

INDEPENDENT EXAMINATION OF THE CHICKERELL NEIGHBOURHOOD PLAN

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Questions for Chickerell Town Council (16)

1. Why is there no reference in the CNP to the Chickerell Urban Extension?

Chickerell Town Council response:

The 2015 Local Plan (page 163) included a number of strategic allocations in Chickerell parish (as mentioned in the introduction). This included the 2006 LP Putton Lane allocation (CHIC 1) which is now nearing completion. It also allocated further growth through the 'Chickerell Urban Extension' - CHIC2, this allocation being in two parts. The northern site – primarily Bank and Ridge Farm – now has planning permission for 292 dwellings and construction is underway. A scoping option was requested by Persimmon Homes for 520 dwellings in June 2020, and a planning application was submitted in October 2020 (and validated on 9 November)¹, and could be determined before our NP is made .

The strategic allocation dealing with the main urban extensions (CHIC 2) is referenced in a number of places in the plan – but not specifically as the 'Chickerell Urban Extension'. It is simply referred to as strategic allocations / growth (as made through the Local Plan):

- *Para 1.6 refers to a number of strategic site allocations having been made for Chickerell*
- *Para 1.10 refers to the allocation through the Local Plan of significant sites in Chickerell (in the 'Village') for over 1,100 new dwellings (300 at Putton Lane and Floods Yard and a further 800 in the urban extensions to the north and east of the village)*
- *The allocations are mentioned in the context of the population growth in 2.12*
- *Para 3.3 the first objective references the strategic allocations in the Local Plan*
- *Para 4.5 refers to the 2006 and 2015 Local Plans having allocated significant sites in Chickerell in and around the Village*
- *Para 4.13 mentions the green spaces planned as part of the strategic allocations to the north and west of the village*
- *Para 4.18 refers to the significant growth planned for the Parish as allocated through the Local Plan*
- *Para 4.26 refers to the Local Plan's allocation east of Chickerell*
- *Para 11.7 refers to the eastern-ward urban extension of Chickerell and green corridor that is required as part of this.*

The Town Council consider that the amount of references already in the plan are sufficient recognition of the current and planned growth, but could consider adjusting some of the text to include the term 'Chickerell Urban Extension' if this was felt to be necessary for clarity. The reference to west in 4.13 should be corrected to east.

¹ Ref WD/D/20/002569 - LAND EAST OF CHICKERELL AND SOUTH OF, COLDHARBOUR, CHICKERELL - Outline application for 502 dwellings with full details supplied in respect of 277 dwellings (Phase A) including creation of new accesses onto School Hill and Chickerell Link Road (B3157), details of part of the internal spine road, landscaping, drainage, car parking, public open space, associated works and diversion of three public right of ways and with all matters reserved in respect of 255 dwellings (Phases B and C) and a primary school, public open space including field and skate park and changing facilities, landscaping, part of the internal spine road, drainage and associated works—for further details see <https://planning.dorset.gov.uk/online-applications/>

2. Map 5 (page 17) identifies a Chickerell Wildlife E-W Corridor; a Wyke Regis Wildlife E-W Corridor; and a Radipole Lake N-S Corridor. All three corridors have a green arrowed line running through them but only two of them (Chickerell and Wyke Regis) have the green stippled designation. Is this intentional?

Chickerell Town Council response:

The arrows are an indication of the travel direction (the key refers to these being indicative) with the stippled areas being the area to which Policies CNP4 and CNP8 (entitled wildlife corridors) apply. Immediately to the east are the RSPB's Chaffey Lake and Radipole Reserves (in Weymouth) and to the south west is the Fleet Nature Reserve and Ramsar site.

The arrows illustrate the direction of wildlife movements within the corridor. There is a growing recognition of the value of wildlife corridors in connecting nature reserves. The arrow on the Radipole Lake N-S Corridor indicates the route that, for example, migrating birds arriving at Portland or Radipole disperse to the rest of the UK.

The reason why the north-south connection is not annotated in the same way (ie stippled) is because it is included in Policy CNP10 (and the policy potentially allows greater flexibility in terms of how that broad corridor is protected).

I have two other questions, relating to plan 5 and policy CNP4 on the Chickerell Wildlife Corridor, to be addressed:

(a) What is the evidence that would enable me to confidently conclude that the boundaries of the land of local landscape importance and the three Wildlife Corridors (as shown on Plan 5) are fully justified?

Chickerell Town Council response:

Whilst during the preparation of the plan there has been little 'hard' evidence in terms of extensive survey work, it is clear that there is a wildlife corridor running through these areas, which are becoming more squeezed and urbanised by development and without due consideration are at risk of losing their effectiveness altogether.

The Town Council has been advised by local ecologist Nick Tomlinson <http://nicktomlinsonecology.com/background.html>. He has observed the impacts of the removal of hedgerows etc with an almost total loss of wildlife in the Putton Lane development, which is nearing completion, and considers that wildlife corridors will provide a better basis for ensuring appropriate mitigation and/or enhancement is included in all the forthcoming developments that will impact on the corridors, for example through :-

- the retention/replanting of hedgerows*
- native planting of connecting hedgerows / green corridors*
- appropriate lighting regimes along hedgerows and roads*
- the provision of underpasses on water corridors such as where the new road will cross the stream*
- compensatory enhancements for loss of connectivity by the creation of new hedgerows and areas of scrub, so improving connectivity and the ecological networks as a whole.*

The 2010 Urban Wildlife Corridors and Stepping Stones Report By DERC for the then Weymouth & Portland Borough [https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/12/WP-Corridors-and-stepping-stones-Jul10 .pdf](https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/12/WP-Corridors-and-stepping-stones-Jul10.pdf) is useful in identifying that in both cases these corridors start within the adjoining area – but unfortunately do not show the exact extent of the corridor within what was West Dorset area (as this was beyond the remit of that report).

The following is an extract from the NBN atlas (screenshot taken November 2020) – the darker the dot the more species records it indicates. This centres on Budmouth School and therefore picks up both wildlife corridors. However the records from this are dependent on uncoordinated human observation and surveys, and subsequent submission of that data to the NBN atlas, and are therefore not a complete record.

NBN atlas SPECIES LOCATIONS ANALYSE GET INVOLVED DATA AND PARTNERS ABOUT HELP

Explore Your Area

Enter your location or address:

DT4 9SY Search E.g. a street address, place name, postcode, GPS coordinates (as lat, long) or Ordnance survey grid reference

Showing records for: **Budmouth School grounds, Weymouth DT3 4FX, UK**

Display records in a 2 km radius View selected records Download

Group	Species	Species : Common Name	Records
All species	1669	1. <i>Abraxas grossulariata</i> : Maggie Moth	13
Animals	1256	2. <i>Abrostola tripartita</i> : Spectacle	9
Amphibians	5	3. <i>Abrostola tripartita</i> : Dark Spectacle	3
Arthropods	895	4. <i>Acalles misellus</i>	1
Crustaceans	28	5. <i>Acanthis cabaret</i> : Lesser Redpoll	7
Insects	855	6. <i>Acanthis flammea/cabaret</i> : Redpoll (Common/Lesser)	1
Myriapods	0	7. <i>Acanthosoma haemorrhoidale</i> : Hawthorn Shieldbug	1
Spiders and Allies	12	8. <i>Acasis viretata</i> : Yellow-barred Brindle	4
Birds	229	9. <i>Accipiter nisus</i> : Sparrowhawk	335
Fishes	11	10. <i>Acentria ephemerella</i> : Water Veneer	1
Mammals	18	11. <i>Acheia echinata</i>	2
Molluscs	28	12. <i>Acherontia atropos</i> : Death's-head Hawk-moth	1
Reptiles	4	13. <i>Achroia grisella</i> : Lesser Wax Moth	2
Worms	20	14. <i>Acleris bergmanniana</i> : Yellow Rose Button	3
Bacteria	0	15. <i>Acleris cristana</i> : Tufted Button	3
Chromista	17	16. <i>Acleris forsskaeleana</i> : Maple Button	3
Fungi	79	17. <i>Acleris hastiana</i> : Sallow Button	1
Plants	317	18. <i>Acleris holmiana</i> : White-triangle Button	1
Algae	56	19. <i>Acleris kochiella</i> : Elm Button	1
Bryophytes	23	20. <i>Acleris laterana</i> : Dark-triangle Button	2
Clubmosses and Firmosses	0	21. <i>Acleris rhombana</i> : Rhomboid Tortrix	2
Firmosses		22. <i>Acleris variegana</i> : Garden Rose Tortrix	5
Ferns and Allies	8	23. <i>Acrobasis advenella</i> : Grey Knot-horn	3
Flowering Plants	227	24. <i>Anastrepha pomonella</i> : Broad-based Plum-borer	1

Records: 1-9 10-49 50-99 100-249 250-499 500-999

We note a number of ecological survey reports have been submitted as part of the very recent application for the eastern side of Chickerell WD/D/20/002569. The ecology and nature conservation chapter of the accompanying EIA confirms the presence of both the east-west and north-south corridors (but as yet we cannot find an exact map) – and refers specifically in para 7.2.88 and 7.5.55 to a meeting held between Natural England and Ecology Solutions in August 2015 to discuss “the inclusion of enhancements to the green corridor (that correlates with the ‘Chickerell Wildlife Corridor’, emerging Policy CNP 4 of the Neighbourhood Plan) within the site (as well as through exploring the possibility of inclusion of land to the south of the Application Site within these enhancements)”.

The minutes of that meeting are now included as part of the current planning application and have been provided to the Examiner by Dorset Council.

The bird surveys undertaken by the applicant show a particular concentration of breeding activity associated with the wetland habitats at the southern end of the site, ie around the settlement ponds and in the hedgerows of the east/west corridor. During these surveys, a range of commoner species were noted as breeding, including migrants such as reed and sedge warbler. In addition a number of rarer birds were also noted as breeding, including Cetti’s Warbler (a schedule one species) and a number of BOCC red list species (such as linnet, song thrush and house sparrow) and amber listed species (dunnock). Other red list species using the site, but not believed to be breeding, include spotted flycatcher, starling and mistle thrush. As well as providing a secure breeding site for these and other species, the green corridor also provides a safe means for them to move through the landscape, whether that be for dispersal, foraging or seasonal movements and this sort of connectivity has been shown to be vital for the safeguarding or local populations. These corridors therefore have multiple roles to play in supporting a range of resident and migratory species.

In para 7.3.118 it mentions that whilst “No evidence of Marsh Harrier Circus aeruginosus was recorded within the Application Site during the specific breeding bird surveys, or during any of the other surveys carried out within the Application Site ... the east-west corridor does offer some migration opportunities for this species, as well as other birds species.”

Para 7.5.55 confirms that Natural England have stated that “...there are green corridors existing either side of the electricity substation (with the development currently designed well to preserve the corridor on its eastern edge)”

There is also significant discussion in the EIA in terms of mitigations measures, including the creation of new ponds within F6 and associated with ponds P1 and P2 and surrounded by areas of rough grassland to ensure the east-west corridor is retained and enhanced for a range of birds, including migratory birds (such as Marsh Harrier), and ensuring that the link road that crosses the east-west corridor in the south of the Application Site, is designed to be permeable to wildlife which will allow the safe dispersal of reptiles along this area.

The wider boundaries of the land of local landscape importance were reviewed (as explained in pg 28 – 29 of the consultation statement) with regard to the WDWP Strategic Landscape and Heritage Study Stage 2 Assessment for Chickerell (prepared by LUC, July 2018) and also the LVIA undertaken by Bright & Associates in 2015 (and updated February 2018) in relation to land west of Radipole. As a result of this a number of changes were made prior to submission.

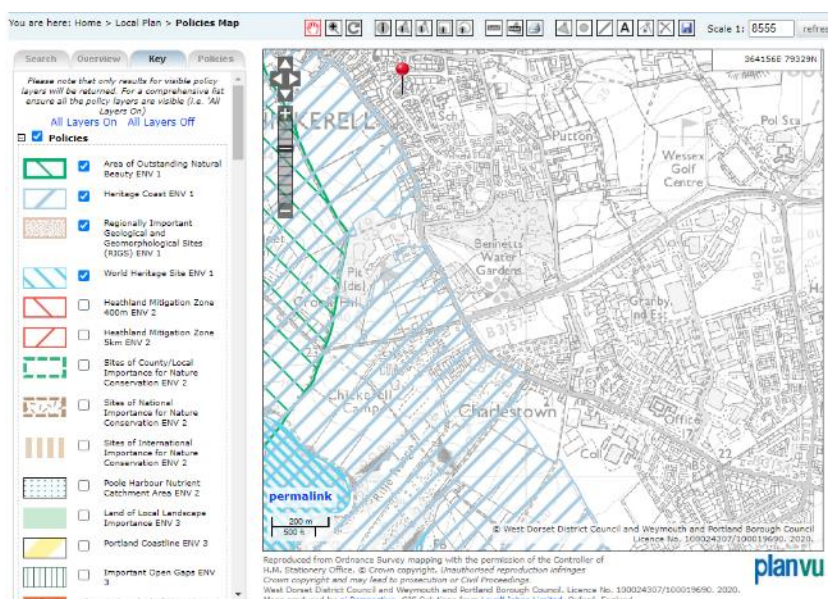
The east-west corridor to the south connection The Fleet to Little Francis SNCI is clearly noted in the ecology report for the Mandeville Road application and confirmed in Natural England’s response. Again, the exact boundaries are not easy to define – but given the limited gap it is not considered unreasonable to draw the boundary as shown, given that the policy wording does not prohibit development with the area provided that the corridor can still function as such.

(b) What does policy CNP4 add to policies ENV1 (Landscape, Seascape and Sites of Geological interest); ENV2 (Wildlife and Habitats); and ENV3 (Green infrastructure Network) of the adopted WDWPLP?

Chickerell Town Council response:

These are generic policies, and whilst they have similar goals, they are not site-specific and it is easy for these to be overlooked or inconsistently applied.

ENV1 deals with landscape and is particularly well-used in relation to protecting the AONB and Heritage Coast– so whilst it does refer to local landscape characteristics, only the heritage coast element is flagged up on the interactive policy map – and therefore the landscape benefit of this gap is left to be a matter of judgement.



ENV2 deals with wildlife and in particular the designated sites, and only refers to connecting and improving the wider ecological networks in terms of the development of major sites.

From the policies map, much of the wildlife corridor does not show as having any particular interest. And, for example, the 1km functionally important zone for GCN around the SAC, as advised by Natural England, is not shown on the policies map nor is it widely published so that landowners or decision makers

would be aware. Whilst many applications may require an ecological survey, this by its nature is a one-off and may not pick up on the wider functional aspect of a wildlife corridor which can be seasonal in its activity. There are no areas on the policies map specifically relating to wildlife corridors – yet wildlife reserves without connections between them will lose their worth in time.

The supporting text to Policy ENV3 makes quite clear that it is the intention of the council to work with local stakeholders to define the green infrastructure network, as its definition through the previous adopted plans is not consistent across the area (for example, the Weymouth plan defined important open gaps but these were not so defined for the West Dorset area). Policy CNP4 and the other related policies in the Chickerell Plan (CNP2 / 7 / 8 / 10) specifically look to do this.

3. Paragraph 4.2 refers to 7 listed buildings within the Conservation Area. Is this number correct?

Chickerell Town Council response:

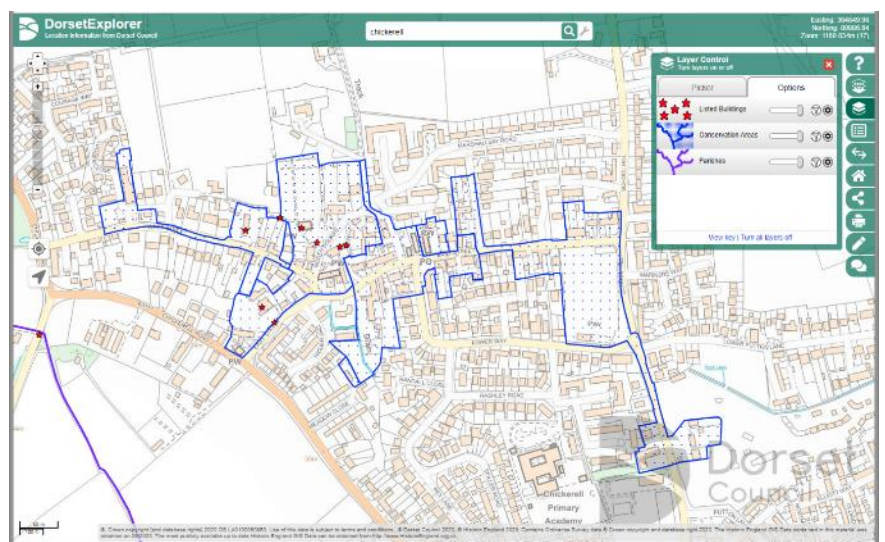
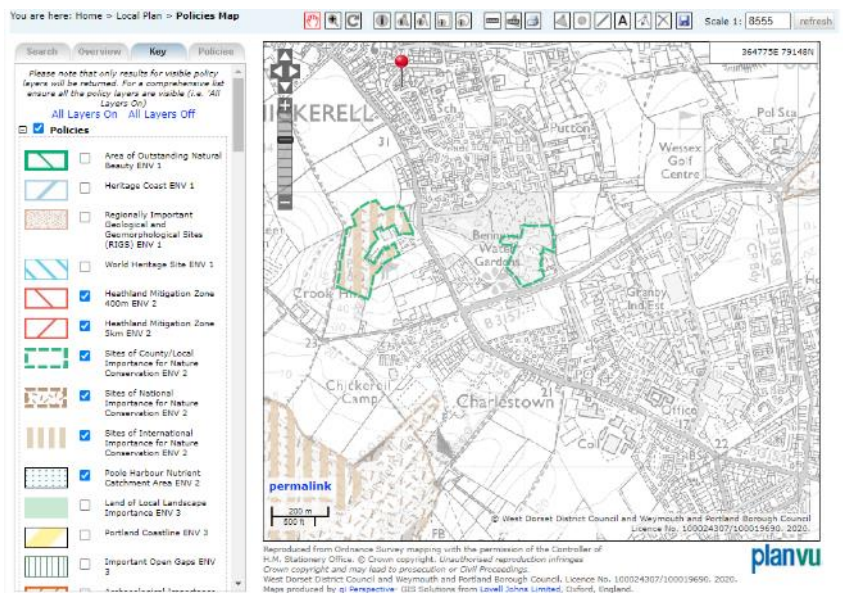
Having re-checked the map, there are 6 Listed Buildings / Structures within and 2 on the edge of the Conservation Area. These are –

Within:

- The Elms
- 6, North Square
- 8, North Square
- Chickerell War Memorial
- Stonebank
- Parish Church Of St Mary

On the boundary:

- Front Garden Wall 20 Metres East Of The Elms
- Two Stiles 15 Metres East And 20 Metres West Of Chickerell Church



The Conservation Area Appraisal in its summary refers to 6 Listed Building entries in its summary on page 9 and then 7 on page 44 – hence the confusion!

4. Could the Town Council confirm that the open spaces referred to in paragraph 4.9 are not designated as LGS and should not be identified on Map 3?

Chickerell Town Council response:

This is correct – they were not thought to be of sufficient merit for LGS designation based on the NPPF criteria, although they do contribute to the village’s character.

5. What is the current status of the ‘planned open spaces’ at Cobham Drive, as referred to in policy CNP7? If they are not yet available for use, how can the requirements of NPPF paragraph 100, with regard to Local Green Space, be met? Why have these areas of open space not been considered individually in the Local Green Space Assessment?

Chickerell Town Council response:

The term planned is perhaps a bad choice – this refers to them having been deliberately planned as part of that layout (in the same meaning as in the planning of say Radburn-style housing estates) and not that they are planned for the future.

They are included in the LGS assessment spreadsheet (the penultimate row) – they were assessed collectively as they are similar in character and contribution.

6. Paragraph 7.4 refers to the Former Tented Camp (see also question 2 to DC). This site is described as a ‘brownfield’ site. What is the justification for not allocating the land for development?

Chickerell Town Council response:

The reason the site was not allocated through this NP was because it was already being promoted through the former West Dorset District Council’s plan (and the first iteration of the Dorset Council Plan is scheduled for consultation in January 2021) and given the scale of development already in the adopted plan there was no immediate need for this site to be allocated. The Town Council do not have the benefit of knowing the comments West Dorset District Council (now Dorset Council) received and do not consider it necessary or appropriate to pre-empt the LPA’s decision.

The NPPG makes clear that “The scope of neighbourhood plans is up to the neighbourhood planning body.” and that “Neighbourhood plans are not obliged to contain policies addressing all types of development.” The inclusion of site allocations in a plan such as the tented site would have introduced a whole additional requirement of work in terms of environmental assessments that would have delayed the progress on the Neighbourhood Plan. The plan text is clear that it is not opposing the potential for development here and that it is content for this to be considered through the Local Plan process.

Whilst a formal housing target was not requested, the preferred options draft of the Local Plan makes clear that the housing target for areas such as Chickerell would not require any additional allocations to be made:

- 3.6.19** For any neighbourhood area containing one of the ten locations in the top two tiers of the settlement hierarchy, it is proposed that any housing requirement figure would be the sum of: completions since 2016; extant planning permissions; housing allocations; capacity on major sites within DDBs identified in SHLAA; and a windfall allowance on minor sites. Neighbourhood development plans for these settlements would not need to identify any additional land to meet the overall plan review area housing need figure. However, in the event that they intended to delete or propose a different use on a non-strategic housing (or mixed use) site (as identified in Table 3.3) sufficient housing provision would need to be made on other sites to ensure that the neighbourhood development plan did not promote less development than set out in the local plan review.

The plan attempts to make clear that the Town Council (by not including the site) do not disagree that some development is appropriate, and the plan notes the development recently approved to the West at the adjacent derelict old slaughterhouse/supermarket site. But it does highlight concerns about the increased access onto the SW Coast Path (increased dog fouling etc), which could be managed through the careful consideration of the layout.

7. Why is land at Radipole Lane, adjoining Southill, not allocated for development (see paragraph 10.5 of CNP)?

Chickerell Town Council response:

Same answer as for Q6 above. The 2018 draft plan proposed this site as phases to take place after 2026 – by which time it is quite probable that this plan would have been reviewed. Also, a site of this size is considered to be a strategic matter (not only due to size, but also because it relates closely to the adjoining residents of Radipole which is outside the NP area), and is therefore much better considered through the Local Plan process.

8. Permission to extend the caravan park at Montevideo House has been granted (WD/D/19/001358) but this is not reflected in the CNP (paragraph 4.19). The extension has consequences for the wildlife corridor, and this should be addressed in the CNP. Could the TC provide up-dated text that accurately reflects the current situation?

Chickerell Town Council response:

The reason this is not included in the NP is that the permission was granted on 22 September 2020, after the Neighbourhood Plan was submitted for examination. The now approved planning permission effectively increases the area on which caravans can be lawfully sited, including land outside the area proposed for allocation (which is limited to the area which had extant permission for 32 caravans in the 1980s – ref 1/E/85/513). The officer’s report notes that the permission has not been fully implemented as there are only 22 units on that site, and that only about half of those are occupied. This application has secured ecological enhancement of the area to the north-west primarily for the Great Crested Newt (through the provision of a pond, grassland and hibernaculum and retention of the woodland margins).

It is suggested that the site allocation updated to cover the area that now has planning permission and the maps updated accordingly to exclude this from the wildlife corridor. The last sentence of 4.19 can be amended to state “The site allocation is limited to the area on which caravans can lawfully be sited (including the area permitted under planning application WD/D/19/001358).”

9. What is the significance of the listed building (Montevideo House) and in particular its setting?

It is a Grade II Listed Building (therefore of national significance). Its Listing description <https://historicengland.org.uk/listing/the-list/list-entry/1152019> reads: “Detached House. Early C19. Stone walls, stuccoed and painted. Plat band between ground and first floor. Slate roofs. Low brick stacks at end gables. L-Plan 3 storeys, 4 windows, sashes with thin glazing-bars and slightly segmental heads. Ground floor has French windows. Front door on south gable wall. 2-leaf, with rib panels at bottom, and lights with marginal glazing-bars over. Rectangular top light, with a fanned pattern of glazing-bars. Attached awning to road entrance, with 5 cast-iron openwork supports on east and brick wall on west, pitched slate roof over. Front door on to road, flush-panelled with brick piers on either side. 7 stone steps down with an iron railing. (RCHM Dorset II, p.40 (24)).”

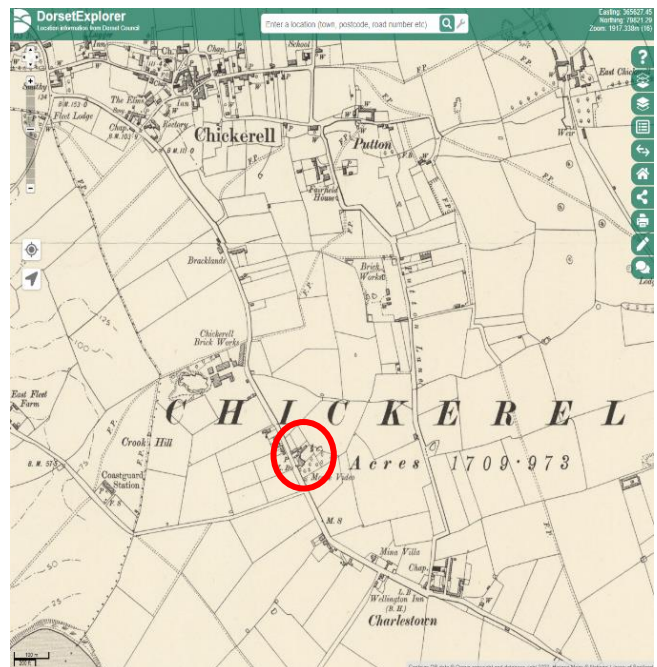
It is understood that the house was reputed to be the residence of Queen Charlotte, wife of King George III. Historic maps show its relative isolation from Chickerell Village and Charlestown at around the time it was built, with just the row of cottages opposite. Whilst there has been

development (in terms of its expansion and also the caravan park within its immediate setting) it remains a notable (prominent) building that is set apart from the main settlements.

10. What is the correct name of the Secondary School?

Chickerell Town Council response:

The secondary school and sixth form is now known as the Budmouth Academy Weymouth (it was previously known as Budmouth College before joining the Aspirations Academies Trust on 1 September 2019). Whilst it is recognised that school names can and do change over time, references to Budmouth School / College could be changed to Budmouth Academy Weymouth.



11. Paragraph 6.5 states that any (my underlining) undeveloped land adjoining the school should be for education and sporting facilities, but the policy identifies specific land which is identified on Map 6. Should the supporting text be clarified?

Chickerell Town Council response:

Yes – the intent is to safeguard the land that is currently used by the academy (with vertical hatching) as a community facility in CNP5, and to reserve the adjoining land (with the solid colour) for future community / school use under CNP6. Para 6.5 could be open to misinterpretation, and may be better rephrased as: “The land within the academy’s grounds is safeguarded for school / community use under Policy CNP5, and Policy CNP6 seeks to safeguard the adjoining undeveloped land to the west (as shown on the map) for further education and sporting facilities, whilst recognising the areas ecological and landscape value given its proximity to the Heritage Coast and the Fleet.”

12. Achieving high quality design is an important national objective² but it is not clear what the justification is for the third and fourth sub-sections of policy CNP 11, which refer to ‘cottage-style properties’ and ‘use of local stone’. Could the Town Council explain the justification for these ‘local priorities’?

Chickerell Town Council response:

These two elements are picking up on local characteristics – noting that the NPPF (para 125) refers to design policies being “grounded in an understanding and evaluation of each area’s defining characteristics” and (para 127c) “sympathetic to local character and history”. The policy wording for cottage-style relates particularly to Chickerell Village and Charlestown whose origins as villages / small settlements dates back to more than a century as shown on the earlier map. The older parts of these settlements are a mix of 2 storey older style collates and some larger scale (generally public) buildings, which give way to less characterful, late 20th century, suburban developments.

Design and access statements prepared in relation to recent developments – such as those at Floods Yard and Bank and Ridge Farms (extracts shown below) reference the relatively modest style of traditional housing in the area.

² See chapter 12 of NPPF.

9.0 Existing Architectural Character and Materials

The architectural character of Chickereil is very mixed and lacks the distinctive architectural character of nearby Abbotsbury. There are however a number of good historic precedents and vernacular detailing in the village that can be incorporated into the new design. There are also some recent residential developments in the village that are well designed and reflect well the local character.

Examples of both are referred to.

The short terraced group interposed with detached (usually 19th century) properties is the most appropriate historic residential type. Some recent developments that reflect these groupings sit well in the village.



The front façades of domestic buildings in the village are fairly plain or neutral, with an often repeated feature of porches with double pitched roofs. The simplest of these are canopies supported by brackets and decorative trellis, through to fully enclosed glazed timber and brick porches. Although possibly later additions these porches, irrespective of the period of the house, these are an attractive part of the streetscape.

9.0 Existing Architectural Character and Materials

Another characteristic of the historic villagescape are the fine examples of prominent red brick ends seen on domestic and public buildings. Mainly 19th or early 20th century in character these are often key buildings in the streetscape.



The walls of most domestic buildings are a mix of stone with brick dressings, brick and painted render. Windows openings on all properties are vertical format with heads of shallow arches of brick, some timber lintels and thin timber cills. Only the 19th century buildings have thicker timber or stone cills. A noticeable architectural detail of more distinctive buildings is the use of a contrasting brick trim around the window and door openings, and the quoins of a building; when the main material is red brick, yellow brick is used and with stone façades red brick is used. Window frames of original appearance are mainly casements divided into vertical format panes, timber and painted white, with some sliding sash windows in 19th century properties.



Roofs are either grey Welsh slate or clay plain tile. Most properties have straight eaves with an open overhang (often with cut rafters) and thin or no fascia boards, the gutters supported with brackets. Gable ends are usually plain with simple bargeboards. Most houses have red brick chimneys.



Above: Selection of photographs of surrounding context to inspire architectural detailing. For example: Picket fence, varying eaves heights, materiality, red brick arches on stone plots and brick front garden walls etc.

The key area of architectural interest within Chickerell is North Square and Church of St Mary which adjoins the southern edge of the site (as described in the D&A statement). Elements from these buildings of interest have inspired the scheme which includes a variety of architectural styles and scattered groupings of buildings of similar style.

1.1 Street Hierarchy and Route Character

The majority of dwellings are modest two storey houses and cottages, often with a formal town-like appearance. These are interspersed with houses of a more rural vernacular nature in courtyard locations (shown in green on the diagram). There are some two and a half storey houses positioned in prominent locations some with classical styling, sash windows and door surrounds commonly featured along the major street (shown in red on the diagram) to emphasise the street hierarchy and enhance legibility. Figure 3 demonstrates the different street hierarchy that will influence the style of elevation and architectural detailing.

Adjustments have been made to building sizes, positions and the spaces between buildings having regard to the street hierarchy and desired appearance. Dwellings have been positioned within the courtyards to enhance security and form active edges. Cottage style dwellings are located along the less formal streets and within the lanes which have a more working character as compared to the green open spaces; furthermore creating a defined



DESIGN

These qualities were supported through the earlier household consultation.

The wording of the policy is not considered to be overly prescriptive – for example it is not requiring local stone to be used on all buildings, or prohibit and buildings over 2 storeys in height.

Q11. What aspects would you wish to see encouraged for applications for new development?

- Green feel' to streets and spaces with hedgerows, trees, grass verges, informal greens and gardens.
- Network of streets and shared surface lanes suitable for pedestrian use.
- Dwellings gently stepping up and down sloping streets.
- Cottage style properties, with clusters of cottages positioned around informal greens and drives.
- Mix of materials, including use of local stone within elevations and in walls.
- Feature buildings and frontages marking important corners.

13. On page 16 there are references to a Site of Nature Conservation Importance, the Water Lily Gardens, the 9 hole golf course and the Crook Hill Nature Reserve. However, as far as I can see these features have not been specifically identified on any plan. Am I correct?

Chickerell Town Council response:

The Water Lily Gardens (which is the Site of Nature Conservation Importance) is discussed in para 4.12 at the top of pg 14, and is part of the wildlife corridor.

The 9 hole golf course is known as the Wessex Golf Centre, to the north side of the link road. This area is within the LLLI shown on Map 5 (and does not form part of the Chickerell urban extension) and specifically referenced in the 5th bullet of para 11.6. It is not to be confused with the small section of the 18-hole Weymouth Golf Club course that lies within the NP area (probably best noted on Map 6 – the area to the west of the 'n' of Charlestown, linking up to the Chickerell Link Road (the northernmost part of which is within the wildlife corridor)).

Crook Hill Nature Reserve (the full name is Crookhill Brickpits LNR) is the Crookhill Brick Pit SSSI (it is both an SSSI and a Local Nature Reserve) and is shown as the LNR and SSSI on Map 3 and reference in para 4.11

14. In paragraph 8.2 there is reference to parking provision at the Lynch Lane Estate. Was consideration given to turning the last sentence of the paragraph into a policy, or are CTC satisfied that existing policies in the WDWPLP on parking, address the issue adequately?

Chickerell Town Council response:

The current policy (COM9) reads:

iii) Parking standards for non-residential development should be agreed through joint discussions between the local Highway Authority and the Local Planning Authority in accordance with published local parking guidelines.

The issue derives from the existing (extant) uses, such as car repair and car sales operation, and as such are unlikely to be a matter that this plan can influence unless there is a material change of use or redevelopment of a site. And whilst parking restriction (yellow lines etc) could be introduced and (subject to resources) enforced, this is outside the control of the Neighbourhood Plan and would require Dorset Council as the Highways Authority to take the lead, and would also need further consultation as it may benefit some businesses but could harm others. Commercial properties at affordable rents are in short supply, and the Town Council would not wish to encourage alternative uses or excessive management that would potentially harm the local economy.

The Town Council did not consider it had sufficient evidence to specify its own parking standards and that ultimately this issue would be a matter for joint discussion between the applicant and Highway Authority, and that the advisory note in 8.2 should be sufficient to raise awareness and inform these discussions. However if the Examiner considers that the current working could be included as a policy then the Town Council would not object to such a change.

15. In the last sentence of the Regulation 16 representation from Lichfields, with regard to policy CNP12 (in Box 4), there is a reference to a possible inconsistency. Is CTC satisfied that the wording of policy CNP12, with regard to development of a brownfield site in excess of 0.1ha, is justified?

Chickerell Town Council response:

The Town Council would not like to rely on the validation requirements of the Council, as these are not policy, and if not renewed every 2 years these are no longer legally required (as explained in NPPG Paragraph: 039 Reference ID: 14-039-20140306) and the local planning authority previously allowed such requirements to become out of date.

The current list states that “A Biodiversity Appraisal accompanied by a standardised Biodiversity Mitigation Plan (BMP) is required to accompany planning applications relating to the following:-

- all development sites 0.1ha or greater in size,*
- sites where there are known protected species or important habitats / habitat features,*
- all greenfield or brownfield development sites over 0.1ha in size not currently used as existing residential or business premises,*
- any sized site affecting a rural barn (to secure nesting or roosting”*

This is perhaps not as clear as it can be given the overlap between the first and third bullets. For consistency there would be no objection to modifying the first 2 bullets of CNP12 in line with the first bullet above. The remaining bullets in CNP12 reflect where local data has suggested known protected species or important habitats / habitat features are likely to be present.

16. Does the Town Council agree that there are a number of examples of wider community aspirations that are recorded in the CNP? National Planning Practice Guidance³ (PPG) on Neighbourhood Plans advises that these should be clearly identifiable. Could CTC consider how best to have regard to the advice in the PPG?

Chickerell Town Council response:

The Town Council has indicated one possible project within the text at para 2.16 – “Chickerell Town Council would be happy to work with Dorset Council to identify the routes and services which local residents most want to see improved”. It has also indicated it would encourage the replacement of the second pitch at Weymouth Football Club to help ensure the longer term viability of the Stadium and provide a real benefit for Chickerell's growing community. These could be reiterated as projects (in a similar fashion but different colour to the Policies) in the plan.

The Town Council note that Dorset Council did raise concerns that the statements in paras 7.4 and 10.5 appear to try to make informal policies regarding possible allocations at the former tented campsite and land west of Southill. These are not policies, and could if appropriate formatted in a way to make clear that they are simply the Town Council's views on these matters (which it surely is entitled to make clear as part of a Neighbourhood Plan – given the finding of the Kebell court cases, which concluded with Case No: CO/6299/2015 Neutral Citation Number: [2016] EWHC 2664 (Admin) – copies of which can be provided on request).

Question for both Dorset Council and Chickerell Town Council

Note: I would prefer a joint response to this question but if that cannot be successfully achieved then independent responses should be submitted by the two parties.

Background

In DC's Regulation 16 response (under Policy CNP4) it states that Policy CHIC2 of the adopted Local Plan (Chickerell Urban Extension) 'includes a requirement for the development to connect to the Chickerell Link Road (B3157)'. I have read policy CHIC2 but the only references I could find to highway matters are;

(a) in sub-section ii), which states that 'the development will deliver highway improvements necessary for the development to go ahead'; and

(b) in the first bullet point under iv), which refers to a traditional street with frontage development connecting from the Chickerell Link Road to School Hill, and from School Hill to Chickerell Hill.

Paragraph 4.26 of the CNP (with regard to the connection to the Chickerell Link Road) states that: 'Great care will be needed in the design of this route in order to ensure that the new road does not create a significant barrier for many species'.

Question

It is not clear to me firstly what the exact access and highway requirements are with regard to the Chickerell Urban Extension and the relationship between those requirements and issues of biodiversity. And secondly, how are those issues of biodiversity being addressed, particularly with regard to the Chickerell Wildlife E-W Corridor?

I note that CTC, in policy CNP10, seeks to protect the locally valued landscape north and east of the village but that representations have been made highlighting the potential conflict between protecting the landscape and securing the necessary access. If the road was to be built across part of

³ Paragraph 004 Ref ID: 41-004-20190509.

the valued landscape are there any measures that could be taken to satisfactorily mitigate the situation?

Could the joint response clarify the situation regarding both the access/highway arrangements and issues of biodiversity – making it clear where there is agreement between the two Councils and, if applicable, where disagreement remains.

Chickerell Town Council response:

As mentioned under Q1 and Q2a to the Town Council, the application for the strategic allocation to the eastern side of Chickerell has now been submitted and validated (WD/D/20/002569), and is 'live' on the Council's website.

The green infrastructure parameter plan submitted as part of that application (see Appendix) usefully illustrated both the highway proposals and green infrastructure proposals for this site. The connection into Chickerell Village at the northern end of the scheme is proposed to be via the Stables on School Hill, and access to the Chickerell Link Road is shown to the south. This broadly aligns with the highway requirements as described in more detail in para 10.6.3 of the Local Plan, which states "A new vehicular access onto the Chickerell Link Road will be required, linking through the development to School Hill and across to Floods Yard and onto Chickerell Hill. This will need to be able to accommodate a bus route and be phased with the development."

In terms of the east-west wildlife corridor, CTC is satisfied that the Natural England has been involved in discussions regarding the potential mitigation for both wildlife corridors, as referenced in our response to Q2a. The policy is not intended to frustrate the delivery of this much needed link (which would otherwise increase traffic issues on local roads), but to ensure that its design would ensure it has minimum impact; such as through the inclusion of a wet underpass that would allow otters, voles, badgers to traverse what would otherwise be a significant barrier. Care is also required in terms of lighting proposals on this section – which will also have a bearing on the playing pitches and measures that may need to be incorporated to minimise light spillage. CTC note that the proposed connection to the north onto School Hill is further north than had been envisaged when the Local Plan allocation was first made – the indicative map for the site at that time is shown below.

Indicative map shown at 2011 consultation



The Examiner has been provided with the appeal decision that has confirmed the LPA's position that the development of this site in advance of an agreed masterplan for CHIC2 would potentially compromise the delivery of the urban extension.

The route shown on the masterplan in the planning application includes a link road slightly further to the north, within the LLLI, and projects the proposed housing very slightly into the LLLI.

The Policy wording in the NP, CNP10, has been drafted in a manner that was meant to provide some leeway if such an encroachment is shown to not impact on that landscape's qualities (i.e. the long views to the Dorset AONB to the north; the rural setting for Chickerell and Radipole villages and wider rural backdrop to north-west Weymouth; the green wedge between Chickerell and Southill / Radipole; and the north-south wildlife corridor from Radipole Lake SSSI). Whilst further study of the planning application is needed, it is considered that the policy should reinforce the need to consider whether suitable landscaping, reduced building heights and minimising light spillage for the qualities for which the LLLI is valued will be sufficient so as to ensure that this valued landscape would not be unduly compromised by such an encroachment.

The Town Council would have looked to Dorset Council's landscape officer's input on responding on this matter jointly, but understands that this is not possible given the timescales and fact that the current application is 'live'.

