

Introduction

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Puddletown Neighbourhood Plan (PNP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which —

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

2016 - 2017

Following successful area designation, the working committee held a community ‘drop in’ event at Willowbed Hall during November 2016. The community were invited to attend to share thoughts and how they could participate in the formation of the plan. The event was run in conjunction with the Spirit of Chickerell Village Café.

2017 - 2018

A Neighbourhood Plan Questionnaire was launched in November 2017; a booklet comprising of 18 key questions sent to all households within the town inviting everyone to take part. This ensured a wide range of views were received, not just those of the Committee or Town Council. 569 questionnaires were returned, a 23% response rate. In addition to the household questionnaire, 284 Chickerell businesses were consulted and invited to make comment. The questionnaire results can be viewed <https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/03/Questionnaire-results-Q-only.pdf>

The results of this survey very much shaped the decisions as to what was included in the plan and what emphasis was given to various factors.

2018 - 2019

Consultation with the former West Dorset District Council commenced in 2018 regarding Strategic Environmental Assessment screening. The District Council produced a Strategic Environmental Assessment (SEA) Screening Report, which was subject to consultation with the statutory consultation bodies, Natural England, Historic England and Environment Agency. The final report was published and can be viewed <https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/06/20190516-Chickerell-NP-SEA-Screening-following-consultation.pdf>

The need for a Habitat Regulations Assessment (HRA) was also consulted on and deemed not required by Dorset Council.

Chickerell Neighbourhood Plan: Consultation Summary May 2020

2019 - 2020

The Pre-Submission Consultation on the draft plan ran from 13 December 2019 – 15 February 2020

The consultation was publicised via:

- Noticeboards
- Chickerell Contact Magazine (free publication delivered to households and also available online <https://chickerell.com/contact/>). This included a brief notification in Dec/Jan issue and full notification with more detail in the Feb issue
- The Town Council website – dedicated Neighbourhood Plan page <https://chickerelltowncouncil.co.uk/neighbourhood-plan/>
- Drop-in consultation events were held at Chickerell Town Council on Friday 14 February 2020 6.00 – 7.30pm and Willowbed Hall on Saturday 15 February 2020 10.00am – 12.00noon (during a Community Café event in the hope of reaching a wider audience).
- Hard copies of the plan were also made available for viewing at Chickerell Town Council, Willowbed Hall and Chickerell Community Library.

CHICKERELL TOWN COUNCIL NEWS

NEIGHBOURHOOD PLAN – DROP IN EVENT – ALL WELCOME

From Chickerell Town Council: Chickerell Town Council is now consulting on the next stage of our Neighbourhood Plan. Neighbourhood Plans provide the opportunity for residents to have more control over where and what type of development might be acceptable.

The Plan process commenced in late 2016 with a questionnaire issued to all residents in November 2017. The draft takes account of the views of hundreds of residents, businesses and other stakeholders who completed the questionnaires or attended consultation events. As a result the plan seeks to support and enhance our community facilities, infrastructure and open spaces and protect the most sensitive areas of our countryside and coast. Chickerell has experienced a lot of housing growth since the 1970s, and the last Local Plan (2015) allocated some large sites which have yet to be built on. There is, therefore, no need for our Plan to propose any further green field sites for development at this time.

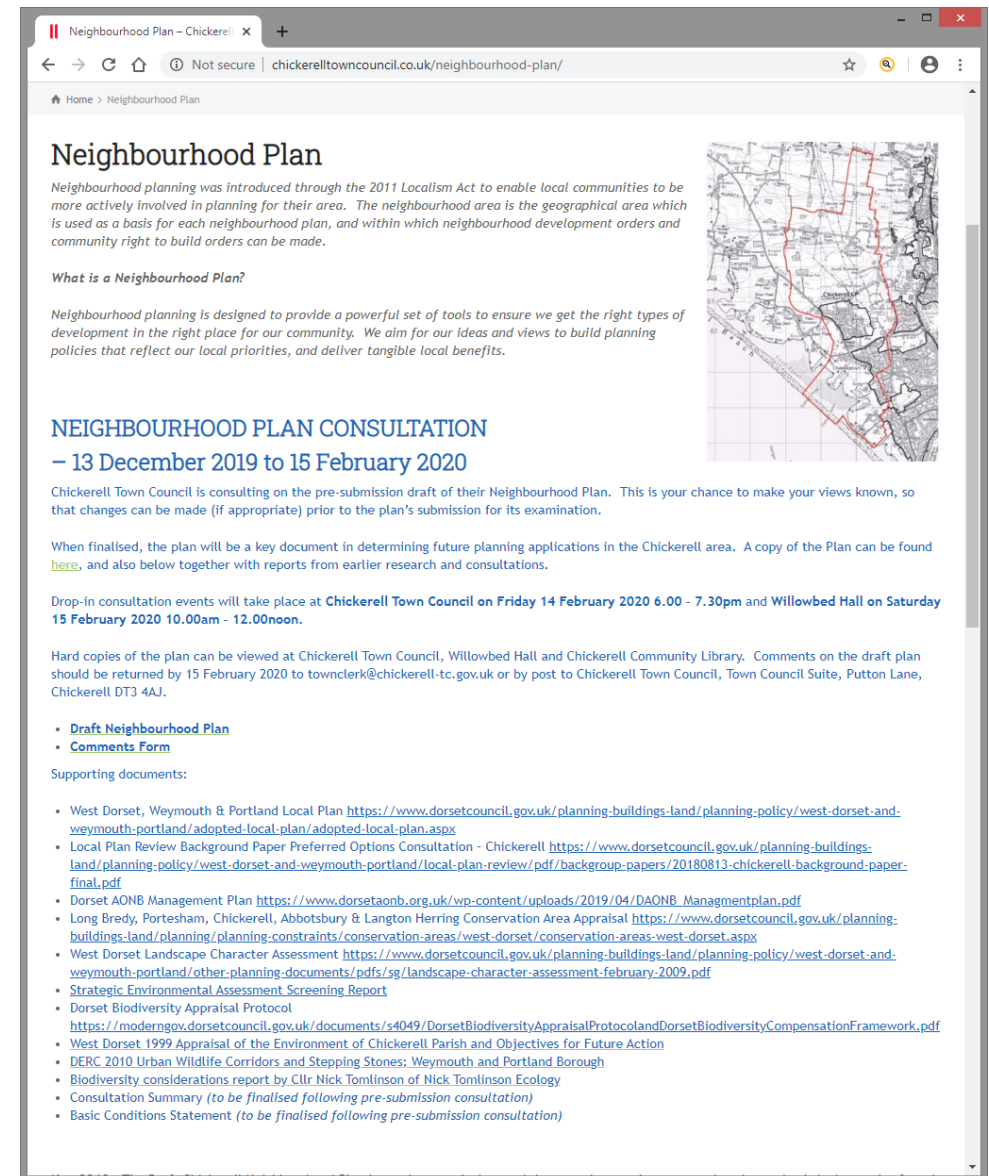
We have also been taking further advice and comments and been discussing aspects of the Plan with the former West Dorset District and the new Dorset Council and other statutory authorities.

Once consultation on the draft plan has been completed, and any changes made as a result, it will be examined by an independent inspector appointed by Dorset Council. If that examiner agrees our plan meets the basic conditions set out in legislation, then the final step will be a referendum of residents on whether it should be approved.

If Chickerell's Plan receives approval, the Town Council will receive more money for improving community facilities.

Drop-in consultation events will take place at Chickerell Town Council (next to Willowbed Hall) on: Friday 14th February 2020 6 – 7.30pm and the Willowbed Hall on Saturday 15th February 2020 10am – 12noon.

The Plan is available on-line at www.chickerelltowncouncil.co.uk/neighbourhood-plan/ together with reports from earlier research and consultations. Hard copies of the plan can be viewed at Chickerell Town Council, Willowbed Hall and Chickerell Community Library. **Comments on the draft plan should be returned by 15 February 2020 to townclerk@chickerell-tc.gov.uk** or by post to Chickerell Town Council, Town Council Suite, Putton Lane, Chickerell DT3 4AJ.



Neighbourhood Plan – Chickerell

chickerelltowncouncil.co.uk/neighbourhood-plan/

Neighbourhood Plan

Neighbourhood planning was introduced through the 2011 Localism Act to enable local communities to be more actively involved in planning for their area. The neighbourhood area is the geographical area which is used as a basis for each neighbourhood plan, and within which neighbourhood development orders and community right to build orders can be made.

What is a Neighbourhood Plan?

Neighbourhood planning is designed to provide a powerful set of tools to ensure we get the right types of development in the right place for our community. We aim for our ideas and views to build planning policies that reflect our local priorities, and deliver tangible local benefits.

NEIGHBOURHOOD PLAN CONSULTATION

– 13 December 2019 to 15 February 2020

Chickerell Town Council is consulting on the pre-submission draft of their Neighbourhood Plan. This is your chance to make your views known, so that changes can be made (if appropriate) prior to the plan's submission for its examination.

When finalised, the plan will be a key document in determining future planning applications in the Chickerell area. A copy of the Plan can be found [here](#), and also below together with reports from earlier research and consultations.

Drop-in consultation events will take place at Chickerell Town Council on Friday 14 February 2020 6.00 - 7.30pm and Willowbed Hall on Saturday 15 February 2020 10.00am - 12.00noon.

Hard copies of the plan can be viewed at Chickerell Town Council, Willowbed Hall and Chickerell Community Library. Comments on the draft plan should be returned by 15 February 2020 to townclerk@chickerell-tc.gov.uk or by post to Chickerell Town Council, Town Council Suite, Putton Lane, Chickerell DT3 4AJ.

- [Draft Neighbourhood Plan](#)
- [Comments Form](#)

Supporting documents:

- West Dorset, Weymouth & Portland Local Plan <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/adopted-local-plan.aspx>
- Local Plan Review Background Paper Preferred Options Consultation - Chickerell <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/background-papers/20180813-chickerell-background-paper-final.pdf>
- Dorset AONB Management Plan https://www.dorsetaonb.org.uk/wp-content/uploads/2019/04/DAONB_Managementplan.pdf
- Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/west-dorset/conservation-areas-west-dorset.aspx>
- West Dorset Landscape Character Assessment <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/other-planning-documents/pdfs/sg/landscape-character-assessment-february-2009.pdf>
- Strategic Environmental Assessment Screening Report
- Dorset Biodiversity Appraisal Protocol <https://modern.gov.dorsetcouncil.gov.uk/documents/s4049/DorsetBiodiversityAppraisalProtocolandDorsetBiodiversityCompensationFramework.pdf>
- West Dorset 1999 Appraisal of the Environment of Chickerell Parish and Objectives for Future Action
- DERC 2010 Urban Wildlife Corridors and Stepping Stones; Weymouth and Portland Borough
- Biodiversity considerations report by Cllr Nick Tomlinson of Nick Tomlinson Ecology
- Consultation Summary (to be finalised following pre-submission consultation)
- Basic Conditions Statement (to be finalised following pre-submission consultation)

CHICKERELL TOWN COUNCIL NEWS: The draft Chickerell Neighbourhood Plan is approaching completion and the council would welcome your thoughts. There will be a public consultation period, during which time there will be a chance to review and add further comments. For details on how, when and where to find the draft plan, please keep an eye on the website: www.chickerelltowncouncil.co.uk/neighbourhood-plan/

Chickerell Neighbourhood Plan: Consultation Summary May 2020

The following statutory consultees were contacted via email at the start of the consultation, with a follow-up email reminder just before the close of the consultation.

Local Councils Consultees	Responded	Other Consultees	Responded	Other Consultees	Responded
– Dorset Council	✓	– Magna	acknowledged	– Prayerhouse Chickerell	
– Weymouth TC	✓	– Sovereign Housing Association	acknowledged	– Chickerell Gospel Hall	
– Chesil Bank PC	✓	– Aster Group	acknowledged	– Chickerell Methodist Church	
– Portland TC	acknowledged	– Dorset Wildlife Trust		– Church of Jesus Christ of LDS	
Other Statutory Consultees	Responded	– Campaign to Protect Rural England	acknowledged	– St Mary’s Church	✓
– Environment Agency	✓	– Dorset AONB		– Ilchester Estate	
– Natural England	✓	– The Woodland Trust	acknowledged	– Dorset Echo	
– Historic England	✓	– Jurassic Coast Trust		– Contact	
– Highways England	✓	– Weymouth Civic Society		– Wessex FM	
– National Grid		– RSPB	acknowledged	– Weymouth and Portland Chamber of Trade and Commerce	
– Wessex Water	✓	– Wyke Regis / Lanehouse Med Practice		– East Street Post Office	
– Scottish and Southern Energy		– Age UK	acknowledged	– Charlestown Post Officer	
– Southern Gas Network	✓	– Allotment Association	acknowledged	– Weymouth Post Office	
– Marine Management Org’n	✓	– Victory Hall, Charlestown	acknowledged	– BT Group plc	
– Dorset CCG		– Chickerell Community Library		– Budmouth Academy	
– Dorset County Hosp NHS Trust		– Spirit of Chickerell		– Chickerell Primary Academy	
– Network Rail and First Wessex		– Citizens Advice			
– Sport England	✓	– Weymouth and Portland Access Group	✓		

The following summarises the key points raised and suggested way forward. Respondents were given the opportunity to comment on each policy area, and whilst this was particularly encouraged for those that disagreed with the policy (in order to understand why and what changes they were seeking), people also commented who supported or were not sure. These comments are summarised in the section below, but are not replicated verbatim. Further consultation was undertaken with Dorset Council and Natural England on the proposed changes.

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
01 and 02 General	Some of the paragraphs from the “Introduction”, “planning context” and “issues raised by local residents through the neighbourhood plan consultation” (and also Appx B) could be summarised in the plan (and the full texts placed in the consultation statement). The vision	Dorset Council	The introduction is not considered to be overly long in comparison to other Neighbourhood Plans, and is considered useful in reassuring local residents that the views they have expressed have been taken into account. This in turn sets the scene for the vision and objectives.

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	and objectives could then be moved forward in the plan.		<p>The only changes considered necessary are updated to the first section to reflect that the pre-submission consultation was completed and the plan updated as a result.</p> <p><i>Action: delete consultation box and add new para following 1.3 to briefly describe the consultation process (Reg 14).</i></p>
01. para 1.1 Introduction	Neighbourhood Plans are not intended to be a restrictive tool. It would be far more preferable for the Plan to describe itself as a positive tool to manage the growth and pressures that Chickerell faces rather than use the sentence “our area required the protection of a Neighbourhood Plan.”	Owners of Aldwickbury and C G Fry and Son Limited	<p>Noted – agree that the emphasis is on creating better places.</p> <p><i>Action: amend first sentence of 1.1 to read “In 2016, Chickerell Town Council decided our area would benefit from having a Neighbourhood Plan.”</i></p>
01. para 1.6 context	The statutory development plan includes the Bournemouth, Dorset and Poole Minerals Strategy 2014 along with the recently adopted Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019. Para. 1.6 should include proper reference to all these plans.	Dorset Council	<p>Noted – this section may also benefit from a refresh to more clearly explain the relationship with national policy and the Local Plan process and correct minor errors.</p> <p>Amend section to read as follows:</p> <p><i>1.4 A Neighbourhood Plan has to have regard to national planning policies (e.g. the National Planning Policy Framework (NPPF)) and be in general conformity with the strategic policies in the Local Plan. It cannot reduce the amount of development that is already planned for the area, but can shape and influence where future development will be and what it should look like.</i></p> <p><i>1.5 Currently the Local Plan is the West Dorset, Weymouth & Portland Local Plan which was adopted in October 2015. This included a number of strategic site allocations for Chickerell that were expected to satisfy the housing needs of the wider area to 2031. The new Unitary Authority, Dorset Council, are now preparing a Dorset-wide Local Plan that will replace the 2015 plan, which they</i></p>

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			<p><i>hope to adopt in 2023. They will review the progress made on the strategic site allocations, and may need to allocate further sites as they will be extending the plan period well beyond 2031. A Preferred Options Consultation in 2018 (under the former West Dorset District Council) had identified some possible sites for Chickerell, and the Neighbourhood Plan recognises this, and our plan does not look to prevent such decisions. The policies in this Chickerell Neighbourhood Plan have been aligned with the policies emerging from that review as far as possible.</i></p> <p><i>1.6 Minerals and waste policies are covered in the Bournemouth, Dorset and Poole Minerals Strategy 2014 along with the recently adopted Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019. Neighbourhood Plans are not allowed to cover minerals development, waste matters or large-scale infrastructure projects such as major highways.</i></p> <p><i>1.7 When finalised, this Neighbourhood Plan will constitute part of the Development Plan for Chickerell, alongside the Local Plan and Minerals and Waste Plans. It will have given local residents and businesses a major opportunity to influence the development of our Town (Parish) - what is built and what areas are protected. The Town Council will also continue to represent the views of its residents in responding to the Local Plan consultations.</i></p>
01. para 1.12 CIL	For accuracy, the text should be updated to clarify that 25% CIL will only be payable for planning applications approved after this date (and with the exception of self build approvals).	Dorset Council	Noted – the description was intended to be light touch as there are numerous qualifications that could be added – as the Town Council is currently entitled to 15%, there are other exemptions as well as self build (e.g. affordable housing) as well as zero-rated developments. As this does

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			not impact on developer payments, it is considered that this is sufficiently detailed and does not require further elaboration.
02. para 2.3	<p>The statement that the Post Office required that 'Weymouth' should be in Chickerell addresses and this may have discouraged the provision of necessary suitable infrastructure in the past is speculation and should be avoided.</p> <p>It may be more beneficial to highlight the importance of improving public transport links between Chickerell and Weymouth which could be done through contributions from development. The neighbourhood plan group could look to collect evidence on the current transport links i.e. bus times and frequency to assess what could be done to improve the current situation. This evidence could then feed into the neighbourhood plan as a policy to try and improve access into town for residents.</p>	Dorset Council	<p>Agree that the sentence on the Post Office addressing is unnecessary.</p> <p><i>Action: delete penultimate sentence to 2.3</i></p> <p>Whilst more frequent and improved bus services would be welcomed (for example there is little in the way of a weekend service), this is not considered to be something that is readily achievable through Neighbourhood Plan policies. This is referenced in 2.15 but could be made clearer.</p> <p><i>Action: add to end of para 2.15 "Whilst more frequent and improved bus services would be welcomed, this is not something that can be readily achievable through a Neighbourhood Plan. Dorset Council's own plan (for the period 2020-24) states that they will improve public transport and reliability by working with providers and lobbying Government. 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."</i></p>
02. para 2.5	Suggest including map showing AONB to provide context to this paragraph.	Dorset Council	<p>Agree</p> <p><i>Action: Add map in section 2 (Context) to show main designations impacting on the area.</i></p>
02. para 2.8	Suggest including reference to the map from para. 2.8	Dorset Council	<p>Agree</p> <p><i>Action: cross refer to map in first sentence.</i></p>
02. para 2.12	Suggest remove sentence: 'It is now the former West Dorset's 4th town in size' as no longer relevant in the new Council.	Dorset Council	<p>Agree – it now ranks as about Number 18 in the Dorset Council area and the latest (2017) population estimate is 5,839 people.</p>

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<i>Action: amend sentence to read "In 2017 it was estimated to have a population of about 5,840."</i>
02. para 2.15	Suggest adding some statistics to justify ageing population reference.	Dorset Council	Agree <i>Action: append to end of second sentence "(according to the 2011 Census 24.5% of the population were aged 65 or older, compared to 20.9% in Weymouth and Portland and just 16.3% in England, and 2017 estimates now put the number of people over 65 year at 25.7%)."</i>
02. para 2.15	Reference to planned development is slightly confusing. A significant amount of the development is either subject to an existing S106 or an allocation which outlines the requirements for each site.	Dorset Council	Noted – this was referring to the benefits of planned (i.e. allocated) development in a plan-led system as opposed to speculative applications. <i>Action: amend final sentence to read "Having a plan-led system provides the best opportunity for delivering some of these facilities, although this will also depend on other factors such as the viability of development and the availability of suitable land."</i>
03. para 3.2	Move the paragraph on the plan period to the introduction section to make this more accessible to the reader.	Dorset Council	The plan period is already on the front cover and therefore is already explicit to the reader.
03. Vision and Objectives	Second bullet in the objectives section is already covered by the Local Plan so could be deleted. Fifth point is overly restrictive for a Neighbourhood Plan and should be deleted. NB typo in 4 th bullet (wild-life).	Dorset Council	Having reviews the first two objectives it is considered that these could be simplified to better reflect the plan (and how it sites alongside the strategic policies). <i>Action: combine first and second bullet points to read "To consider locations where new housing might be built, taking into account the strategic allocations in the Local Plan and the importance of wildlife and the environment, as well as the nature of the communities and settlements in the area."</i> The fifth bullet point is intended to apply to valued (rather than all) green space and this can be clarified (and

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>this would not then be as restrictive).</p> <p><i>Action: amend fifth bullet point to read “To protect our valued green spaces, and add to those within the existing development boundaries where opportunities arise”</i></p> <p>Typo noted</p> <p><i>Correct typo (remove hyphen in wildlife)</i></p>
03. Vision and Objectives	It is encouraging to see that reducing the vulnerability to impacts of climate change, particularly flooding, and ensuring that future development does not compromise the natural and built environment, including landscape, geological assets and wild-life habitats and corridors, are objectives for the plan.	Environment Agency	Support noted.
03. Vision and Objectives	<p>The proposed vision and objectives should recognise and support employment generating opportunities at traditional employment premises, such as industrial estates, and in the tourism sector, which plays a vital role in providing local jobs. Littlesea Holiday Park is one of the largest employers in the Neighbourhood Plan area.</p> <p>Suggest additional bullet in the vision: “Chickerell should support employment opportunities, including those in a thriving tourism sector, which will continue to attract visitors and maximise economic benefits for the local community.” And that a similar objective is also added.</p>	Bourne Leisure	<p>The penultimate objective is “To support the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities”. The tourist industry is mentioned under the fourth bullet point (in reference to the importance of protecting the beauty of our coast).</p> <p>On this basis references to tourism are considered sufficient and it would not be appropriate to major on this sector as a key driver for the plan. Whilst the 2011 Census shows that the accommodation and food services accounts for about 14% of jobs in Weymouth and Portland, it is not such a major factor (accounting for about 6% of jobs) in the plan area.</p>
03. Vision and Objectives (and also para 5.1 – 3)	The vision on employment is too simplistic. The plan should specifically state whether it supports the further development of additional employment buildings in Chickerell, or not. It should also state whether any such	D J Property	Whilst all local businesses were contacted as part of the Neighbourhood Plan consultation, very few responded. The household survey identified only 8 responses who had specific requirements for premises or support locally

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	<p>commercial development should be on the existing estates (Link Park, Granby, Lynch Lane) or whether new sites will be considered.</p> <p>Public transport and electric vehicle charging points will be the key to future employment sites, the plan could make reference to these aspects and support them, if appropriate.</p> <p>Why is there not a specific (CNP) plan policy (or policies) covering the 3 major employment sites? This seems a glaring omission.</p>		<p>that were not met by the existing provision, with most responses relating to better broadband, and several asking for small lock up premises.</p> <p>On this basis it was considered unnecessary to include specific policies with respect to the 3 major employment sites, as the Local Plan policies provides an appropriate base for ensuring that these sites remain available for a range of employment uses, and further opportunities also exist within the settlements and site allocations as part of the mix of uses. supported.</p>
03. Vision and Objectives (and also para 5.1 – 3)	<p>Encourage new businesses to set up in new Chickerell at the business space designated for this purpose.</p> <p>Encourage growth of existing businesses on the Granby / Link.</p>	Weymouth and Portland Chamber of Commerce	<p>Whilst it is accepted that public transport is important, this is not something that a Neighbourhood Plan can have significant influence over (see above).</p> <p>The Government has recently consulted on amending Building Regulations¹ to require that every new business premises, and those undergoing a major renovation, with more than 10 car parking spaces within the site boundary of the building to have one chargepoint and cable routes for electric vehicle chargepoint cabling for one in five spaces. There are also likely to be requirements for new homes. These could usefully be referenced under the general design principles.</p> <p><i>Action: include car charging in section 12 under design, and reflect the recent Government proposals and make it clear that the planned provision for car charging should be clearly indicated on plans.</i></p>
03. Vision and Objectives	Chickerell must embrace employment and investment that is more likely to be generated due to its proximity to Weymouth, rather than emphasise its differences	A2A Consulting	The plan has been drafted to recognise the many different parts of the parish and their different characteristics, some of which are perceived to be part of

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/818810/electric-vehicle-charging-in-residential-and-non-residential-buildings.pdf

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	based on some notional boundary and appear resistant to change.		the greater Weymouth area, and others (such as the village and rural north) which are more distinct. It does support employment.
04. para 4.4	This paragraph is not that relevant to the neighbourhood plan and also still refers to West Dorset.	Dorset Council	<p>Agree that reference to being the 4th largest town may be omitted. Reference to the provision of the foodstore is perhaps unnecessary in this section as it is covered in para 5.2 (relating to Charlestown and Link Park).</p> <p><i>Action: delete 4.4 and transfer issues with sequential test (historically) to para 5.2</i></p>
04. CNP1	<p>The context of policy CNP1 (paragraph 4.7) states that the existing site of the doctor's surgery on East Street is to be protected for retail uses. Although the entirety of the surgery is included in map 4 that accompanies policy CNP1, we would recommend that protecting the existing surgery for retail is explicitly mentioned within the policy.</p> <p>Also 'A' class uses are the main use class in town centres and therefore it would be better to state this in the policy. Recommend change wording to; "...the area defined in Map 4 should be retained for retail including A uses and relevant sui generis uses appropriate to a local centre".</p>	Dorset Council	<p>The doctor's surgery should be allowed to change to a use appropriate for a Local Centre (ie falling within an A class use). Agree that this could usefully be clarified in the supporting text and policy.</p> <p><i>Action: amend final sentence of 4.7 to read "... these premises should be converted to retail or other A class or similar uses appropriate for a local centre, and retain the associated parking." Amend first sentence of Policy CNP1 to read: "Within the defined local centre in East Street (as shown on Map 4), retail and other A class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking."</i></p>
04. CNP1	<p>Recommend removing the school as a protected asset as this site is wholly included in adopted plan policy CHIC3 and would result in a contradiction with the adopted Local Plan.</p> <p>Supplemental: Although the site has not be identified as strategic, it is a council owned site and no decision has been made as to the long term use of the site. We would strongly recommend this site not be included in the</p>	Dorset Council	<p>Discussions with Chickerell Primary School (which has Academy status) have made clear the school's intention to remain in situ, and this was reflected in the WDWP Preferred options report published in 2018. As such, the site is highly unlikely to become available for redevelopment under the current policy. Furthermore, the LPA have previously confirmed that in their view CHIC3 is a 'non strategic' policy and therefore there is no</p>

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	current NP and assess this site again in the review of the NP at a later date.		conformity requirement for the NP on this issue. Whilst it is recognised that this could be put back to a future review, the policy would support the retention and improvement of the school, and if the site were disposed of, the policy would encourage the potential re-use of both the school buildings and land for community facilities in what is a central location.
04. CNP1	Support	St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted.
04. CNP1	Infrastructure is non existent in Chickerell for all sectors, private and public. Points that need addressing include: Healthcare / Doctors surgery; Nursery school; Primary school; Senior school; broadband capability; bus services especially at weekends and evenings; parking and safe walkways around the village; speed and safety issues; police provision; fire / ambulance; elderly care provision; recreation (only one playground for entire town...)	Weymouth and Portland Chamber of Commerce	Most of these services do exist within the area but the need for continuing improvements is not disputed, and priorities for improvement are set out in para 4.6.
04. para 4.8	The 1999 environment appraisal which identifies the lack of open space within the village and surrounding area is over 20 years old and it is not appropriate to use this as part of the evidence base for the neighbourhood plan. Review / consider using more recent evidence e.g. Dorset Council Playing Pitch Strategy or carrying out an independent study.	Dorset Council	Whilst the 1999 plan is just over 20 years 'old' many areas within Chickerell that were development in the latter part of the c20th have not changed substantially since 1999. Reference to that document also helps illustrate that the comments from local residents about protecting the remaining open spaces within the village are not new points.
04. para 4.8 / General	A significant number of these documents are very dated. The Draft Neighbourhood Plan (NP) should be based on a more up to date and comprehensive evidence base.	Owners of Aldwickbury and C G Fry and Son Limited	There is more recent information available that continues to highlight the importance of open spaces. For example, the 2010 background information report for the West Dorset District Council Planning Obligations SPD identified

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			<p>that there were still deficiencies in outdoor sports provision, a shortfall in children’s play areas and amenity open space when assessed against the recommended standards given in the PPG17 audit. A review has also been undertaken that clearly shows the current level of provision falls well short of the Fields in Trust standards.</p> <p><i>Action: provide evidence based of current provision, and refer in the supporting text to “Having reviewed the amount of public open spaces against the Fields in Trust standards, it is clear that there is still a significant shortfall in available and accessible public open space of all types.”</i></p>
04. para 4.10	Suggest include Crook Hill Local Nature Reserve on Map 3	Dorset Council	<p>Agreed</p> <p><i>Action: amend Map to include the Local Nature Reserve</i></p>
04. para 4.12	Typo (too extensive to me designated)	Dorset Council	<p>Noted</p> <p><i>Action: correct typo (‘me’ should be ‘be’)</i></p>
04. CNP2	Support	Natural England, St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted.
04. CNP2	<p>Recommend removing the school playing fields as this site is wholly included in adopted plan policy CHIC3 and would result in a contradiction with the adopted Local Plan.</p> <p>Supplemental: Although the site has not be identified as strategic, it is a council owned site and no decision has been made as to the long term use of the site. We would strongly recommend this site not be included in the current NP and assess this site again in the review of the</p>	Dorset Council	<p>Discussions with Chickerell Primary School (which has Academy status) have made clear the school’s intention to remain in situ, and this was reflected in the WDWP Preferred options report published in 2018. As such, the site is highly unlikely to become available for redevelopment under the current policy. Furthermore, the LPA have previously confirmed that in their view CHIC3 is a ‘non strategic’ policy and therefore there is no conformity requirement for the NP on this issue.</p>

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	NP at a later date.		<p>However this green space would be better safeguarded under Policy CNP1 as this would enable the community use of this site to be improved.</p> <p><i>Action: transfer sports field to list of community facilities under CNP1.</i></p>
04. CNP2	Also as CHIC1 has not yet been fully built out we would strongly recommend against allocating any local green space within the existing allocation but for these sites to be added when the neighbourhood plan is reviewed in future.	Dorset Council	<p>The only area shown within CHIC1 is the allotment provision which has already been made and is owned by the Town Council. It would however be appropriate to note that the green spaces that are secured through the current allocations, once delivered, will be considered for LGS designation in the following review of the plan.</p> <p><i>Action: add additional para following 4.11 to state that there are a number of green spaces planned as part of the strategic allocations to the north and west of the village, which when delivered may be considered for Local Green Space designation in a future review of this plan.</i></p>
04. CNP2	Some flexibility may be required to allow parts of the Willowbed Hall field to be used for alternative community uses.	Chickerell Town Council	<p>Noted – given the need for flexibility and public ownership of this site, it is considered that the community facility designation would be more appropriate. The same approach should also be applied to the Chickerell Primary Academy site – which whilst the green space is important for the school’s use, although the importance of undeveloped spaces within the built-up area should be emphasised in the text. A correction is also required to the map of the allotments opposite Bakehouse Close.</p> <p><i>Action: transfer Willowbed Hall field and Chickerell Primary Academy site to Policy CNP1 as community facilities (but retain reference to the importance of their associated open areas). Correct map in respect of the allotments opposite Bakehouse Close.</i></p>

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
04. para 4.18	Typo (advertising hoarding?)	Dorset Council	Noted - "advertisement hoarding" is considered the most appropriate term (which is defined as "a large flat structure on which advertisements can be posted, especially at the roadside") <i>Action: amend to "advertisement hoarding"</i>
04. CNP3	Support	Aileen Chittle, David Branford	Support noted.
04. CNP3	It has been confirmed that the Dorset Councils' Partnership's conservation team concluded that there would be no harm to heritage assets from this allocation. We therefore have no further observations to make on this policy.	Historic England	Support noted.
04. CNP3	The proposed site allocation above is in Flood Zone 1 which has a low probability of flooding	Environment Agency	Support noted.
04. CNP3	The proposed site allocation doesn't affect the Mineral Safeguarding Area	Dorset Council	Support noted.
04. CNP3	Consider whether the housing mix should be specified to deliver what the parish needs (and if so include supporting evidence to justify). It might also be important to consider the dwelling numbers.	Dorset Council	A detailed housing needs survey has not been carried out. This is because, unlike many other neighbourhood plan areas in rural Dorset, the proposed strategic allocations will deliver a wide range of house types (including affordable homes) which should more than meet locally derived housing needs.
04. CNP3	Should be further provision for affordable or social housing. Young people are struggling to afford rent, let alone save for a mortgage.	St Mary Chickerell	
04. CNP3	There is an existing public sewer and pumping station on the site serving the upstream catchment. Early consultation with Wessex Water is recommended to consider drainage strategy and protection / proximity measures.	Wessex Water	Noted – this can be referenced in the supporting text and policy. <i>Action: add further para following 4.18 "Wessex Water have advised that there is an existing public sewer and pumping station on the site serving the upstream catchment. As such, early consultation with Wessex</i>

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<i>Water is essential to ensure any drainage strategy and protection / proximity measures are properly considered and assessed.” Amend policy by addition of: “The layout and design will need to avoid damage to the existing public sewer and pumping station on the site, and the plans should clearly show how the disposal of both foul and surface water run-off will be dealt adequately.”</i>
04. CNP3 and CNP4	Ensure that the allocated area does not overlap with the proposed wildlife corridor for consistency.	Dorset Council	Noted – agree that the site allocation should be excluded from the wildlife corridor. This should also help clarify that the allocation does not include the green fields to the east (and a further map showing the site can be included in the relevant section). Reference to compatible uses can be removed to avoid any confusion.
04. CNP3	Policy CNP 3 should be deleted as development here would drastically constrict the narrow wildlife corridor and be contrary to Policy CNP 4. The old redundant caravans were replaced with new park homes in 2016. Building houses on the green field would bring an unacceptable risk to the environment – to wildlife and sewage and drainage pollution that would flow east into the lakes of the water gardens and on to Chaffey’s Lake and RSPB Radipole wetland.	Bennetts Water Gardens, Owners of Aldwickbury and C G Fry and Son Limited	See above response regarding drainage. <i>Action: amend maps to exclude the site allocation from the wildlife corridor. Delete “or other compatible uses” from the policy. Clarify in the supporting text that the proposal is strictly limited to the land with extant permission for caravans (pre-existing the plan) and does not include any undeveloped land beyond the area market.</i>
04. CNP3	Land directly to the north east of the allocated site is identified as Functionally Linked Land to the Crook Hill Brick Pit Special Area of Conservation under the Habitat Regulations 2017. Any direct or indirect adverse impacts to the ecological function of this area of land for breeding, foraging, hibernating or as a corridor should follow the mitigation hierarchy under National Policy. Supplemental: Natural England have confirmed that the proposed amendments adequately address the concerns raised in their previous correspondence.	Natural England	Noted. Natural England have subsequently confirmed that the Great Crested Newt functionally linked land is essentially a 1km buffer of the SAC and surrounding breeding ponds that is ecologically connected or can have an ecological function in the life cycle of GCN. This therefore effectively extends to cover the whole of Chickerell Village extending as far east as the Wessex Gold Centre, as far north as the ridge, and as far south as Budmouth College. Given the extensive nature of this zone, it makes sense to reference this under the following

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>section (on the wildlife corridor).</p> <p><i>Action: amend 4.20 to include reference to the Great Crested Newt functionally linked land (making clear its scope extends beyond the wildlife corridor, and that careful consideration of any impacts on the GCN habitats and connecting corridors will need to be considered in order to maintain the favourable conservation status of this species.</i></p> <p><i>Update Policy to reference that any proposal must demonstrate that there are no direct or indirect negative impacts on the internationally designated wildlife sites and associated protected species, in accordance with Policy ENV2 of the Local Plan.</i></p>
04. CNP3	<p>The CNP identifies recreational impacts to Chesil and the Fleet designated sites. Provision of an allocation within the NP must take these uncertainties into account. Whilst it is recognised that the principle of development may not be questioned as a result of recreational pressures on the designated sites at a high level, this is on the assurance that recreational mitigation is a tried and tested solution should it be deemed necessary at a later date. To reflect this uncertainty through provision of precautionary policy to address arising indirect impacts of the development from recreational activities would be prudent.</p> <p>Supplemental: Natural England have confirmed that the proposed amendments adequately address the concerns raised in their previous correspondence.</p>	Natural England	<p>The allocation is for residential development on a site which is already has residential use (as a residential park home, currently occupied by 22 caravans, with an application pending to extend the area to accommodate 32 caravans in total). It is therefore unlikely that the recreational pressure would intensify, but this possibility can be noted in the supporting text (with appropriate reference to the overarching Local Plan policy).</p> <p><i>Action: add additional supporting text “The change from residential park home to housing is unlikely to increase the number of occupants, and it is therefore not expected that his development would increase recreational pressures on the Chesil and the Fleet designated site. However the impact of the potential increase in recreational pressures, arising from the development, on the nearby Chesil and Fleet designated sites will need to be assessed as part of any application and, where appropriate, measures taken to avoid adversely affecting</i></p>

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<i>what is an internationally important wildlife site (in accordance with Policy ENV2 of the Local Plan).” Amend policy (see above)</i>
04. CNP4	Support	St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted.
04. CNP4	If para. 4.22 is providing the context for Policy CNP4 it would be beneficial to have more evidence to support this statement.	Dorset Council	The context to CNP4 is in the preceding text. Para 4.22 is simply reflecting the area to the north-west (which as can be seen from Map 3 is in the Heritage Coast). <i>Action: to avoid confusion, move para 4.22 to follow CNP2</i>
04. CNP4	Support - the Town Council may wish to enable development within these corridors only in exceptional circumstances whereby the loss of part of the corridor can be developed when the corridor as a whole can be measurably enhanced in function, quality and security.	Natural England	Support noted. Whilst accepting that there may be circumstances where the loss of part of the corridor could be offset by enhancing the function, quality and security of the remaining areas, it is considered that the policy would not prevent this (as in such circumstances its function as a wildlife corridor would not be undermined).
04. CNP4	Wessex Water has existing apparatus passing through the wildlife corridor. The policy must not constrain maintenance and improvement programmes.	Wessex Water	The policy would not unnecessarily prohibit the maintenance and improvement of the utility infrastructure, but would require that measures are taken to offset any possible harm.
04. CNP4	The landowners of the golf course object to the supporting text to this policy making reference to the retention of it in the long term as an open green space and leisure facility. As well as the evidence base being lacking to support the designation of Wildlife Corridors, there is no robust evidence base which would support the golf course being retained long term as open green space and leisure facility.	Owners of Aldwickbury and C G Fry and Son Limited	The policy focuses on the wildlife importance of this area and does not specify that the land must remain managed as a leisure facility. However, the open nature of this area in terms of providing an undeveloped gap between Chickerell village and Charlestown / Radipole is a consideration and an amendment is suggested to CNP10 in this respect (see later). There is evidence of the wildlife interest of the area. In

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			<p>Natural England and Dorset Wildlife Trusts' response to the need for an EIA in relation to land east of Chickerell (ref WD/D/18/001316 and WD/D/19/000171) they have placed particular emphasis on the importance of this general area for wildlife, in terms of habitats that are likely to support great crested newts (GCN), adverse impacts on the "east west wildlife corridor that links the Radipole Lake SSSI with open countryside to the west of the Water Gardens" as well as a "north south corridor that helps link the Radipole Lake SSSI with the wider countryside"(citing also the Urban Wildlife Corridors and Stepping Stones report produced for W&PBC in 2010). They note that "the corridor may also serve as an important commuting route for marsh harrier which now nest on the Radipole Lake SSSI and are known to hunt on the Fleet. The ecological corridor is also likely to be used by otter and possibly water vole, both important species that are now resident on Radipole Lake SSSI." The Wildlife Trust also note the presence of rare dragonfly species, water voles and bats within the Water Lily Gardens SNCI which will have a wider range. Having reviewed this information in light of the comments received, and in discussion with Natural England (JW still to action), the wildlife corridor should extend further north to better cover the north-south link. The stepping stones report https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/evidence-base/pdfs/environment/weymouth-portland-urban-wildlife-corridors-stepping-stones-derc.pdf also includes land south of the link road, and whilst the inclusion of the whole area is not considered</p>

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			<p>reasonable, the reference to this area's future development potential (in para 5.1) should be removed.</p> <p><i>Action: extend wildlife corridor as shown on the map to include the area to the north, based on NE comments and EIA screening. Include further justification based on the above findings in the supporting text. Delete last sentence of 5.1 and include reference for need to consider wildlife corridor ref the Stepping Stones' report.</i></p>
05. para 5.1	The statement that the Granby is probably the largest employment area in Dorset outside of the conurbation is not strictly correct – suggest remove or rephrase to “one of the larger employment sites in the Dorset Council area”	Dorset Council	<p>Agreed.</p> <p><i>Action: amend text to “one of the larger employment sites in the Dorset Council area”</i></p>
05. para 5.1 – 3	<p>Some reference should be made to the very diverse mix of uses on these employment sites. Uses under classes A, B and D are prevalent throughout.</p> <p>The plan should also state that the Link Park development is now complete and that there is no further land to develop.</p>	D J Property	<p>A detailed review of use class data has not been carried out to ascertain the exact mix of uses within the various estates.</p> <p>The completion of the Link Park site can be noted.</p> <p><i>Action: amend 5.2 with the addition of “All available land on the Link Park Estate has now been developed.</i></p>
06. para 6.1	Consider moving map to later in the section where it is referenced	Dorset Council	<p>Noted – the placement of maps can be reviewed.</p> <p><i>Action: review mapping to ensure that the areas discussed are well related to the relevant text or otherwise cross-referenced.</i></p>
06. CNP5	‘A’ class uses are the main use class in town centres and therefore it would be better to state this in the policy. Recommend change wording to; “...Map 6 should be retained for retail including A uses and relevant sui generis uses appropriate to a local centre”.	Dorset Council	<p>As with Policy CNP1, agree that this could usefully be clarified in the policy.</p> <p><i>Action: amend first sentence of Policy CNP5 to read: “Within the defined local centre in Charlestown (as shown on the Map 6), retail and other A class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that</i></p>

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			<i>there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking."</i>
06. CNP5	Support	St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted
06. CNP6	Support	St Mary Chickerell, Aileen Chittle, David Branford	Support noted
06. CNP7	Support	Natural England, St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted
07. para 7.4	Whilst the plan refers to what may be appropriate for the tented camp site, as this is not written as policy it would carry little weight. It might be prudent for the neighbourhood plan to allocate this site and set out an appropriate density of the site and key design principles. This would need to be supported by an appropriate evidence base.	Dorset Council	There is no local need or site-specific benefits to bring forward this site in advance of the Local Plan consideration, and as such the site is not included as an allocation. Given that the Town Council did respond to the Local Plan consultation in 2018 it was considered appropriate to reflect those comments and other pertinent information here for the record. It is accepted that the statements are not policy and therefore would not be a consideration in the event of a speculative application coming forward in the interim. Should the site be allocated, the need for further detail along the lines suggested can be considered in a review of this Neighbourhood Plan.
07. CNP8	Support	St Mary Chickerell,	Support noted

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
		Weymouth and Portland Access Group, David Branford, Mike and Wendy Kelly	
07. CNP8	Support - the Town Council may wish to enable development within these corridors only in exceptional circumstances whereby the loss of part of the corridor can be developed when the corridor as a whole can be measurably enhanced in function, quality and security.	Natural England	Support noted. Whilst accepting that there may be circumstances where the loss of part of the corridor could be offset by enhancing the function, quality and security of the remaining areas, it is considered that the policy would not prevent this (as in such circumstances its function as a wildlife corridor would not be undermined).
08. para 8.2 Lynch Lane Industrial Estate	<p>Concerns in relation to an inadequate provision of car parking for employees at Lynch Lane Industrial Estate. In particular, some of the industrial units on the northern side of the road lack adequate parking. This is having an adverse impact on the local area. Local business operators have written to and met with local councillors to discuss this issue. The emerging Neighbourhood Plan should recognise and address this issue where possible.</p> <p>Consideration could be given to: resident only parking bays in the residential portion; parking restrictions that prohibit parking for greater than 24 hours; double yellow lines either side of entrances to remove some parked vehicles and improve visibility when leaving employment sites on the road; possibly even having double yellow lines on one side of the road for the entire length.</p> <p>Suggest additional wording "However, it is recognised that there is currently an under-provision of car parking for employees at the Estate, which is having an adverse</p>	Bourne Leisure, D J Property	<p>Chickerell Town Council is aware of the parking issue in this location (as reflected in the minutes of the October 2019 Council meeting) and has referred the issue to Dorset Council Highways, who have advised that they do not consider the area would qualify as a priority for a Traffic Regulation Order (TRO) to impose parking restrictions.</p> <p>Whilst the Neighbourhood Plan can only influence future applications, and therefore its influence on the current problems are limited, it is considered appropriate to include a statement along the lines suggested as there is clearly a high volume of on street parking in this location that is causing a localised nuisance.</p> <p><i>Action: add further wording "However, issues have been raised in relation to the levels of on-street parking in this location that cause a local nuisance. The parking provision for any future development proposals at the Estate, including both extensions and intensification of uses, should therefore be carefully scrutinised (rather than simply adhering to the generic standards) to ensure that</i></p>

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	impact on the local area. Future development proposals at the Estate, including both extensions and intensification of uses, should therefore address the balance of car parking provision in relation to the number of workers at the Estate – through the provision of additional parking or appropriate car park management and travel plan measures.”		<i>this situation is not exacerbated, and support will be given to proposals that may remedy this situation (for example through the provision of additional parking or appropriate car park management and travel plan measures).”</i>
08. para 8.2 Lynch Lane Industrial Estate	Reference needs to be made to the very varying uses along Lynch Lane. There is residential, retail, employment and leisure uses intermingled along the road. There is no fixed planning identity. New commercial development will not occur at Lynch Lane, as it is not as desirable to trading companies, when compared to more prominent sites on the Granby Industrial Estate which are empty and ready for development. New employment buildings are simply not viable and alternative uses for these brownfield sites need to be found and agreed. Finally, the average age of employment buildings on Lynch Lane is significantly lower than that of the Granby Industrial Estate.	D J Property	A detailed review of use class data has not been carried out to ascertain the exact mix of uses within the various estates. As a key employment site the site is identified as strategic and therefore any change to its status would need to be progressed through the Local Plan Review. It is noted that the alternative non-B class employment uses that would result in an economic enhancement may be permitted under ECON2. See also response above regarding parking issues.
08. para 8.2 Lynch Lane Industrial Estate	Lynch Lane, as an employment location, is tending to obsolesce. There are more accessible and generally better trading locations available and coming forward eg. Granby sites, Weymouth Gateway, Littlemoor Urban Extension etc. Some parts of Lynch Lane should be redeveloped for homes – particularly those to meet local needs. There is no reason why the whole area should remain classified as a ‘key employment’ site – there is more than adequate provision across the wider travel to work area.	A2A Consulting	See above response
08. para 8.3	As drafted, paragraph 8.3 is not aligned with the NPPF	Bourne Leisure	The statement is intended to reflect approach in the Local

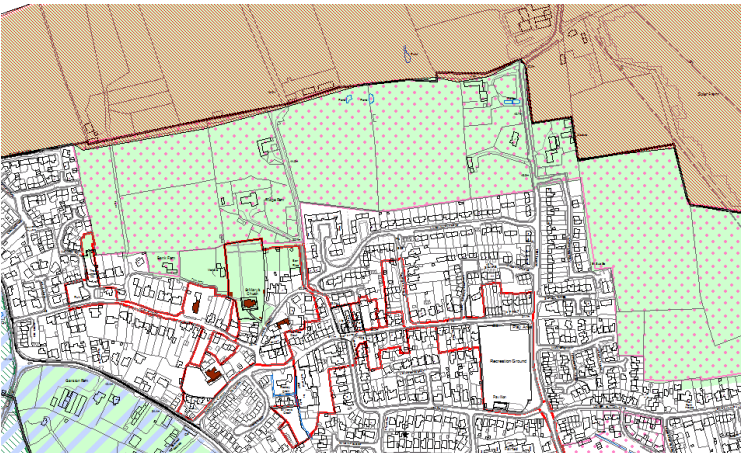
Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
Littlesea Caravan site	(which states in para 173 that “Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character approach in national policy.” Nor does it correspond with the adopted Local Plan, which does not rule out support for caravan and camping development (Policy ECON7 (Caravan and Camping Sites) iii) in the Local Plan states: “Proposals in the Heritage Coast are unlikely to be supported.”) Para 4.5.2 of the Local Plan notes that it may not be possible to accommodate new tourism in such locations without harming the character of the area. However there may be opportunities for development at sensitively located and screened sites of an appropriate scale that are not adjacent to the coastline and would enable additional economic benefits for the local community. Amend wording to say that further expansion will be supported where impacts on the Heritage Coast can be adequately mitigated.		Plan (as there is no need to duplicate policies). This can be clarified through a minor amendment. It is not considered that further landscape studies are needed to justify this statement given the Heritage Coast status of this area. Using the wording ‘unlikely’ would allow for exceptions (but makes very clear that these would be exceptional). The 2015 Local Plan was itself tested against the 2012 NPPF (which made clear that LPAs should maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast). Whilst para 173 was not in the 2012 NPPF, the need for planning policies and decisions should be consistent with the special character of the area and the importance of its conservation remains a consistent message, and further incursions into the Heritage Coast are considered likely to adversely impact on the areas character. The statement does not suggest that internal reorganisation would ruled out, as this could be beneficial if it would reduce the visual impact of the site.
08. para 8.3 Littlesea Caravan site	This section mentions the Littlesea Caravan site and preventing the expansion of the caravan site. As this is not in policy it carries far less weight if a planning application was submitted to extend the site. If this was written into policy it would need to be supported by an external landscape study of the area.	Dorset Council	<i>Action: amend 8.3 to read “Off Lynch Lane is the Littlesea Caravan site, within the Heritage Coast (the designation extends up to the edge of the Lynch Lane Estate). Based on the Local Plan policies, further caravan and camping in the Heritage Coast is unlikely to be supported.”</i>
09. CNP9 and linked to 02. para 2.6	To have a policy of this strict nature it needs to have some additional landscape evidence. In relation to Chesil and Fleet it may be positive to include information about the recent decline of the Chesil and Fleet in terms of quality (see Local Plan AMR).	Dorset Council	The policy refers to the Heritage Coast Area and is intended to reflect the Local Plan policies and NPPF in terms of its important landscape characteristics. There is no change to the designated area which would require further landscape evidence to justify. Reference is made

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	The neighbourhood plan group may wish to explore the opportunity of including a policy that protects the area around the Chesil and Fleet. This could be explored in more detail with Natural England.		<p>in the policy to views across the area from the Coast Road and views from the South West Coast Path. The latter is entirely within the designated area, and the former forms the boundary of the area for much of its length (and therefore the views are also within the designated area). There are a couple of places where the two diverge – Crookhill Brickworks (which due to its nature conservations interest is highly unlikely to be subject to further development) and the section east of Tidmoor Farm House (where planning applications have been approved in recent years in the remaining gaps that may have provided a visual link to the coast). For the avoidance of doubt the wording can make clear that the reference to the Coast Road relates to those sections that immediately adjoining the Heritage Coast.</p> <p><i>Action: amend policy to read “...including views across the area from the Coast Road (where it adjoins the Heritage Coast) and views...”</i></p> <p>The AMR references the fact that 22% of the SSSI is now considered in the unfavourable declining category, showing the site is declining in quality. There is greater details already in the supporting text (para 9.6) and it is considered that this is reflected in the policy.</p>
09. CNP9	Support	St Mary Chickerell, Weymouth and Portland Access Group, Aileen Chittle, David Branford, Mike and Wendy Kelly	Support noted
09. CNP9	Object - although proposals within the Heritage Coast will need to be carefully considered in order to protect its landscape character, development should be	Bourne Leisure	There is clear justification for a restrictive approach in this location given both the landscape sensitivity and proximity to the Fleet RAMSAR site and SSSI which is in

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	assessed on a case-by-case basis to allow for mitigation or compensation measures to be considered. Tourism development in particular can play a vital role in supporting employment and attracting expenditure to the Chickerell area. Suggest replace “strictly controlled” with “carefully assessed” and add “Where significant adverse impacts cannot be avoided, mitigation or compensation measures will be considered in the determination of applications in this area.”		decline caused in part through additional recreational pressured.
09. para 9.5	Possible typo – should B3167 be B3157?	A2A Consulting	Noted – the Coast Road is the B3156 (and B3157 through Chickerell village) <i>Action: correct typo in 9.5 (should read “...which is drawn along the B3157 through Chickerell and the B3156 through Charlestown (deliberately...)”)</i>
09. para 9.5	There is a minor "typo" in 9.6 Sentence 2 which should start "Parts of"	Mike and Wendy Kelly	Agreed. <i>Action: correct typo in 9.6 (should read “parts of the...”)</i>
10. para 10.2 Land adjoining Wessex Stadium roundabout	Para 10.2 states some employment might still be appropriate on this site, as it is near the Granby Industrial Estate. The land owners and CG Fry object to this statement remaining in the Plan for three reasons: marketing of the site proved to be unsuccessful; the preferred option had residential development as the best proposed use for this site; there is nothing in the NP’s evidence base which justifies employment use of this land.	Owners of Aldwickbury and C G Fry and Son Limited	The statement is based on the previous (lapsed) consent for employment, and does not imply that other uses could not be considered, simply that there has been employment consent and not reason under current policy why this could not be renewed. The potential for housing on this site is a matter that is considered to be appropriately dealt with through the Local Plan Review (which suggested that development in this location should not take place on site until after 2026).
10. para 10.3 Wessex Stadium	Recommend removing this section as it just appears to be commentary on the site and some speculation which detracts from the key aims and objectives of the plan.	Dorset Council	It is considered important to include the context for this site, given local interest in its development. It is noted that the reserved matters application was refused (February 2020). The viability assessment submitted by the applicant suggested that there was no possibility of
10. Wessex Stadium	The football club’s relocation is not viable – an opportunity exists for ageing sports facilities elsewhere	A2A Consulting	

Section	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	<p>in the Weymouth area to be rationalised and for new facilities to be developed clustered around a refurbished WFC stadium. An accessible, family leisure facility for the Weymouth area would be well received by residents and visitors.</p>		<p>any affordable housing provision (mainly due the costs of re-locating the football club).</p> <p>Whilst there is not sufficient evidence at this time to work with the landowner to find a suitable way forward, in light of the latest refusal, the future of this site could be considered in a review of this plan.</p> <p><i>Action: amend text to reflect the latest information following the Council's decision to refuse the reserved matters application, and note as part of this, that no information had been given on a suitable replacement site being available for an equivalent facility. The replacement of the second pitch could help ensure the longer term viability of the Stadium and prove to be a benefit for Chickerell's community</i></p>
<p>10. para 10.4 - 5 Land adjoining Southhill</p>	<p>Paragraph 10.4 mentions some desired attributes to the Southhill preferred option included in the LPR. These would only be afforded weight if included in a policy. The neighbourhood plan could allocate this site but would need appropriate supporting evidence. It would be very difficult to add phasing into the policy as there are multiple variables that can impact the phasing of allocations.</p> <p>Supplemental: There are many variables that can impact on the phasing of an allocation, although the local plan review made an assumption of the potential timescale this would not be included in policy as it could impact on the wider housing supply. We would therefore recommend removing the reference to phasing, but as this is not in policy it would not pose a significant issue.</p>	<p>Dorset Council</p>	<p>The potential for housing on this site is a matter that is considered to be appropriately dealt with through the Local Plan Review (which suggested through the options consultation that development in this location should not take place on site until after 2026). This phasing is a matter which is supported by local residents, with their main concerns being that should this site be brought forward for development at the same time the extent of building works underway would be more likely to impact on residential amenity (through the extent of noise, dust and deliveries) and if it were to adversely affected house building on the existing sites, the delivery of much needed S106-linked infrastructure provision could be delayed. However, it is recognised that is this is not a matter that could reasonably be prescribed through the Neighbourhood Plan at this time.</p>
<p>10. para 10.5 Land adjoining</p>	<p>There is no justification for the reference to delaying the delivery of this site to the second half of the 30s. The NP</p>	<p>Owners of Aldwickbury and C G</p>	<p>There is no local need or site-specific benefits to bring</p>

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Southill plus Foreword, Introduction and Context (various para.s	assumes that the allocation of Land west of Southill would be a strategic allocation, however, we consider that it would be far more appropriate to consider the allocation of this site in the NP. There is precedent for this with Dorset Council recently supporting the allocation of 400 dwellings at the recent Blandford+ NP Examination. In light of the proposed Preferred Options allocation CHIC4 and current shortfall in housing, the Town Council should consider allocating Land West of Southill for housing in the Neighbourhood Plan. This would help speed up housing delivery, which would both assist in meeting pressing housing needs and improving the Dorset Council's 5YHLS. Allocating the Land at West at Southill in the NP in addition to housing, could deliver a care home to cater for the elderly population, community benefits and CIL or S106 contributions. This should also feature in the vision and objectives.	Fry and Son Limited	<p>forward this site in advance of the Local Plan consideration, and as such the site is not included as an allocation. There is no requirement in national policy that Neighbourhood Plans have allocate land for housing – the NPPG makes clear that “The scope of neighbourhood plans is up to the neighbourhood planning body” and that “the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement” (ID: 41-104-20190509).</p> <p>Given that the Town Council did respond to the Local Plan consultation in 2018 it was considered appropriate to reflect those comments and other pertinent information here for the record. It is accepted that the statements are not policy and therefore would not be a consideration in the event of a speculative application coming forward in the interim.</p> <p>Should the site be allocated, the need for further detail along the lines suggested can be considered in a review of this Neighbourhood Plan.</p> <p><i>Action: amend 10.5 to refer to the phasing of this development bring a matter for the Local Plan.</i></p>
11. CNP10	Support	St Mary Chickerell, Natural England, Weymouth and Portland Access Group, Aileen Chittle, David Branford	Support noted
11. CNP10	The Westleaze appeal highlighted the lack of evidence behind the LLLI designation in that location. We would therefore recommend an external landscape study is	Dorset Council	The boundary follows the area shown in the preferred options consultation on Green Infrastructure and some minor changes are suggested along the northern

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	<p>done to support this designation.</p> <p>The boundary should be amended so that it does not overlap with the existing adopted Local Plan policy CHIC2.</p> <p>Supplemental: In relation to the boundary there are a few areas where it overlaps policy CHIC2. Small in places but this must be amended to fit with the adopted local plan. Please see map below:</p> 		<p>perimeter to ensure that it should not overlap with the allocated Urban Extension (CHIC2).</p> <p>Further work has been undertaken regarding the evidence base for this policy including the review of (1) the reasons for the LLLI designation as set out in the 2006 plan; (2) a review of 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. These studies highlight:</p> <ul style="list-style-type: none"> – The 2006 Local Plan designation description highlighted the importance of the LLLI as providing the setting for the village and an important landscape buffer between the village and the built-up areas of Weymouth. The area to the east is described as undulating and prominent area that forms an attractive green wedge between settlements (despite the presence of the Electricity Transformer Station and the Wessex Stadium).
11. CNP10	<p>We do not object in principle to this protection, however we do object to the area defined to be covered in Map 8. We consider that the designation extends too far to the south, in the south eastern corner of the designation. See Landscape and Visual Assessment submitted by Savills to the LPR, which outlined the limits of development on the northern part of the site, and an illustrative masterplan. The effect of having the more southerly boundary would be to potentially exclude approximately 32 much needed dwellings.</p>	Owners of Aldwickbury and C G Fry and Son Limited	<ul style="list-style-type: none"> – The area north of the ridge (Area 1 in the LUC study) comprises a lightly settled, rural character with strong sense of relative remoteness and separation from existing settlement. It plays an important 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. The study advises that the sparsely settled and rural character of the landscape should be retained, and the scenic qualities justifying its designation as being of Local

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			<p>Landscape Importance.</p> <ul style="list-style-type: none"> – The area west of the Radipole Conservation Area (within the north-eastern part of Area 2 in the LUC study) is seen as particularly sensitive given its importance to the rural setting of the Conservation Area. Guidance also highlights the importance of retaining the spinneys and small areas of deciduous woodland throughout the area – The 2015 LVIA highlights the sweeping views towards the smooth ridge tops as a key characteristic. It recognises the distinctive topography of the northern section of land (ie south of the ridgeline) being of key importance in landscape and visual terms, and suggests that this should be preserved as an open green space through limiting development such as housing to the area below the 30m contour line. It also notes that the green space of the Wessex Golf Centre forms part of green gap when viewed from the south. <p>It is also noted that the solar farm to west was granted a temporary 25 year permission on the basis that the site would be only partially visible from limited vantage points within the surrounding area, and that perimeter hedgerows to achieve increased height and screening is likely to be effective without introducing significant change to the character of these views.</p> <p>On this basis of this evidence, It is proposed to make the following changes to the LLLI boundary:</p> <ul style="list-style-type: none"> a) Adjoining Radipole, amend southern limit to follow the 30m contour and include the area of

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			<p>spinney / woodland planting around the transformer station</p> <p>b) Extend the LLLI to the south to include the Wessex Golf Centre that forms a critical part of the green gap</p> <p><i>Action: amend northern boundary to remove any overlap with CHIC2. Amend extent of LLLI to better reflect latest available evidence, and revise policy title and wording to reflect more clearly its status and importance as a locally valued landscape (as per NPPF para 170b) – i.e. “The area on and below the ridgeline running east-west from Chickerell Hill (north of Courage Way) to Coldharbour (junction with Harbour Hill) as shown on Map 8 is a locally valued landscape that should be protected for the following qualities: long views to the Dorset AONB to the north; rural setting for Chickerell and Radipole villages and wider rural backdrop to north-west Weymouth; green wedge between Chickerell and Southill / Radipole; and part of the north-south wildlife corridor from Radipole Lake SSSI. Opportunities to enhance the landscape features, biodiversity and informal recreational use of this area will be supported” Amend supporting text to describe these qualities in greater details, include reference to the higher elevations being particularly visible in views.</i></p>
11. CNP10 and linked to 02. para 2.5	Consider more clearly defining the setting, i.e highlighting the importance of the views from inside the AONB looking out and the views from outside the AONB looking in. These wider views are highly important and add to the quality of the AONB and its wider setting. This is identified in the AONB management plan and it might be positive to add some of these points into the	Dorset Council	This would require considerably more work on behalf of the Town Council / Neighbourhood Plan Group at what is a relatively late stage in the process.

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	neighbourhood plan – see AONB management page 57 and policy C1 page 90.		
11. CNP11	Support.	Aileen Chittle, David Branford	Support noted
11. CNP11	In principle agree, but disappointed there are no solar panels on the new houses being built. Climate change must be prioritised.	St Mary Chickerell	Support noted - the Neighbourhood Plan is unable to influence planning decisions that have already been made.
11. CNP11 and para 12.1	Consider whether the housing mix should be specified to deliver what the parish needs (and if so include supporting evidence to justify).	Dorset Council	A detailed housing needs survey has not been carried out. This is because, unlike many other neighbourhood plan areas in rural Dorset, the existing and proposed strategic allocations will deliver a very significant number of houses and a wide range of house types (including affordable homes) which should more than meet locally derived housing needs.
11. CNP11	With an ageing population the requirement for a higher number of Lifetime Homes or similar designs would be of long term benefit	Weymouth and Portland Access Group	
11. CNP11	Suggest also refer to the retention (ie inclusion and retention) of hedgerows etc in the policy.	Dorset Council	Agreed. <i>Action: amend first bullet of the policy to read “The retention and inclusion of...”.</i>
11. CNP11	Please consider encouraging “Sustainable Drainage Systems” on developments – with blue / green infrastructure – swales / ponds etc to contribute to reduction in flood risk, amenity, biodiversity and water quality.	Wessex Water	Agreed – and this can also be included as the policy. <i>Add additional para. to follow 12.6 “The provision of swales, ponds and rain gardens (designed to temporarily hold and soak in rain water runoff) within the green spaces within a development can have additional benefits as part of a sustainable drainage system, reducing flood risk and also enhancing biodiversity and water quality. This should be integrated with hard and soft landscaping, with consideration given to how the place will look and be used by the public during the wetter and drier seasons.” Add further bullet within CNP11 “The incorporation of swales / ponds / rain gardens as part of any Sustainable Drainage System, designed to contribute to reduction in</i>

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			<i>flood risk, and increase the amenity and biodiversity value of the site”.</i>
11. CNP12	Support	Environment Agency, St Mary Chickerell, Weymouth and Portland Access Group, Owners of Aldwickbury and C G Fry and Son Limited, Aileen Chittle, David Branford	Support noted
11. CNP11	The supporting text could refer to the NPPF’s new strategy to ensure there is a 10% biodiversity net gain sought on new development sites.	Dorset Council	<p>Agreed. The NPPF has not yet been updated to include a 10% increase requirement, this is however being legislated through the Environment Bill, which had its second HoC reading in February 2020 https://services.parliament.uk/bills/2019-21/environment.html.</p> <p><i>Action: add to end of 12.10 “At the end of 2019 the Government tabled the Environment Bill which, when enacted, is likely to require all planning are bring in an environmental law that will require all developments to achieve a 10% net gain in biodiversity.”</i></p>
11. CNP12	Support – it may also useful to further specify standard enhancements for those developments which do not qualify for a BMEP. Such enhancements could be specific to Chickerell and what ecological characteristics make it special such as; native hedgerows or drystone walls for foraging / hibernating Great Crested Newts; and integrated wildlife boxes (bat / bird / bee / swift bricks)	Natural England	Noted, Hedgerows already covered under para 12.10. However further information could be added as a further para under 12.11 on the benefits of dry stone walls and wildlife boxes (including dormouse boxes) and the incorporation of ponds to provide additional habitat for great crested newt, as well as provision of suitable terrestrial habitat in the form of rough grassland, scrub/woodland and hedgerow and hibernaculum (mixture of bricks rocks and split logs either partially or

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			<p>entirely buried underground).</p> <p><i>Action: include further para in supporting text referencing the benefits of dry stone walls / hibernaculum, ponds and wildlife boxes. Amend policy to include reference to barn owls (4th bullet) and loss of dry stone walls (additional bullet).</i></p>
11. CNP12	<p>Object - the requirement should be proportionate to the type, scale and context of proposals – the policy would require a BMEP in additional circumstances not currently covered in the local validation list – in particular the proposed criteria relating to mature hedgerows, mature native trees, ponds/watercourses and ecological networks/wildlife corridors are not necessary, given that these features are already covered where they contain/constitute “known protected species or important habitats / habitat features”. Suggest the word “proportionate” is included in the policy and that the criteria align with the Council’s current validation requirements.</p>	Bourne Leisure	<p>The policy is considered proportionate (for example it would not be triggered on previously developed sites unless there were features of obvious interest) and is supported by Natural England. The Council’s validation requirements are not policy.</p>
Glossary	<p>The definitions used in the glossary should fit with national planning policy and adopted Local Plan definitions. Suggested changes to: affordable homes; AONB; brownfield site; CIL; Development plan; Listed Building (Heritage Asset); Local Planning Authority LPA; Nationally or internationally designated wildlife sites; Sequential Test; Site of Nature Conservation Interest (SNCI); Site of Special Scientific Interest (SSSI); Special Area of Conservation (SAC); World Heritage Site</p>	Dorset Council	<p>Agreed</p> <p><i>Action: amend definitions as suggested by the Local Planning Authority.</i></p>
General	Support	Chesil Bank Parish Council, Weymouth Town Council	Support noted

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General	We are satisfied that the plan's proposed policies in themselves are unlikely to result in development which will adversely impact on the SRN	Highways England	Noted.
General	Maps should include labels for the community facilities, local green spaces and site allocations.	Dorset Council	Agreed. <i>Action: review and amend maps as necessary to provide greater clarity</i>
General	In references to WDDC suggest prefacing with 'the former' as that Council no longer exists.	Dorset Council	Agreed. <i>Action: review and amend references to the former District Council as appropriate throughout the plan.</i>