



LUC

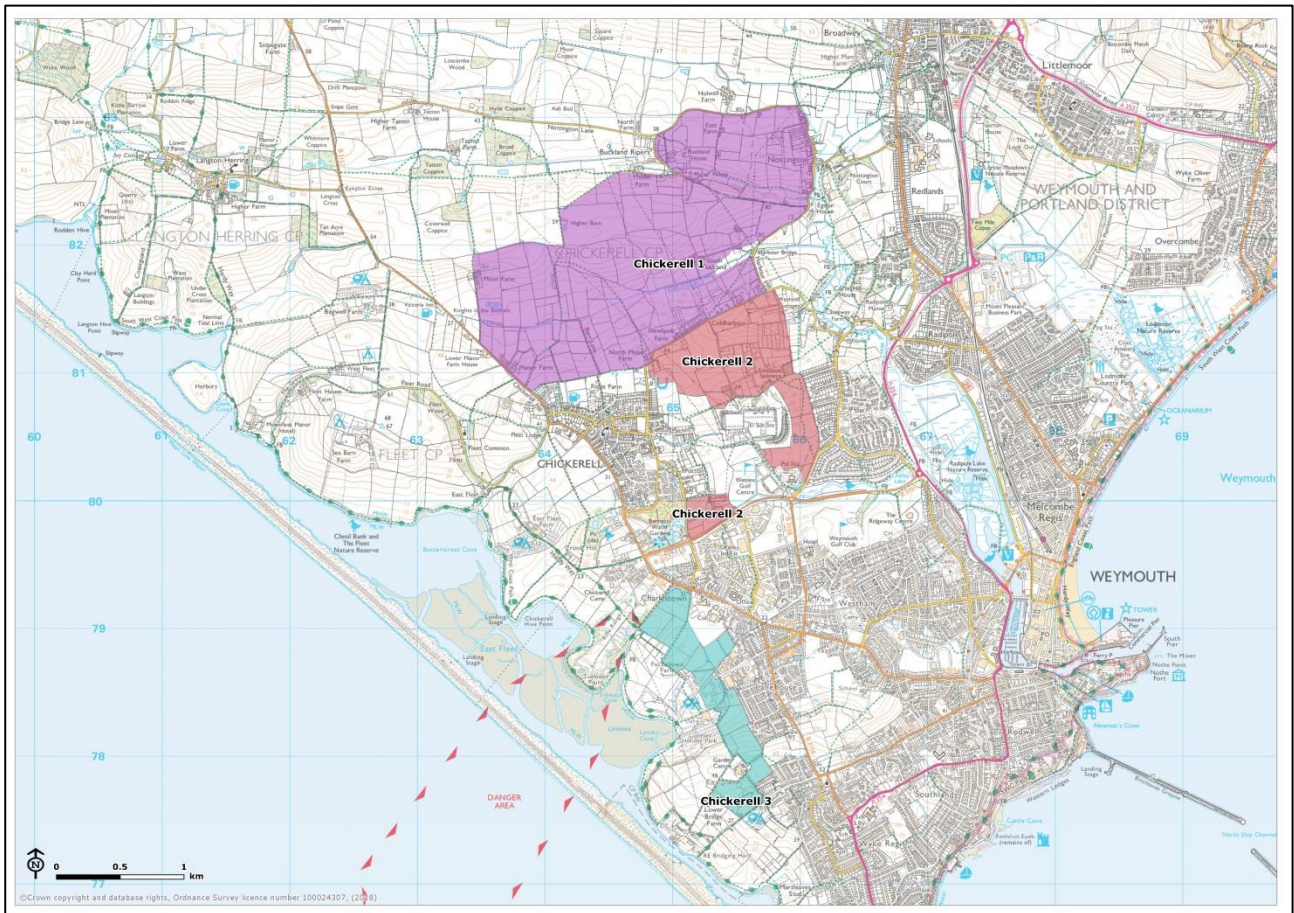
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West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

Stage 2 Assessment: Chickerell

Prepared by LUC
July 2018

Chickerell



Representative photographs of the settlement



Location and description

Chickerell was originally a small, nucleated village focused on the parish church. The settlement has expanded significantly in the 20th century, and is now associated with (although remains separate from) the suburbs of Weymouth.

The landscape setting of the settlement is characterised by picturesque views of the English Channel including Chesil Beach. The remainder of the surrounding landscape is characterised by undeveloped sloping/undulating agricultural land.

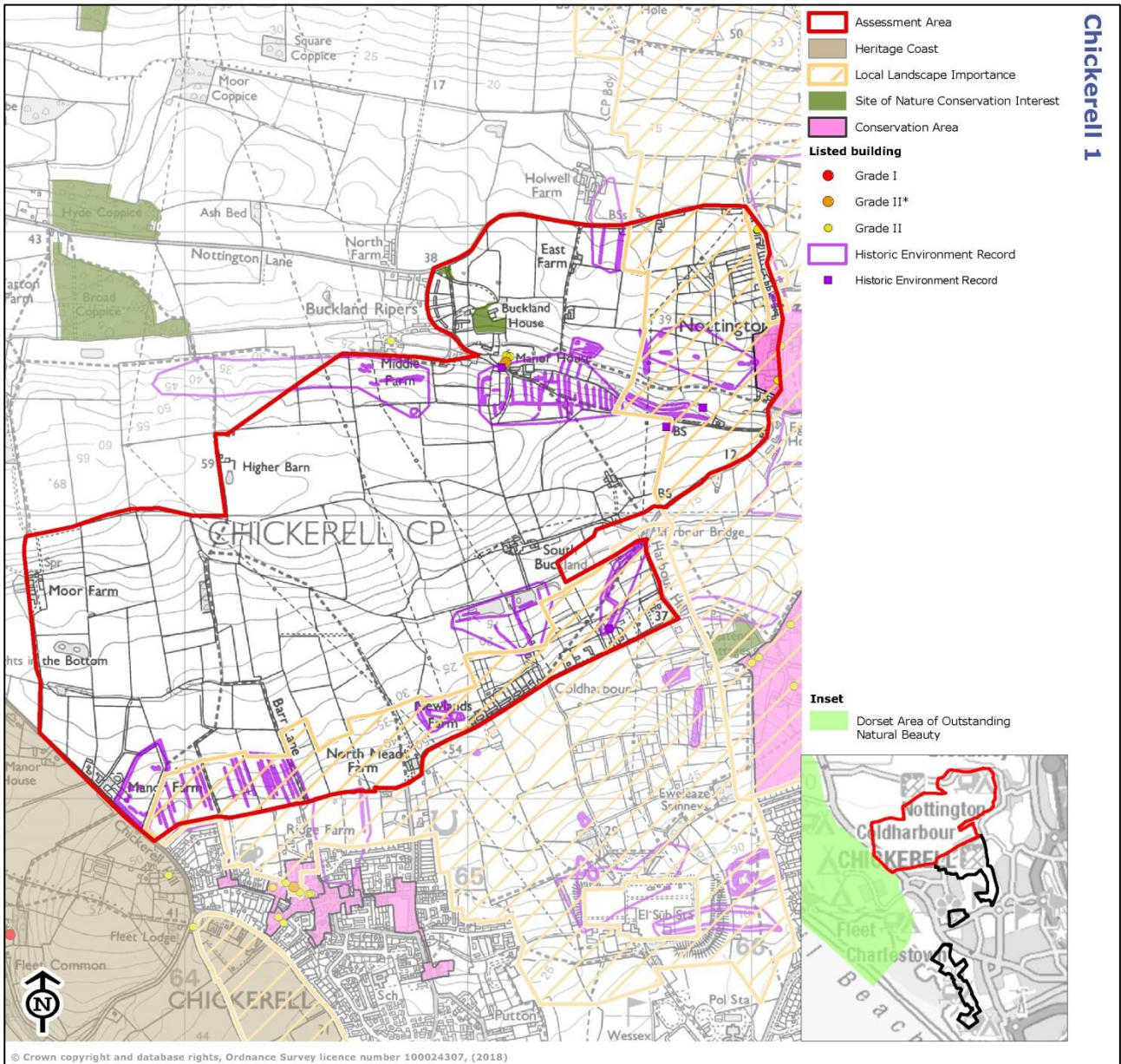
Aerial context

CHICKERELL



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Assessment area: Chickerell 1



Representative photographs



Landscape sensitivity assessment

| Landscape character context | | | | |
|---|--|----------|------------|-------------------|
| <p>This assessment area falls within the South Dorset Ridge and Vale Landscape Character Area. It is partially within Wey Valley and north and east of Chickerell sites of Local Landscape Importance, and is adjacent to the Dorset AONB and West Dorset Heritage Coast to the south-west.</p> <p>It comprises a large rural area of arable and pasture fields to the north and east of Chickerell characterised by an absence of settlement apart from occasional farms.</p> | | | | |
| Assessment criterion | Description | | | Sensitivity score |
| Physical character (including topography and scale) | <ul style="list-style-type: none"> This landscape covers a large area of sloping and undulating land associated minor stream valleys. Varied scale; small-scale and intimate on lower slopes, becoming more expansive and larger scale on higher ground. | | | M-H |
| Natural character | <ul style="list-style-type: none"> The overall land use is mixed pasture and arable agriculture. Numerous tracts of deciduous woodland, often located along watercourses contributing to natural character. Buckland Ripers Meadow SNCI is located in the north-east of this area, adjacent to Buckland House. Some scrub is located near Moor Farm. | | | M |
| Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>) | <ul style="list-style-type: none"> The east of this area contains a small part of Nottingham Conservation Area, with the landscape forming part of its wider setting and that of its component Listed Buildings. The HLC indicates that the fields within this area are primarily post-medieval and modern enclosures. The area contains a number of Listed Buildings in the vicinity of Buckland Ripers including the Grade II* Church of St Nicholas. | | | M |
| Form, density and setting of existing development | <ul style="list-style-type: none"> The area is generally unsettled, with development limited to occasional farms and rural properties generally at lower elevations and often screened by trees/woodland. This area is physically and visually separated from Chickerell. A stretch of linear development is located along Coldharbour in the south of the area. This area separates Chickerell from the smaller settlements of Nottingham and Buckland Ripers and provides an undeveloped setting to these settlements. It also provides part of the wider landscape setting to Weymouth and its suburbs. | | | H |
| Views and visual character including skylines | <ul style="list-style-type: none"> The skylines are crossed by numerous pylon lines, and elsewhere are marked by hedgerows and trees. From higher ground, there are extensive views across the landscape and beyond, including hills within the AONB. Lower-lying land has more contained views owing to topography. | | | M-H |
| Perceptual and experiential qualities | <ul style="list-style-type: none"> Strongly rural and far removed from existing development, although there are some modern intrusions (e.g. pylons) On high ground, there is an open and expansive character. Busy roads adversely impact on rural and tranquil perceptions. | | | M-H |
| Overall assessment of landscape sensitivity | | | | |
| L | L-M | M | M-H | H |
| <p>The lightly settled and relatively remote rural character of the landscape, areas of visually prominent open and elevated land affording long views, valued tracts of deciduous woodland and locally designated habitats at Buckland Ripers Meadow SNCI, land within and that forms a setting to Nottingham Conservation Area, role as part of the wider rural backdrop to Chickerell and north-west Weymouth, presence of Listed Buildings including the Grade II* St Nicholas Church and strong rural character results in an overall landscape sensitivity score of moderate-high.</p> | | | | |

Heritage sensitivity assessment

Chickerell Historic Landscape Characterisation (HLC) context

The historic character of the area is comprised primarily of fields created through planned enclosure and piecemeal enclosure from the post-medieval period onwards. However, an area along the north-west edge of the assessment area comprises part of the medieval settlement of Buckland Ripper, which extends along the valley floor, while along the southwestern edge is an area of enclosed medieval strip fields. Along the southern edge of the development area sits Coldharbour, a late 20th century linear settlement.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area include:

- Nottingham Conservation Area
High importance
- Grade II* listed - Church Of St Nicholas [1151971]
High importance
- Grade II Listed - The Manor House [1118694]
High importance
- Grade II listed - Linden House, The End [1304967]
High importance
- Grade II listed - Walls, Gates, and Outbuilding to Number 162 Brook House [1272089]
High importance
- Grade II Listed - Pear Tree Cottage, Thornleigh, Mallard Cottage, Orchard Cottage and Front Wall [1334453]
High importance
- Grade II listed – The Malt House and Malt House Cottage [1096759]
High importance

Non-designated assets within the assessment area include:

- An early Bronze Age to Late Iron Age field boundary [MDO24772]
Low importance
- Two Roman burials [MWX4838]
Low importance
- Medieval settlement [MDO873]
Low-medium importance
- Medieval to post-medieval agricultural features including field boundaries, a lynchet and a water meadow [MDO24807; MDO24815; MDO25715; MDO25716; MDO24775; MDO24769; MDO24769; MDO25718; MDO24774; and MDO24804]
Low importance
- Medieval and post-medieval extractive features [MDO25721; MDO25703; MDO24805; MWX3924; MDO24816; and MWX3908]
Low-negligible importance
- Modern bomb crater [MDO25708]
Low-negligible importance
- Kiln of unknown date [MDO6713]
Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all archaeological and, as such, are highly susceptible to physical change as a development will most likely result in their truncation/ total removal. Where there has been past extractive activity, e.g. in localised areas within the northern end of the development area, any potential archaeological remains will have

already been removed. The known remains are not of a level of significance to cause an absolute constraint to the planning process but an extensive programme of archaeological investigation would be required.

The assessment area takes in the western side of Nottingham Conservation Area. Development within this area would physically change the character and appearance of the Conservation Area contravening the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that these elements should be preserved or enhanced.

Likely susceptibility to setting change as a result of development

- Nottingham Conservation Area
High importance
- Radipole Conservation Area
High importance
- Chickerell Conservation Area
High importance
 - Nottingham and Radipole are both rural settlements situated in the Wey Valley. They derive significance from their historical, functional, and visual associations with their wider rural setting. The valley side location of the assessment area means that development may be highly visually intrusive to the conservation areas which sit below it. Although originally a small nucleated rural village, Chickerell is now a small town. Its conservation protects the historic core, now surrounded by suburban development on all sides but the north, which is where the assessment area lies. Development in this area would reduce the ability to understand its historical origins. It would also conflate the settlement with Nottingham reducing the legibility of its historical setting too.
- Grade II* listed - Church Of St Nicholas [1151971]
High importance
- Grade II Listed - The Manor House [1118694]
High importance
- Grade II listed - Linden House, The End [1304967]
High importance
 - These three assets are located within the assessment area and could, potentially, be surrounded by development – resulting in their being severed from their rural
- Grade II Listed Middle Farmhouse [1324224]
High importance
 - This asset is located just outside the northern edge of the assessment area. Development would impact the farm houses wider rural setting with which it has a functional and historical relationship.
- Grade II Listed Tatton Farm [1118699]
High importance
 - Located to the north of the assessment area, this farmhouse has a functional and historical relationship with its rural setting, but views south appear to be largely shielded by tree cover and vegetation.
- Grade II Listed Morn Lodge [1118695]
High importance
 - Intervisibility with this asset may result in some visual intrusion on its semi-rural setting.
- Grade II listed - Walls, Gates, and Outbuilding to Number 162 Brook House [1272089]
High importance

Overall assessment of sensitivity of heritage assets to change within the area

| L | L-M | M | M-H | H |
|---|-----|---|-----|---|
|---|-----|---|-----|---|

The assessment area is of **high** sensitivity. Development, particularly within the northern portion of the area, has the potential to give rise to very significant setting change to a number of designated heritage assets. Inclusion of part of the Nottingham Conservation Area has the potential to result in significant change to the character and appearance of the asset, giving rise to harm – along with extensive setting change to designated and non-designated assets therein.

Development adjacent to Buckland Ripers could give rise to significant effects to designated assets, by way of setting change, and potentially total loss of archaeological assets of more than local importance (medieval settlement).

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

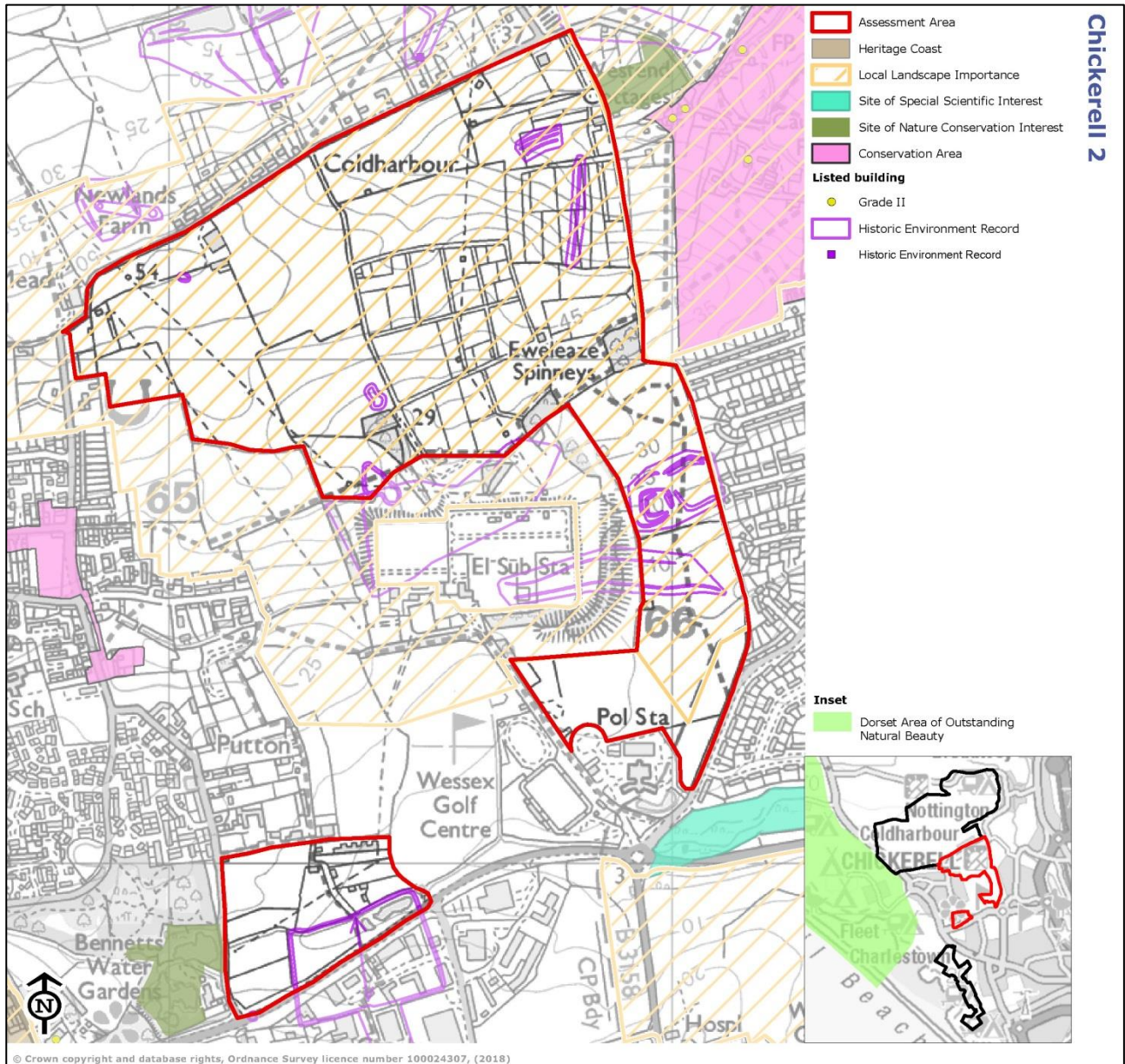
- The landscape's lightly settled, rural character with strong sense of relative remoteness and separation from existing settlement.
- Role as part of the wider rural backdrop to Chickerell and north-west Weymouth, with higher elevations affording long views to the Dorset AONB to the north.
- Inclusion of the eastern part within Nottingham Conservation Area, and the landscape's function as part of the setting to this historic settlement and its Listed Buildings.
- The setting the landscape provides to several Listed Buildings within the area, including the Grade II* Church of St Nicholas.
- Extensive historic landscapes and archaeological assets around Buckland Ripers, forming part of the setting to designated assets.
- Visual and character connections with the surrounding open countryside, much of which is within the Dorset AONB.
- Its locally recognised landscape value; its southern fringes designated for their local landscape importance.

Guidance for sustainable development

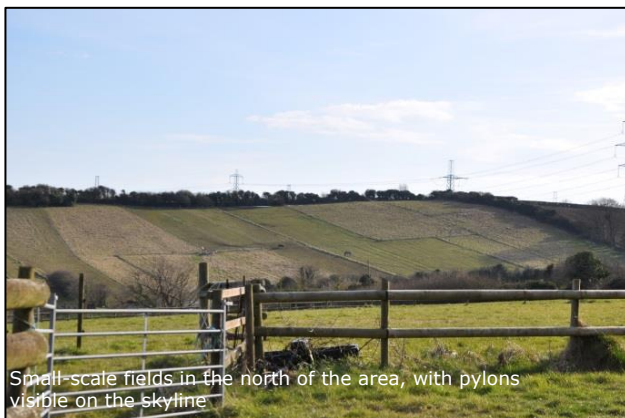
Any new development should:

- Respect the setting of existing heritage features within and in close proximity to the landscape, such as numerous Listed Buildings (including the Grade II* Church of St Nicholas and Nottingham Conservation Area).
- Avoid the area within the Nottingham Conservation Area to prevent adverse effects to that asset, and setting change to listed buildings within the settlement.
- Avoid development of any scale around the historic settlement, historic landscape and archaeological assets around Buckland Ripers.
- Not detract from the role of the landscape as an undeveloped backdrop to existing settlements.
- Retain the sparsely settled and rural character of the landscape, with the scenic qualities reflected in the recognition of parts the area of Local Landscape Importance.
- Be limited to small-scale development which is in keeping with the existing form, style and vernacular of existing settlement.
- Where possible, maintain the distinctive planned field pattern of the southern portion of the area.
- Respect the distinct visual character of the landscape which is open with long views to the nationally protected landscape of Dorset AONB to the north.

Assessment area: Chickerell 2



Representative photographs



Landscape sensitivity assessment

| Landscape character context | | | | |
|---|---|---|-----|-------------------|
| <p>This assessment area falls within the South Dorset Ridge and Vale Landscape Character Area. It is partially within 'Land north and east of Chickerell' site of Local Landscape Importance. It comprises a large area of agricultural land to the east of Chickerell and to the west of Southill, along with a pocket on the south-eastern fringes of Chickerell, separated from the rest of the area by Wessex Golf Centre.</p> | | | | |
| Assessment criterion | Description | | | Sensitivity score |
| Physical character (including topography and scale) | <ul style="list-style-type: none"> Undulating land which rises from Chafey's Lake in the south towards Harbour Hill in the north, reaching 45m AOD. This is generally a broad, medium-large scale landform which is emphasised by low hedgerows. Distinctive small-scale fields are located in the north-east. | | | M |
| Natural character | <ul style="list-style-type: none"> Land use comprises mixed arable and pasture farmland, with some pony paddocks adjacent to settlement. There are a number of spinneys and small areas of deciduous woodland throughout the area. Fields are bound by thick hedgerows with mature trees. To the east of Bennetts Water Gardens, there are several small ponds and streams. | | | L-M |
| Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>) | <ul style="list-style-type: none"> The HLC indicates that the fields within this area are primarily post medieval and modern enclosures, forming a small-medium pattern. The east of the area is adjacent to and provides part of the wider landscape setting to Radipole Conservation Area, with a number of Grade II Listed Buildings in the vicinity. | | | L-M |
| Form, density and setting of existing development | <ul style="list-style-type: none"> Unsettled character, with development limited to scattered farms and occasional residential properties, generally screened by trees and hedges. The north-west of the area includes a large solar farm. This landscape provides a sense of separation and setting to the distinct settlements of Chickerell and Southill (a modern suburb of Weymouth). There is an adjacent area of new development north of Bennett's Gardens. | | | M-H |
| Views and visual character including skylines | <ul style="list-style-type: none"> There are often long views across the landscape to the urban development located to the east, including Southill. The topography of the land limits views in some places. Multiple pylon lines cross through the area to create prominent man-made features on the skyline. | | | M |
| Perceptual and experiential qualities | <ul style="list-style-type: none"> Although this area is generally rural and unsettled, there are a number of intrusive modern features within the landscape, including pylon lines running to the adjacent electricity substation and the solar farm. The proximity of urban development and associated land uses (e.g. electrical sub-station, golf course) also erodes its rural qualities. | | | L-M |
| Overall assessment of landscape sensitivity | | | | |
| L | L-M | M | M-H | H |
| <p>Although the area contains detracting features within and adjacent to it (solar farm, pylons, nearby golf course and adjacent settlement/roads), has a general absence of valued natural and heritage features, and includes some well screened (by topography and landform) areas– its important function as an unsettled area of rural separation between Chickerell and Southill, and the setting it provides to Radipole Conservation Area (with several Listed Buildings) results in an overall sensitivity of moderate.</p> | | | | |

Heritage sensitivity assessment

Chickerell Historic Landscape Characterisation (HLC) context

The historic character of the area is regular and planned enclosure of post-medieval date.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- Medieval to post-medieval agricultural features [MDO24767; MDO24764; MDO29760; MDO24749; and MDO24758]

Low importance

- Post-medieval extractive features [MDO24760; MDO24762; MWX3902; and MWX3912]

Low-negligible importance

- A post-medieval pond [MDO890]

Low importance

- A possible enclosure of unknown date [MDO24759]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all archaeological and, as such, are highly susceptible to physical change as a result of development, which would result in their truncation/ removal. In localised areas where there has been past extractive activity, any potential archaeological remains will have already been removed. The known remains are all of a low level of significance meaning that they would not cause serious constraint to the planning process. However, the potential impact to them would need to be mitigated through an appropriate programme of archaeological investigation proportional to their significance.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Radipole Conservation Area (including four Grade II listed buildings along its north-western edge)

High importance

- Radipole is rural settlement in the valley of the River Wey. Its wider rural setting adds to its historical value. Development may result in visual intrusion given the assessment areas valleyside location above the Conservation Area and reduce the legibility of the historical and functional relationships shared between the village and its surrounding countryside.

- Chickerell Conservation Area

High importance

- Chickerell, which sits to the west of the development area, was once a small rural village and the Conservation Area covers the historic area. However, the rural setting once associated with the village has now largely been lost as a result of suburban development. Further development within the assessment area is therefore unlikely to impact the setting of this Conservation Area in visual terms; however, it would further reduce the legibility of its historical setting.

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

The overall heritage sensitivity of this assessment area is judged to be **moderate-high**, primarily as a result of potential setting change to Radipole Conservation Area. It is noted that the Conservation Area already includes a substantial area of landscape around the spine of the historic village, that is important in conserving the settings of historic buildings therein. However, development in the northeast portion of the assessment area, or on the hill crest of slopes, would likely result in setting change, giving rise to moderate-high sensitivity.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

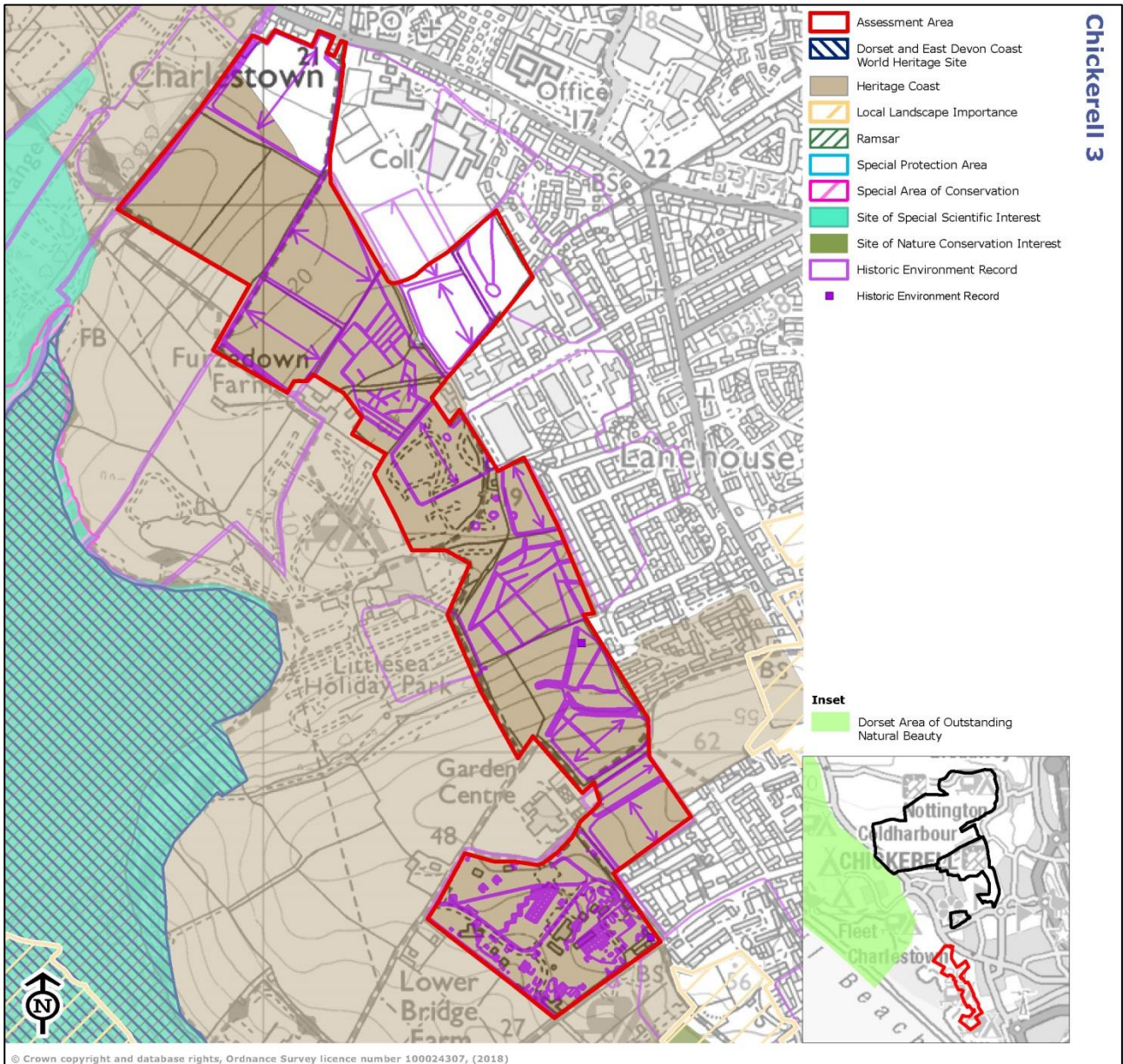
- The landscape's lightly settled, rural character despite the proximity of urban development and associated land uses on its doorstep.
- Its important separation functions between the discrete urban areas of Chickerell and Southill, also forming an immediate rural backdrop to these settlements.
- Natural character provided by spinneys, broadleaved woodland, thick hedgerows and small ponds and streams near Bennetts Water Gardens.
- The setting the landscape provides to Radipole Conservation Area in the east, including a number of Grade II Listed Buildings.
- Long views from elevated areas to the open countryside to the north and urban development to the south.
- Its locally recognised landscape value; the majority designated as part of a wider area of Local Landscape Importance.

Guidance for sustainable development

Any new development should:

- Be associated with the edges of existing development and be in-keeping with the form and style of existing structures. The area to the south of the electricity sub-station (outside of the Local Landscape Importance designation) has lower levels of sensitivity.
- Retain the sense of separation that the landscape provides between the distinct urban areas of Chickerell and Southill.
- Protect and conserve features which contribute to the natural character of the landscape, including spinneys, hedgerows, ponds and streams.
- Respect the setting that the landscape provides to important heritage features including Radipole Conservation Area and its component Listed Buildings.
- Preserve the visual character of the landscape, including distinctive views from the higher ground in the north of the area.
- Retain the overall rural character of the area, which is recognised by the inclusion of much of the area within the 'Land north and east of Chickerell' area of Local Landscape Importance.

Assessment area: Chickerell 3



Representative photographs



Landscape sensitivity assessment

| Landscape character context | | | | |
|---|---|---|-----|-------------------|
| This assessment area falls within the South Dorset Ridge and Vale and Chickerell Landscape Character Areas. Much of the area is also part of the West Dorset Heritage Coast. It comprises a number of fields immediately adjacent to the existing settlements of Charlestown, Lanehouse and Wyke Regis. | | | | |
| Assessment criterion | Description | | | Sensitivity score |
| Physical character (including topography and scale) | <ul style="list-style-type: none"> Land sloping down towards to coast, containing several dry valleys creating local topographical variation. Elevation ranges from 15m to 35m AOD. Expansive, broad coastal slopes which creating a large-scale landscape. Landform superimposed by medium scale fields, with landscape elements formed by hedgerows and trees. | | | M |
| Natural character | <ul style="list-style-type: none"> Land use is mostly pasture with some horse paddocks. Thick hedgerows divide fields, along with occasional trees, contributing to natural character. These have been replaced by post and wire in some places. Within the nearby coastal environment, there are a number of internationally/nationally designated semi-natural habitats including the Chesil Beach & Fleet SSSI/SAC/SPA/Ramsar Site. | | | L-M |
| Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>) | <ul style="list-style-type: none"> The HLC indicates that the enclosures within this area are of post-medieval origin. The military camp in the south of the area has played an important role in conflicts since the Second World War. The setting provided to Wyke Regis Conservation Area is minimal due to the landform and existing development. | | | L-M |
| Form, density and setting of existing development | <ul style="list-style-type: none"> This area is generally unsettled and undeveloped, apart from static caravans spreading in from Littlesea Holiday Park. Other development is limited to the military camp. Acts as containment to the urban edges of Charlestown, Lanehouse and Wyke Regis, and a transition to the coastal edge. | | | M-H |
| Views and visual character including skylines | <ul style="list-style-type: none"> There are expansive and picturesque views to the south and west, dominated by the coast and sea, including stretches of the Jurassic Coast. From some vantage points, there are views across Chickerell/Weymouth to the hills beyond. Skylines are mostly open and undeveloped, with occasional trees breaking horizons. Some skylines are prominent from the coast. | | | M-H |
| Perceptual and experiential qualities | <ul style="list-style-type: none"> This area has strong rural and remote qualities despite the proximity of development. Perceptual qualities are strongly influenced by sea and weather conditions due to its exposed character. These qualities are degraded by the holiday park, barbed wire and structures associated with the military training camp, and views to the nearby development. | | | M-H |
| Overall assessment of landscape sensitivity | | | | |
| L | L-M | M | M-H | H |
| Although the area is influenced by adjacent urban and industrial development, contains no designated natural or heritage assets, and includes some detracting development (holiday park and military structures), its role as a containment and undeveloped edge to existing settlement, open and remote aspect grading down to the coastal edge (Heritage Coast), and traditional rural qualities of pastoral fields divided by thick hedgerows result in an overall landscape sensitivity judgement of moderate-high . | | | | |

Heritage sensitivity assessment

Chickerell Historic Landscape Characterisation (HLC) context

The historic character of the area is predominantly regular enclosure of post-medieval date that has been used as pasture. Some areas, to the south and centre of the assessment area have a modern recreational land use as holiday camps.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- An early Iron Age to post-medieval earthwork [MWX4684]
Low importance
- Post-medieval to modern agricultural features and building remains [MDO29824; MDO29848; MDO29846; MDO32282; and MDO29847]
Low importance
- Post-medieval extractive features [MDO29843; MDO29844; and MDO23287]
Low-negligible importance
- Second World War military features [MDO29833; MDO893; MDO29854; MWX3978; and MDO29840]
Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all archaeological and, as such, are highly susceptible to physical change as a result of development, which will result in their removal. The known remains are not of a level of significance to cause constraint to the planning process but the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

Likely susceptibility to setting change as a result of development

Wyke Regis Conservation Area

High importance

- The conservation area covers the historic core of Wyke Regis, based around the 15th century All Saints Church, its Rectory and the Manor House. Suburban growth has resulted in the merging of the settlement with Weymouth to the west, but it would have once been a separate village with a far more rural setting. Development within the assessment area would further reduce the historical legibility of these rural origins but is not anticipated to create a visual intrusion as the historic core is already subsumed within modern development.

Overall assessment of sensitivity of heritage assets to change within the area

| L | L-M | M | M-H | H |
|---|-----|---|-----|---|
| The overall heritage sensitivity of the assessment area is judged to be low based on the significance of the known archaeological remains recorded by the HER within the assessment area, and on the assumption that impact to the setting of Wyke Regis Conservation Area is minimal. | | | | |

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The traditional rural character of thickly hedged, pastoral fields strongly influenced by the nearby coast and sea.
- Its role as an immediate backdrop and containment to existing development, and transition to the nearby coastal edge – much of which is nationally and internationally designated for its nature conservation importance.
- Largely undeveloped, open skylines occasionally marked by trees, allowing glimpses of the coast (all Heritage Coast) and sea beyond.
- The cultural associations of the military camp with World War II and other 20th century conflicts.

Guidance for sustainable development

Any new development should:

- Be limited to small-scale development which is associated with the existing urban edges and is in-keeping with the form and vernacular of existing structures.
- Avoid areas of steeply sloping land, particularly to the south west of Lanehouse.
- Avoid areas where it would be visually prominent from both the coast/sea and from existing development. Structures should not be more than two storeys in height.
- Retain the characteristic undeveloped skylines, especially those which are visually prominent from the coast.
- Protect and conserve natural features in the landscape, including the wind-sculpted trees and hedgerows which divide the fields. Ensure that development does not have an adverse effect on the internationally and nationally designated habitats within the nearby Chesil Beach & Fleet SSSI/SAC/SPA/Ramsar Site.
- Respect the setting that the landscape provides to existing development within the settlements of Charlestown, Lanehouse and Wyke Regis.
- Ensure that the important cultural associations of the landscape with 20th century military history are respected as part of any development.

Potential in-combination effects on heritage assets

Development of Chickerell 1 and 2 may cause significant change to the setting of Chickerell, Nottingham and Radipole Conservation Areas. All three assets are historically rural settlements which derive value from their historical relationship with the surrounding countryside.

Nottingham Conservation Area would potentially be the most significantly affected as it still occupies a secluded rural location and would incur an impact not only on its setting, but also its character and appearance as Chickerell 1 currently physically infringes upon it.