities.</p> <p>The scheme will include a “Low Carbon Sustainability Strategy” that will consider the energy needs and carbon footprint of the development.</p>	<p>Review and improve public transport connections to surrounding employment areas.</p> <p>Scheme design to be underpinned by commitment to reducing the carbon footprint of all aspects of the development from construction to influencing the travel behaviour of occupants.</p>

HIGH LEVEL OBJECTIVE	DETAILED QUESTIONS: DOES THE PROPOSAL?	EFFECT	COMMENT	POTENTIAL FOR MITIGATION OR ENHANCEMENT
4. PROVIDE ACCESS TO MEET PEOPLE'S NEEDS WITH LEAST DAMAGE TO COMMUNITIES AND THE ENVIRONMENT	4.1 Reduce the need/desire to travel by car.	+	The proposals will create the opportunity to provide housing within walking distance of key facilities in Chickerell. Regular bus services connect to destinations in Weymouth.	Continue to address and improve public transport facilities that serve the site.
	4.2 Reduce the need/desire to travel by air.	0		
	4.3 Help everyone access basic services easily, safely and affordably.	++	Existing bus routes lie in close proximity to the site and are strongly integrated with pedestrian and cycle links.	
	4.4 Make public transport, cycling and walking easier and more attractive.	++	Pedestrian and cycle routes are integrated with public open space and existing landscape features to create attractive and direct connections through the development, to Chickerell town centre and surrounding countryside.	
	4.5 Encourage a switch from transporting freight by road to rail or water.	0		

HIGH LEVEL OBJECTIVE	DETAILED QUESTIONS: DOES THE PROPOSAL?	EFFECT	COMMENT	POTENTIAL FOR MITIGATION OR ENHANCEMENT
5. MAINTAIN AND IMPROVE ENVIRONMENTAL QUALITY AND ASSETS	5.1 Protect and enhance habitats and species (taking account of climate change).	+	The development does not impact greatly on protected species and the opportunity exists to retain and enhance habitats. The development has retained existing hedgerows, trees and watercourses wherever possible.	Habitat creation and enhancement securing biodiversity gain.
	5.2 Promote the conservation and wise use of land.	+	The development is designed to have minimum impact on the landscape.	Creation and enhancement of landscape/planting.
	5.3 Protect and enhance landscape and townscape.	+	Strategic planting, retention of existing landscape features and the ridgeline linear park all aim to soften the appearance of the scheme.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life.	+	Both the existing built context of Chickerell and landscape character features on the site have inspired the design and encouraged a distinct identity for the scheme.	
	5.5 Maintain and enhance cultural and historic assets.	0	It is not considered to be a site containing significant archaeological or historic remains.	
	5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change).	+	The development is not in an area at high risk of flooding.	

HIGH LEVEL OBJECTIVE	DETAILED QUESTIONS: DOES THE PROPOSAL?	EFFECT	COMMENT	POTENTIAL FOR MITIGATION OR ENHANCEMENT
6. MINIMISE CONSUMPTION OF NATURAL RESOURCES	6.1 Reduce non-renewable energy consumption and 'greenhouse' emissions.	+	The development reduces the need to travel by car to Chickerell. Proposals will include a low carbon sustainability strategy that will consider opportunities for renewable energy to be incorporated.	Introduction of energy efficient measures in the design.
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change).	-	Improvements to the water supply and foul drainage infrastructure will be required.	Introduction of water efficient measures and surface water run off strategy.
	6.3 Minimise consumption and extraction of minerals.	0		
	6.4 Reduce waste not put to any use.	0	There is nothing intrinsically wasteful in the development.	Maximum use of recycling including during construction. Preparation of Construction Environmental Management Plan.
	6.5 Minimise land, water, air, light, noise and genetic pollution.	+	Normal precautions will be taken to minimise the effects of pollution. The site is in agricultural use and not expected to be polluted or close to sources of pollution.	

The development will maximise the opportunity to provide a high quality sustainable extension to Chickierell



A distinct identity has been created at Pondbury



Village style development



Chickierell's local character should be respected



Benefits of proposed Development

An indicative masterplan has been presented to demonstrate the way in which this site can be brought forward for development. In summary, the site can deliver or facilitate the following:

- The development of a high quality residential environment in the form of a sustainable urban extension which makes good use of land;
- The delivery of housing on a sustainable site well related to the existing built up area of Chickerell and close to key facilities;
- The ability to contribute towards affordable housing provision;
- The potential to accommodate the development within its landscape setting whilst retaining and enhancing existing landscape features;
- The opportunity to enhance the sustainability credentials of the area by making improvements to the local walking, cycling and public transport networks as appropriate; and
- The provision of new areas for play and recreation, benefitting both existing and future residents of Chickerell.

Conclusion

A need for additional homes on the northern side of Weymouth has been demonstrated. This document has shown how about 300 of these homes could be provided in a sustainable and attractive manner on the northern side of the Chickerell without adversely affecting landscapes of the highest quality such as the Area of Outstanding Natural Beauty and Heritage Coast.

This development can be delivered in the manner shown in the document as demonstrated by the supporting technical studies.

In response to last year's public consultation we showed why we think this is the best location to start to meet the requirement for new homes and this document adds a vision to how this could be achieved. We commend this vision and these proposals to the Council.

