



# CHICKERELL NEIGHBOURHOOD PLAN

Regulation 16 Consultation

## Response Form

The proposed Chickerell Neighbourhood Plan 2019 to 2036 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website: [www.dorsetcouncil.gov.uk/chickerell-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/chickerell-neighbourhood-plan)

### Please return completed forms to:

Email: [planningpolicy@dorsetcouncil.gov.uk](mailto:planningpolicy@dorsetcouncil.gov.uk)

Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ

**Deadline: Friday 16 October 2020.** Representations received after this date will not be accepted.

### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted.**

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

	Personal Details	Agent's Details *
Title	Mr	Mrs
First Name	David	Louise
Last Name	Buczynskyj	Follett
Job Title(if relevant)	Senior Development Planner	Principal Planner
Organisation (if relevant)		Pegasus Group
Address		██████████ ████████████████████ ██████████ ██████████
Postcode		██████████
Tel. No.		██████████

Email Address		
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## Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	CNP4
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Pegasus are instructed by Persimmon Home South Coast to make objection to Policy CNP4 Chickerell Wildlife Corridor of the Regulation 16 Chickerell Neighbourhood Plan (CNP) owing to the potential affect the policy could have on the delivery of the allocated site of CHIC2 Land east of Chickerell in the adopted West Dorset and Weymouth Local Plan (2015).

Policy CNP 4 of the CNP states that;

***"The undeveloped Chickerell Wildlife E-W Corridor (as shown on Map 5) forms an important network of multifunctional green space capable of delivering a wide range of environmental benefits. Development that would detract from this function will be resisted."***

It is noted that the Dorset Environmental Records Centre (DERC) data shown in the CNP at page 6 on Map 2 'Ecological Networks' identifies a small parcel of land to the north of the Chickerell Link Road with a 'Wildlife Corridor & Stepping Stone' annotation. Given the annotation is just a small parcel it cannot be a corridor and can only comprise a 'stepping stone'.

However, paragraphs 4.23 - 4.25 of the CNP go on to describe *'an important wildlife corridor and open space between the Chickerell Link Road and Weymouth Football Stadium'*.

Paragraph 4.26 states that;

*"The Local Plan's allocation east of Chickerell includes the requirement for the development to connect to the Chickerell Link Road, which will inevitably impact on this wildlife corridor. Great care will be needed in the design of this route in order to ensure that this new road does not create a significant barrier for many species."*

Map 5 'Map of Wildlife Corridors and sites' annotates a wildlife corridor running to the north of the Chickerell Link Road over land required to provide an access to the CHIC2 allocation in the adopted local plan.

Paragraph 10.6.3 of the adopted West Dorset, Weymouth and Portland Local Plan (2015) states that;

*"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."*

The policies map for the adopted West Dorset, Weymouth and Portland Local Plan (2015) does not show the proposed CNP Wildlife Corridor as being an area protected for ecological or biodiversity purposes. Only the Bennetts Water Gardens are annotated as a Site of County/Local Importance for Nature Conservation in the vicinity of CHIC 2 to the north of the Chickerell Link Road.

It is considered therefore that the CNP is not in general conformity with the strategic polices of the adopted Local Plan and therefore it fails to meet the Basic Conditions required in order to proceed to referendum as described in Planning Practice Guidance.<sup>1</sup>

Moreover a recent appeal decision (APP/D1265/W/20/3254642) dated 29th September 2020 with regard to land owned by Mr and Mrs Wiltshire found at paragraph 13 that failure to deliver

<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

the Link Road required by Policy CHIC2 'would unacceptably harm the delivery and environmental sustainability of the Chickerell Urban Extension.' The Inspector found therefore that weight should be given to ensuring the CHIC2 allocation could be delivered.

Our clients have evidenced through the preparation of an Environmental Statement, to accompany the imminent submission of an outline planning application at the CHIC2 allocation, how biodiversity and ecological matters will be addressed and mitigated, however they particularly object to the negative wording of Policy CNP4 which seeks to 'resist' development that would detract from the function of 'Chickerell wildlife E-W corridor'.

A new access into CHIC2 from the Chickerell Link Road sufficient to provide a bus route and walking and cycling corridor will require a land take that will sever the 'Chickerell wildlife E-W corridor' however this new road is required as part of the adopted Local Plan.

It is considered therefore that the Chickerell Neighbourhood Plan should not contain a policy that could be used to 'resist' the delivery of the Chickerell Link Road and therefore the CHIC2 allocation.

Our clients object to proposed Policy CNP4 in so far as it may unnecessarily delay the delivery of the vehicular access road to the site, the delivery of new market and affordable homes, public open space, including playing pitches and a skate park at an existing allocated site, when biodiversity considerations and mitigation will be thoroughly considered and addressed through an upcoming outline application at the CHIC2 site.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

That Policy CNP4 be amended to expressly state that the infrastructure, access road and public open space required to be delivered by Policy CHIC 2 of the adopted Local Plan are exempt from the provisions of the policy.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Date: 16.10.2020  
*If submitting the form electronically, no signature is required.*

**Data protection**

By signing or electronically submitting this form, you are agreeing to your comments being made publicly available. We will not display your personal data online, however we may share your details with the independent examiner for the purposes of examining the plan. Your information will be retained by the Council in line with its retention schedule and privacy policy

[www.dorsetcouncil.gov.uk/privacypolicy](http://www.dorsetcouncil.gov.uk/privacypolicy)). Your data will be destroyed when the plan becomes redundant.