

## Development at Chickerell

At the exhibition at Chickerell on 14<sup>th</sup> September 2018, there were 87 attendees in total. We then received a total of 172 responses in relation to the Preferred Options Local Plan Review document specifically relating to Chickerell. The individual comments were broken down as follows:

*Number of comments made: 172*  
*Object: 138*  
*Support: 9*  
*Neutral: 25*

<b>Specific and general consultation bodies</b>	<b>Key landowners / developers</b>
<i>Dorset County Council (Environment &amp; Economy)</i>	<i>The Owners of Alderwickbury (DLA Town Planning Ltd)</i>
<i>Dorset County Council (Minerals &amp; Waste)</i>	<i>Persimmon Homes South Coast (Provision)</i>
<i>Dorset County Council (Children's Services)</i>	<i>Wessex Water / Nest Homes</i>
<i>Dorset Wildlife Trust</i>	
<i>Natural England</i>	
<i>Portland Harbour Authority</i>	
<i>Wessex Water</i>	
<i>Weymouth Civic Society</i>	

### Introduction / Vision

#### **Biodiversity / Habitats**

- The document accepts that Chickerell sits within an area of countryside and coast valued for its landscape and wildlife interest. This is probably a bit of an understatement given the: Heritage Coast; Jurassic Coast; and Ramsar Site international designations.
- WDDC has approved development outside of Chickerell's DDB on the coast side of the coastal road as exceptions with seemingly little regard to impact on wildlife including increased disturbance and the introduction of domestic pets into an internationally renowned wildlife refuge area.

### **Healthcare Provision**

- We are still awaiting the health centre.

### **Transport**

- Despite significant growth, Chickerell has limited infrastructure and has suffered from Weymouth being favoured requiring residents to undertake unnecessary car journeys given the limited public transport options.

## **CHIC 2: Chickerell Urban Extension**

### **Support**

- We support the policy. (Dorset County Council: Environment & Economy)

### **General Comments**

- CHIC2 should be treated as a separate development within the town (of Weymouth), rather than as a town / village in its own right. Chickerell councillor(s) should therefore sit on Weymouth Town Council.
- Chickerell is effectively part of Weymouth with the industrial estates providing a significant proportion of Weymouth's employment.

### **CHIC2 Criterion ii): Transport**

- With regard to the new Chickerell expansion - excess traffic is an issue. The bus services to Chickerell were reduced in the summer - now as we go into the autumn we have no Sunday buses at all.
- Since moving in 1980 the growth has replaced a boat builder, pub and farm buildings. Adding at least 40 more houses with their cars and parking will overwhelm what was a small rural lane on the outskirts of Chickerell village.

### **CHIC2 Criterion iii): School Provision**

- We are anticipating that financial contributions will be required to meet the educational needs of additional pupils coming from the development. The Education Authority has been consulted but a reply is still awaited. We note a new primary school is being provided as part of the CHIC 2 housing allocation.
- Finding out that a school is planned for the field at the end of the road is very concerning. We have witnessed the congestion, dangerous parking and total disregard for residents around the current school and fear that our lane will be used to drop off and pick up children by parents even if there is not vehicle access. There is also a thriving repair garage at either end of the cul-de-sac adding to the problem.

#### **CHIC2 Criterion iv): Biodiversity / Habitats**

- The Chickerell Neighbourhood Plan is proposing a wildlife corridor connecting the Fleet, through the Crook Hill Nature Reserve, Water Lily Farm to Chaffey's Lake and then to Radipole and Lodmoor Nature Reserves.

#### **CHIC2 Criterion iv): Community Infrastructure**

- With the regard to the new Chickerell expansion – the houses are going to require doctors' surgeries, dentists, and school places.
- We support the policy, but bullet iv) 3 should be consistent with other policies e.g.CHIC4 and COM1. (Dorset County Council: Environment & Economy)

#### **CHIC2 Criterion iv): Flooding**

- With regard to the new Chickerell expansion, flooding is an issue.

#### **Overhead Power Lines**

- We are aware of 400KV overhead lines edging the field and we want to know whether the impact on the health of children and staff has been considered.

#### **Additional Housing Provision on Site**

- The 175 houses proposed at Wyke Oliver Farm (WEY14) should be sited in Chickerell where the land is flat and new builds have already set a precedent.

**Responses on Question 10-i: Do you agree with new Policy CHIC3, which would still permit the development of the Wessex Stadium for housing (subject to a replacement stadium being provided), in the event the current planning consent were to lapse?**

#### **Support**

- Natural England has no objection to policy CHIC3. (Natural England)

#### **General Comments**

- The policy is too narrow and needs to be reworded. The policy should continue to identify land at the Wessex stadium site for development but provide greater flexibility and not be just for housing and open space. It could also allow the stadium to remain alongside any development around the stadium.
- The Policies Map Amendments Document (August 2018) does not appear to include or denote the Wessex Stadium site.

#### **CHIC3 Criterion ii): Replacement Stadium**

- It is strongly agreed that no re-development of this site for housing should take place until a new replacement stadium is secured and built. Should the current consent lapse then a new permission should only be granted in conjunction with the granting of permission for a replacement stadium on an alternative site with

- the condition that the re-development can only commence upon completion and availability for use of the new stadium.
- With the requirement to provide an alternative venue, there must be some doubt on the delivery of housing on this site in a reasonable timeframe.

### **Retaining the Existing Stadium for Sport and Recreational Use**

- There is a shortage of open space, infrastructure and recreational facilities in the town. The loss of the two pitches would be significant and the transfer of land from Weymouth Football Club to a developer remains a matter of regret. Had this not occurred, Section 106 monies might have been allocated to transform the Wessex Stadium into a fantastic sports centre for both Chickerell and Western Weymouth, indeed the whole of South Dorset. Preferably the Wessex Stadium site should be developed for recreational and sport purposes. We do not support Policy CHIC<sub>3</sub> for these reasons.

### **Education Provision**

- There needs to be explicit mention of primary and secondary contributions. Any S106 will be based on the prevailing rates at the time which may include contributions towards nursery and special needs provision.

### **Transport**

- We are concerned that there is currently a live application 17/2597 which conflicts with this policy. The site should provide a controlled crossing at the Wessex Roundabout to accommodate pedestrian and cyclist movements across the B3156 Granby Way. (Dorset County Council: Transport)
- 170 dwellings is in line with the permission for this site. This impact should be considered in any cumulative assessment of the traffic impact from developments in the Chickerell / Weymouth area. (Highways England)
- With access difficulties there must be some doubt on the delivery of housing on this site in a reasonable timeframe.

### **Responses on Question 10-ii: Do you agree with the proposed allocation of land west of Southill for housing development, as set out in new Policy CHIC<sub>4</sub>?**

#### **Support**

- The owners support the proposed allocation in principle and the majority of the draft policy wording.
- Proposed development north of Wessex Roundabout at Southill makes sense.

#### **General Comments**

- The site is in Chickerell but it is of most importance to the residents of Southill.
- We are disgusted the council have considered this land for development before the 2026 deadline, let alone finding out that the residents of Chickerell were

allowed to vote on this option in the Chickerell Town Neighbourhood Plan questionnaire in November 2017.

- The landowners fully recognise the importance of neighbourhood plans and their role in the development plan process. We would be happy to liaise with the Neighbourhood Plan group going forward.
- Grafton Avenue and Sutcliffe Avenue have been spelt incorrectly on the indicative layout diagram (on page 219).

### **General Objections**

- Totally against more homes near the Police HQ.
- The proposed development is hugely disproportionate to the size of Southill.
- A development on this scale is excessive. If allowed it will not have any impact on Chickerell, but will have a huge impact on the residents of Southill and the surrounding area, and negatively impact the close-knit community.

### **CHIC4 Criterion i): Allocation for Housing**

- The owners take issue with para 10.4.12, which states that 'the site ... has the potential to deliver around 325 new homes and a care home for 75 units'. The owner's illustrative masterplan, based on the 30m contour as per the draft policy, provides for 380 dwellings and a 75 bed care home. The Council's estimate of capacity appears to be based on the 22m contour. The text should be amended to show capacity for 400 dwelling units.
- I question the need for so many houses in the West Dorset / Weymouth Area what with major developments taking place at Chickerell / Curtis Fields / Littlemoor. Reduce the proposed housing size by half.
- Housing developments of this size should have a mix of house types catering for all in the community, ranging from single young people to the elderly. Hence a 75 bed care home is provided in the illustrative masterplan.
- The current masterplan contains a mix of house types. The ultimate housing mix will be for a developer and social landlord, taking into account local plan policies which promote housing mix and acknowledge the need for 35% affordable housing. Social housing providers will input into the precise requirements taking into account the needs of the locality.

### **CHIC4 Criterion i): Post 2026 Phasing**

- It is accepted that this site is suitable for development, but post 2026. (Chickerell Town Council)
- The Council's caveat that there should be no development 'until after 2026' is an unnecessary embargo on development.

#### **CHIC<sub>4</sub> Criterion ii): 30 Metre Contour / Public Open Space to North of Site**

- The top field of the proposed development has stunning far reaching views across Weymouth and Portland, even at the lowest point. It is visible from hundreds of households and vantage points across Weymouth.

#### **CHIC<sub>4</sub> Criterion iii): Risk of Coalescence**

- This is a well-contained parcel of land with a strong relationship to the existing settlement to the south and east, and has clearly identifiable, permanent and substantial boundaries on all sides, minimising views from the south, west and north. As such the planned release of land for development would not result in unrestricted urban sprawl or encroachment into the wider countryside.
- This development will further close the gap between Chickerell and the area of Southill to the west of Weymouth. (Dorset Wildlife Trust)
- Loss of the fields would be devastating, as they have always been left as a green space between the two districts retaining each settlement's individuality.
- The land provides an essential green buffer that separates Southill and Chickerell retaining each settlement's identity and individual character.

#### **CHIC<sub>4</sub> Criterion iv): Biodiversity / Green Infrastructure**

- It will be important to maximise the opportunities for greenspace with biodiversity benefits, including retaining existing hedgerows, planting new native hedgerows and trees, creating some wildflower grasslands within the planned open space and utilising SuDS ponds to benefit wildlife with appropriate planting. It would be helpful if enhancement for biodiversity was included explicitly by the addition of wording in iv) such as 'existing hedgerows will be retained and enhanced where necessary along with other biodiversity enhancement measures wherever possible in order to contribute to the wider green infrastructure network.' (Dorset Wildlife Trust)
- Chickerell Town Council's proposed wildlife corridor should continue through the site to Coldharbour. (Chickerell Town Council)
- A wildlife corridor should be included that would run from Radipole Lane, along the eastern edge of the proposed estates, then north of Grafton Avenue and across to Tumbledown Farm. These fields are the central link between our best wildlife havens in the Weymouth area. Every effort should be made to lessen the impact on the diverse flora and fauna by creating wildlife corridors and widening hedgerows including Radipole Lane hedgerow.
- The top field should be completely undeveloped and a new wildlife reserve similar to Chickerell's Woodland Trust reserve created instead. Due to the unique position it would allow wildlife to thrive continuing to link the wildlife corridors to the south with the wider countryside to the north. It would be easily accessible to the public via Grafton Avenue and the new development in the lower fields. The new reserve would offer fantastic views towards Weymouth

- Bay and Portland for everyone to enjoy, as well as keeping a countryside outlook from the hundreds of houses that can see this field from their windows.
- Loss of the fields would be devastating, as they provide a 'green lung' for humans and wildlife.
  - Trees, orchards, allotments and play areas are shown in the revised masterplan.
  - The land is criss-crossed with public footpaths which are used on a daily basis and needs to remain a community amenity as it is enjoyed by many residents.
  - These fields have been the subject of an open space application in the past, when local residents provided evidence of their use over a lengthy period. The application failed, but there is no doubt as to the value in which this land is held.

#### **CHIC<sub>4</sub> Criterion v): Transport**

- As it is around 10 miles to the Strategic Road Network (SRN), a reasonable proportion of trips will remain within the local area and will not impact on the SRN. It is unlikely that the proposals for this site, at the level of development stated, will create a requirement for mitigation on the SRN (Highways England).
- This site makes sense on sustainable transport grounds (Dorset County Council: Transport)
- Access rights need to be clarified because the secondary access to the rear of the Police Station is not onto adopted highway. The landowner needs to demonstrate that they can provide access within the allocation. (Dorset County Council: Transport)
- If 300 houses are built on CHIC<sub>4</sub> each with two cars, the roads won't cope. The local road network is already deteriorating due to Markham and Little Francis.
- The owners will do all they can to promote better linkages with Southill, albeit creating an additional footpath link to another cul-de-sac to the east, in addition to the one that already exists, is perhaps a step too far.
- The site offers opportunities to improve bus services to Southill which have recently stopped. (Dorset County Council: Transport)
- There is no bus service in Southill, but the development does offer opportunities to improve the bus service.
- There is now a clear and urgent need for the Western Relief Road to keep traffic out of residential areas.

#### **CHIC<sub>4</sub> Criterion v): Access onto Radipole Lane**

- The development will just create more traffic on Radipole Lane and worsen an already poor situation.
- Radipole Lane is already very busy and used as a rat run to avoid traffic build up on the bypass. There should be no roundabout / vehicular access onto Radipole Lane. Instead, the existing well-used footpath should be developed into a cycle / walkway to create access for the community to shops etc.
- We would worry about the safety of an exit onto Radipole Lane where secondary school children walk home from Budmouth School.

- The access comes out on a bend.
- A lot of heavy lorries use this road when they could go through the Granby Estate. These lorries often go down the road as early as 4.45am.
- The developer will need to provide a cycleway on the west side of Radipole Lane to Granby Way. (Dorset County Council: Transport)
- The developer needs to provide a cycleway on Radipole Lane to Granby Way.

#### **CHIC<sub>4</sub> Criterion vi): Flooding**

- Additional text is requested at the start of para 10.4.18 to read 'a small proportion of this site is shown at risk of surface water flooding in the strategic flood risk assessment. This area is very wet following heavy rainfall. A sequential approach to site layout must be applied to avoid this area of risk. There are also known marshy areas and water retained on site that must be investigated and considered within the flood risk assessment and drainage strategy. (Dorset County Council: Flood Risk)
- We support the inclusion of criterion vi). Sustainable drainage features to manage surface water flooding and accommodate downstream catchment capacity will be required. A 20m buffer should be placed around the existing drainage culvert with no built development within this area. (Dorset County Council: Flood Risk)
- There is an existing underground water main which runs along the eastern boundary of the site. Statutory easements must be observed and this may impact on site layout and the density which can be achieved. (Wessex Water)
- A Flood Risk Assessment was sent to the council. The outline surface water drainage strategy presented in this report demonstrates that the development proposals could safely and sustainably manage the additional surface water run-off that would be generated from the development proposals, without increasing flood risk on the site or to the surrounding areas.
- Building on these fields will increase the risk of flooding. The area is clay based and increasing run-off will result in a higher risk of Southill flooding again, as it did in December 2008. This could also result in flash flooding further downstream, as occurred in 2012 with the possibility of pollutants entering Radipole Lake. The 2 ponds planned look inadequate.
- Planting new native woodland on the top field would help to reduce the amount of rainwater run-off, helping the lower lying land with its flooding problems.
- The council has also moved attenuation ponds around the site and the owners would like to know if this has been based on any objective drainage information. The owners have had an updated drainage report prepared and masterplans should be informed by that.

#### **CHIC<sub>4</sub> Criterion vii): Community Infrastructure**

- There is very little infrastructure to cope with this amount of extra people.

- Resources are already stretched in our area and there will be an impact on services including, schools, doctors' surgeries etc. There needs to be a new doctors' surgery in Chickerell now as the existing surgery is closing in March.
- The development will not undermine existing facilities in Southill, such as shops and the public house. Where there is an opportunity to provide additional local facilities, these will be investigated further and a community engagement event will be useful in better understanding the needs of the community.
- The revised masterplan for the site includes a neighbourhood facility which could be used for a range of uses depending on needs and demand. More detailed discussions regarding the potential facility will take place with the NHS.
- The owners have had utilities surveys carried out which show no significant issues for the development of the site for primarily residential use.
- Please remove reference to all financial contributions looking to fund infrastructure in Chickerell. Any funding should link more to Southill.

#### **CHIC4 Criterion vii): Education Provision**

- There should be explicit mention of primary and secondary education contributions to St Augustine's or new provision at Chickerell based on prevailing rates at the time, which may include contributions towards nursery and special education needs provision. (Dorset County Council: Children's Services)
- In relation to secondary schools, Budmouth Technology College has been expanding for years, which has caused a detrimental effect on the quality of schooling over recent years. We will need at least one or two new schools to be built before any new developments are even considered.

#### **Economy / Jobs**

- Whilst the current masterplan promotes primarily residential use of the site, uses such as a care home and ancillary community uses, present the opportunity to provide employment.
- There is a real lack of quality well paid jobs in the area, meaning the majority of local people won't even be in a position to afford the so called affordable housing, meaning the majority of the development will be bought up by people from outside Dorset.
- Where are the people coming from to need these houses and what major employer is in the area for them?

#### **Police Station**

- In respect of helicopters, the landowners have a covenant forbidding their landing at the adjacent Police Station site and overflying this potential development site. If there are dog kennels at the Police Station and noise from these is a problem, the housing layout and design will take this into account.

### **Loss of Agricultural Land**

- The land has been used for growing crops over the past few years and as productive agricultural land should be protected.

### **Minerals**

- Part of CHIC<sub>4</sub> is located within the Minerals Safeguarding Area (MSA) for building stone. Reference should be made in the text to the presence of safeguarded building stone and that its onsite re-use should be encouraged. (Dorset County Council: Minerals & Waste).

### **Power Station and Power Lines**

- The proximity of the proposed development to the gas powered Chickerell substation is of great concern.
- The site is near a power station with pylons.

### **Pollution / Contamination**

- There may be issues with increased levels of pollution due to more homes.
- These fields used to be an historic rubbish tip for Chickerell so disturbing the ground could pollute the whole area.

**Responses to Question 10-iii: Do you agree with the proposed allocation of the former tented camp site off Mandeville Road for limited housing development and the creation of new public open space, which would enhance the special character of the Heritage Coast, as set out in new Policy CHIC<sub>5</sub>?**

### **Support**

- We support the policy. (Dorset County Council: Flood Risk)
- We largely support the policy. (Persimmon Homes)
- This site is very unsightly and unsafe, being used as a dump for uses that do not have permission and which cause damage to nearby properties. A housing development will greatly improve its appearance and safety for walking on surrounding rights of way paths, if all conditions are met.

### **General Comments: Impact on Wyke Regis**

- These developments will change the nature of the Wyke area for the worse.
- This housing development is in Chickerell, but the householders will be serviced by Wyke Regis.
- The local Wyke Regis community only became aware of your plans this week so it is no wonder you have had few comments. Finding this document was really difficult, if you are not used to council terminology.

#### **CHIC5 Criterion i): Allocation of the Site**

- Natural England welcomes the limited scale of development proposed for what is a sensitive locality. We welcome and support the requirement for the scheme to provide substantive informal public open space. Provided these aspects are maintained through the plan development, we have no objection to the allocation. (Natural England)
- The redevelopment of the site would be a significant undertaking and will involve the demolition of existing buildings, removal of materials and hard-standing, fencing, regrading of areas and the provision of 15+ acres of public open space, which will need managing. These items will bear a significant development cost which cannot be adequately borne by a scheme of 30 units. Wider benefits can only be secured through a larger scheme of approximately 100 units. (Persimmon Homes)
- Development such as this should be part of a more strategic approach to the development of the fringe between the Fleet and the B3157. We object to it being considered in isolation. (Portland Port Group, Portland Harbour Authority)
- This small development will set a precedent for future expansion of the site.

#### **CHIC5 Criterion i): Loss of Greenfield Land / Preference for Brownfield Sites**

- I am appalled to see this green space built on, especially with all the new houses and traffic at the former Value House.
- There are two brownfield sites in Mandeville Road; make it use one of them. You must stop allowing green fields to be used for housing, even if some of it is for disadvantaged people. The disadvantaged may prefer having a green field next to them for recreation than living on one.
- The prospect of removing existing buildings is attractive, but does not justify making an exception which would override long standing policies for restraining development outside DDBs.

#### **CHIC5 Criterion i): Special Character of the Heritage Coast**

- Natural England welcomes the requirement for the scheme to enhance the special character of the Heritage Coast. (Natural England)
- This would intrude to an unacceptable degree into the openness of the Heritage Coast and harm its special qualities. This is in direct opposition to all the Heritage Coast and AONB stand for. The buildings even if low rise, would impact on the landscape and would greatly intrude onto the sweeping views of the coastline and still be a prominent extension to the built up area. It would be contrary to the environmental policies in the structure plan and local plan.
- CHIC5 seeks to allocate development on land within the Heritage Coast. Although, previously developed, it has been largely absent of permanent structures and comprises mainly dispersed areas of hard standing. It is in a prominent location which would effectively extend the urban area further to the west than the current well-defined boundary of the urban area. (Wessex Water).

- Development of this site will not enhance the special character of the Heritage Coast, which is our greatest asset. Previous planning applications were turned down on appeal in 2010 by the Planning Inspectorate.
- We agree with the Sustainability Appraisal's conclusion that development should enhance the special character of the Heritage Coast. (Persimmon Homes)
- The site is previously developed land and should be removed from the Heritage Coast. It has been merged with other 'open' land which is significantly different in character, function, appearance and sensitivity. (Persimmon Homes)

#### **CHIC5 Criterion ii): Landscaping**

- Subject to a strategic landscaping solution to be ascertained by further technical work, a significant improvement to the landscape quality can be achieved. There has been no detailed assessment of the capacity of the landscape within this vicinity to accommodate development on what is effectively brownfield land. A landscape assessment on this basis would indicate that the site has a greater capacity to accommodate development.

#### **CHIC5 Criterion iii): Creation of Public Open Space**

- There is no guarantee that the proposed public open space will be safeguarded.
- Similar open spaces along The Fleet, where there is no limitation on access, tend to become dog latrines raising car parking issues. An open space is best avoided in the interests of our nearby residents.

#### **CHIC5 Criterion iii): Retention of Wildlife Interest**

- The first sentence of criterion iii) should be amended to say '....and any wildlife interest maintained and enhanced wherever possible', i.e. the principle of net biodiversity gain should be reinforced. This is a valuable wildlife site and the land behind the development should be constituted as a nature reserve with limited public access. (Dorset Wildlife Trust)
- There are potential issues as a result of construction including noise and loss of habitat. Other construction issues include pollution from concrete, fine sediments and other toxins in run-off, which could enter watercourses impacting on wildlife including nesting birds, aquatic habitats, plant life, invertebrates and fish.
- In relation to the fragmentation of native habitats, the Conservation of Habitats and Species Regulations 2010 require that sites of importance to habitats are to be designated and any impact on such site or species must be considered in regards to planning applications.
- The Fleet is Britain's biggest and best brackish lagoon and a very beautiful place, which could be destroyed. It remains a truly beautiful and peaceful place to walk and enjoy great scenery and an abundance of wildlife.

- Persimmon Homes does not agree with this assessment in the Sustainability Appraisal that the development has the potential to increase recreational pressure on the Chesil and The Fleet European site. Even if the site were developed for 100 dwellings, this would represent an additional 250 people representing a 0.05 % increase, as such any further recreational pressure would be minimal. Significant open space as well as strategic landscaping is proposed as part of the proposals which will provide alternative areas for walkers. (Persimmon Homes)

#### **CHIC5 Criterion iv): Access / Transport**

- A reasonable proportion of trips generated by this site will remain in the local area and not impact on the Strategic Road Network (SRN). It is unlikely that a development (of this indicative scale) on this site will create a requirement for mitigation on the SRN. (Highways England)
- Improvements at Camp Road / Lanehouse Road may be difficult to achieve in practice. 40 houses will not be enough to pay for them. There is a new application for 91 houses on the other side of Mandeville Road and there needs to be clarity about what improvements are sought, and how the contributions will be fairly apportioned. Any improvements should take account of the A354 corridor strategy and routes to Portland. (Dorset County Council: Transport)
- The road infrastructure does not have the capacity to deal with additional traffic, especially taking into account the cumulative effect of other developments in the immediate area for a total of 159 new homes. This will result in an increase in traffic along Camp Road and Mandeville Road causing major issues at peak times. The road junctions at Mandeville Road with Camp Road and Camp Road with Lanehouse Rocks Road would become extremely congested and impassable. Alternative access must be provided as part of the development and must be built prior to any development taking place.
- Neither Boot Hill nor Lanehouse Road cope with the present volumes of traffic causing many estate roads to be used as rat runs putting pedestrians at risk where there are no controlled crossings etc. provided on main roads.
- Roads are inadequate for the current bus services.
- It is understood that further work on highways is needed to review highway boundaries and the technical performance of junctions. (Persimmon Homes)

#### **CHIC5 Criterion iv): Portland Relief Road**

- There is no overall strategic joined-up thinking on transport across the districts in the local plan.
- If houses and other developments are envisaged for Wyke or Portland the completion of the Western Relief Road along The Fleet is essential.
- Planning permission should not be granted if there is any additional risk to the Portland Relief Road. (Weymouth Civic Society)

- Once built, this scheme would permanently block one of the options for the Western Relief Road and have a very negative detrimental effect on two neighbouring areas.

#### **CHIC5 Criterion v): Flooding / Sewers**

- Improved surface water drainage and sewer connectivity will be necessary. (Dorset County Council: Flood Risk)
- Existing underground public sewers cross the site and may be affected by development proposals. Statutory easements apply to sewers. Records indicate that the existing pumping station and rising main remains private in part. (Wessex Water)

#### **Design**

- This site is only suitable for limited development. The properties should appear attractive and of appropriate design from the South West Coast Path, perhaps mirroring the Coast Guard Cottages common along The Fleet. They should not be poorly designed square boxes. (Chickerell Town Council / Neighbourhood Plan Team)

#### **Infrastructure / Education**

- Local facilities are already overstretched. Doctors and community schools are struggling to cope now.
- Dependant on the quantum of residential, education contributions should be either through CIL or have a specific S106 for new Chickerell education provision or at St Augustine's, as well as for secondary education for the strategic secondary expansion project. Any S106 should be based on the prevailing rates at the time, which may include contributions towards nursery and special education needs provision. (Dorset County Council: Children's Services)

### **Additional Sites Proposed**

#### **Land North of Wyke Road**

- This site comprises approximately 1.3 hectares of undeveloped greenfield land adjacent to, but beyond, the defined settlement boundary of Weymouth and should be considered for development. More information and a layout sketch are included with the response. (Wessex Water)

#### **Land at Coldharbour, Chickerell**

- This site, located at the junction between Coldharbour and Harbour Hill north of Chickerell, was submitted as part of the SHLAA consultations back in 2016 and should be considered for development further during this Local Plan Review.