

Joint Local Plan Review for West Dorset, Weymouth and Portland

CHICKERELL BACKGROUND PAPER
PREFERRED OPTIONS CONSULTATION VERSION

AUGUST 2018

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1. Introduction

PURPOSE OF THE BACKGROUND PAPER

- 1.1 This document is one of a number of background papers produced to support the West Dorset, Weymouth & Portland Local Plan Review.
- 1.2 This paper provides information about:
 - the approach taken to the future development of Chickerell,
 - details of current and previous development,
 - rates of growth and how this might change in the future.
- 1.3 The paper also gives details of the site selection process including detailed considerations of environmental constraints in the area.

LOCAL PLAN AND THE REVIEW

- 1.4 In October 2015, West Dorset District Council and Weymouth & Portland Borough Council adopted their Joint Local Plan¹. The Local Plan sets out a long term planning strategy for the area and includes detailed policies and site proposals for housing, employment, leisure and infrastructure. The adopted Local Plan is the main basis for making decisions on planning applications.
- 1.5 In his report on the examination of the Joint Local Plan², the Planning Inspector indicated that he considered it to be *"imperative that an early review is undertaken"*. The objective of the review is to identify additional housing land capable of meeting housing need to 2036, identify a long-term strategy for development in the Dorchester area by 2021; and reappraise housing provision in Sherborne.
- 1.6 Although one of the key objectives is to identify a long-term strategy for development in the Dorchester area and reappraise housing provision in Sherborne, the Local Plan review will be considering available land to meet housing needs to 2036. There is therefore a need to ensure growth is maintained in order to meet identified needs to 2036.
- 1.7 If a review is absent, or the Local Plan becomes silent or out of date because of a lack of progress, the presumption in favour of sustainable development applies and the councils would have less control in determining where development goes. Failure to undertake a review or even start it promptly would be likely to increase the risk of developers submitting planning applications at an early stage.
- 1.8 At the same time as the review is underway there are opportunities to clarify the interpretation of existing policies.

¹ West Dorset, Weymouth & Portland Local Plan (Adopted 2015) www.dorsetforyou.gov.uk

² West Dorset, Weymouth & Portland Local Plan Examination Inspector's Report www.dorsetforyou.gov.uk

2. Chickerell in Context

- 2.1 The town of Chickerell lies to the north west of Weymouth. The town has a population of 5,524 people making it the sixth largest settlement in the plan area. Chickerell has more jobs than economically active people as a result of the large industrial estates at Granby and Lynch Lane which lie within Chickerell parish. To the south and east of Chickerell is the urban edge of Weymouth. Weymouth and Chickerell are loosely connected by development along the B3157.
- 2.2 Chickerell looks principally to Weymouth for some of its larger community infrastructure needs such as retail, leisure, recreation and cultural facilities.

Figure 2.1: Population Profile – Chickerell



- 2.3 The exceptionally high quality landscape, seascape and built heritage in the south of Dorset makes settlements like Chickerell extremely attractive places to live and work. This high quality of life is also a major attraction for people who wish to retire.
- 2.4 The population profile of Chickerell is heavily weighted towards those in the older age groups. This is reflected in a stronger proportion of older residents (aged 65+) than the average of England & Wales. This ageing population places demands on health, housing and support services.
- 2.5 A shortage of housing supply and growing demand from net in-migration makes it difficult to attract or retain key employees. Low wages and high house prices make it difficult for young people to live and work locally. This is reflected in the population profile with the 15-39 age groups being the least represented

demonstrating that many economically active people leave the area to pursue further and/or higher education, employment and access to more affordable homes.

- 2.6 Across West Dorset, the proportion of the population that are of working age is projected to decline significantly over coming years to around 49% by 2036. This will result in a decline in the available workforce reducing the sustainability of the local economy overall.

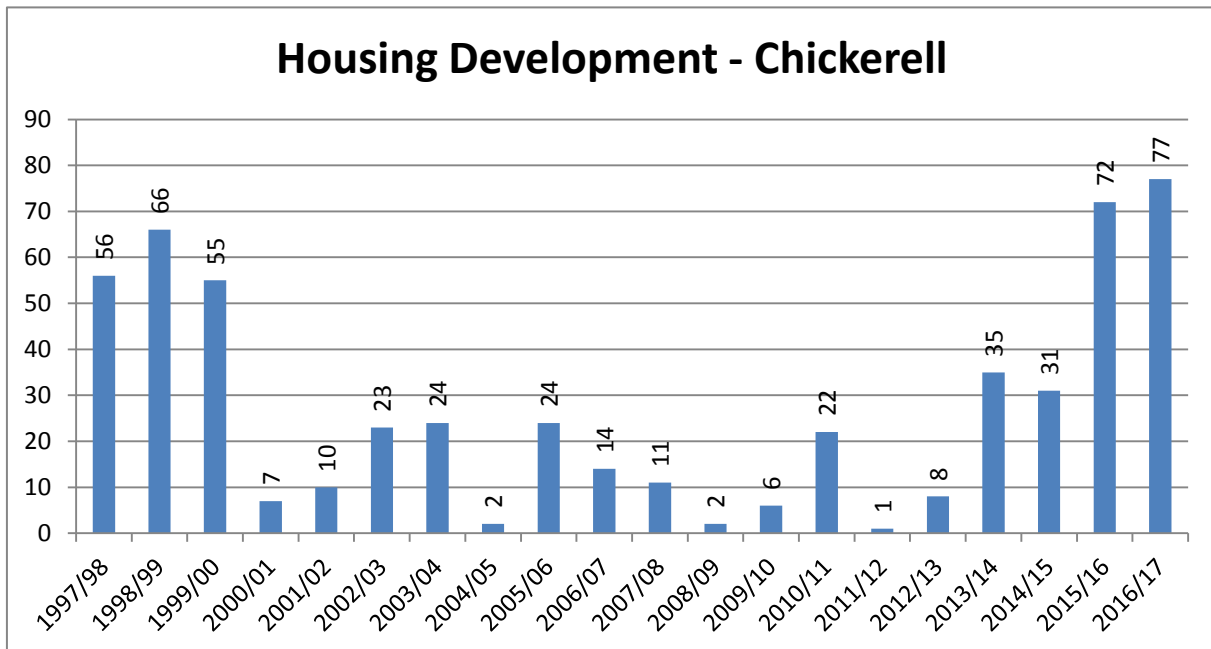
3. Background to the Growth of Chickerell

3.1 The town of Chickerell has grown considerably over the last few decades. Since 1991, the population of Chickerell has grown by 33% from 4,160 to 5,524. Figures 3.1 and 3.2 below show recent housing completions in Chickerell. In the period 1997/98 to 2017, approximately 546 dwellings have been completed. The annual average delivery rate stood at 29 dwellings per year for the period 2011/12 to 2015/16 but this has accelerated significantly since due to the completion of major development at Putton Lane (CHIC1). The figures in brackets show the number of affordable houses completed. Since 2011/12, there have been a total of 65 affordable housing completions in Chickerell.

Figure 3.1: Housing Completions - Chickerell

97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
56	66	55	7	10	23	24	2	24	14	11
08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	TOTAL	
2	6	22	1 (0)	8 (2)	35 (10)	31 (18)	72 (9)	77 (26)	546 (65)	

Figure 3.2: Housing Development - Chickerell



3.2 With the local plan allocations listed in Figure 4.1 and the additional sites which have been granted planning permission, it is anticipated that around 516 new dwellings will be built in Chickerell over the coming 5-year period to 2023.

4. Current Adopted Local Plan for Chickerell

- 4.1 The current development strategy focuses the majority of new development on the larger settlements, which have more existing jobs and services. Policy SUS2 of the adopted Local Plan regards Weymouth of which Chickerell forms an outlying part as the highest priority location for new development.
- 4.2 There are three sites allocated for housing in Chickerell, and they are expected to be completed by 2027 leaving a shortfall in delivery between the years 2028 and 2036. These three allocations will enable infrastructure to be brought forward including:
- New Primary School (2 Form Entry)
 - Public Open Space
 - Doctors Surgery
 - Financial contributions to enhance existing local community facilities including recreation, healthcare and culture.
- 4.3 Figure 4.1 below provides information about the existing development site allocations in Chickerell.

Figure 4.1: Current allocated sites in Chickerell

ALLOCATION	USE/UNITS	STATUS	DELIVERY
Land at Putton Lane (CHIC1)	220	Planning permission granted, phase 1 under construction.	Complete by 2020
Chickerell Urban Extension (CHIC2) Split into two parts (north and east)	820	Planning application for north site under consideration. Planning application for east site expected 2018.	Complete by 2028
Land off Rashley Road (CHIC3)	50	Development site unlikely to come forward due to the retention of the primary school.	n/a

5. Constraints

- 5.1 The parish of Chickerell contains a rich and wide variety of landscape, natural and built heritage features. Map 1 shows the main environmental constraints.

LANDSCAPE

- 5.2 National policy puts an emphasis on the protection and enhancement of valued landscapes. In particular, the National Planning Policy Framework 2012 stated that *"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."*
- 5.3 To the west of the built up area of Chickerell lies the Dorset Area of Outstanding Natural Beauty (AONB). This designation covers the Fleet and Chesil Beach which are regarded as two key landscape features. These features are also protected by the non-statutory Heritage Coast designation which recognises the beauty of the largely undeveloped coastline. In addition to this, most of the coastline is also part of the Dorset and East Devon Coast World Heritage Site recognising its outstanding geological and geomorphological importance.

HERITAGE ASSETS

- 5.4 In relation to the historic environment, the National Planning Policy Framework 2012 stated that local planning authorities should *"...recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance."*
- 5.5 There are many heritage assets in Chickerell, the main asset being the Conservation Area which represents the remnants of the historic core. The Conservation Area is surrounded on all sides except the north by suburban development. A Conservation Area Appraisal³ lists the following qualities for Chickerell:
- Strong elements of village character amongst large areas of modern development.
 - There are 6 listed buildings of which the Parish Church is Grade II*.
 - There are 9 unlisted buildings of character and group value.
 - There are coherent groups of listed and good quality unlisted buildings, boundaries, trees and details on North Square around the Parish Church and on parts of East Street.
 - A range of traditional building materials can be found in Chickerell.

³ Chickerell Conservation Area Appraisal www.dorsetforyou.gov.uk

- There are details such as name plaques, memorial inscriptions and a modern public garden.

5.6 However, the traditional character has been eroded by both modern development and highway engineering.

BIODIVERSITY

5.7 National policy highlights the importance of designated wildlife sites and the need to provide net gains in biodiversity where possible. In relation to the hierarchy of designated sites, the NPPF 2012 stated that "*Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.*"

5.8 The Fleet and Chesil Beach to the west of Chickerell are designated as a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA), a Ramsar Site and a Special Area of Conservation (SAC). There is one site of County significance (Sites of Nature Conservation Interest or SNCIs) at the Water Meadows just north of the B3157 Chickerell Link Road.

FLOOD RISK

5.9 National policy states that "*...development in areas at risk of flooding should be avoided by directing development away from areas at highest risk...*" through the application of the Sequential Test.

5.10 There are no main river channels in Chickerell but there are two ordinary watercourses. The first watercourse runs east to west through the middle of the town. A surface water channel follows the path of this river course through Lower Way, Lower Putton Lane, West Street and Rex Lane. The second watercourse also has a surface water channel, this stretches east to west past Glennie Way and Green Lane. The main area of surface water flooding is centred around the Water Gardens.

5.11 The built up area of Chickerell and the land around it is entirely in flood zone 1 which means low risk from fluvial flooding.

AGRICULTURAL LAND CLASSIFICATION

5.12 Agricultural land is an important resource that needs to be managed in an appropriate way to underpin sustainable development. The agricultural land is important for the production of food, biomass, water storage and biodiversity.

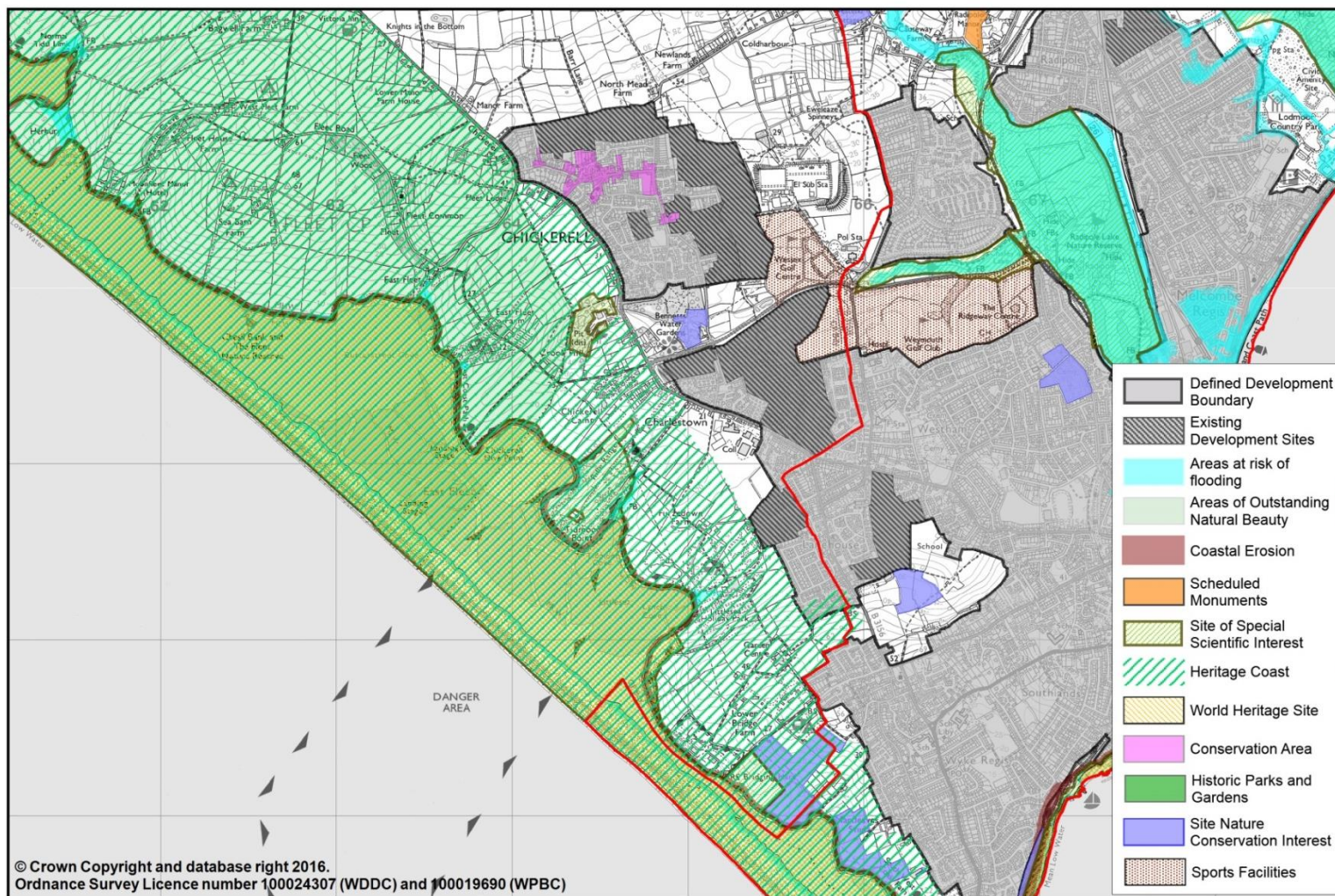
- 5.13 National policy as set out in the National Planning Policy Framework and the Planning Policy Guidance indicates that agricultural land classification is a material consideration when making planning decisions and that development should be steered away from the best and most versatile agricultural land⁶ (Grades 1, 2 and 3).
- 5.14 The Planning Policy Guidance expands on the text within the National Planning Policy Framework stating that national policy "*...expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*"
- 5.15 The majority of agricultural land which surrounds the urban area of Chickerell is grade 3 meaning good to moderate quality.

TRANSPORT AND INFRASTRUCTURE

- 5.16 The access to everyday facilities by sustainable modes of transport is an important factor in considering the location of new development. One of the Core Planning Principles from the NPPF 2012 that "*should underpin both plan-making and decision-taking*" is that planning should "*...actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...*"
- 5.17 Chickerell has direct links south and south-east to Weymouth along Chickerell Road. Much of Weymouth's employment provision is located in this area at the Granby and Lynch Lane Industrial Estates. This concentration of employment, together with Budmouth School creates peak demands on the road network, in particular the B3156 at the junction of Lanehouse Rocks Road and the B3157 at the junction with Radipole Lane and Hampshire Road. Approximately 9,640 people commute out of Weymouth on a daily basis. Many of these people travel relatively short journeys to these industrial estates.
- 5.18 In a westerly direction, this road becomes the B3157 'coast road' taking traffic west to Bridport. Links to the north, for example Dorchester, require travel through Weymouth.
- 5.19 A railway line reaches down to Weymouth with a mainline connection from London Waterloo to the centre of the town. There is also a mainline connection to Bristol. There are frequent bus services from Weymouth to Chickerell and network of walking and cycling routes which have connectivity to the National Cycle Network (NCN26).

MAP 1: ENVIRONMENTAL CONSTRAINTS AROUND CHICKERELL

5.20



6. Opportunities

6.1 The National Planning Policy Framework⁴ is clear that there are three dimensions to sustainable development: economic, social and environmental. Future growth at Chickerell will help to:

Economic

- Provide a better balance of housing and jobs to reduce the amount of out-commuting.
- Maintain and improve the variety of services and facilities in the town.
- Sustain and enhance key employment sites at Granby and Lynch Lane.
- Improve transport infrastructure and connectivity to Weymouth.

Social

- Provide a supply of housing to meet the needs of future generations including increasing the provision of affordable homes.
- Create a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Environmental

- Improve access to green spaces.
- To address surface water flooding through sustainable drainage schemes.

6.2 Across West Dorset, the proportion of the population that are of working age is projected to decline significantly over coming years with the proportion for West Dorset expected to be around 49% by 2036.

6.3 The main implication of this change is the decline in the available workforce reducing the sustainability of the local economy overall. In addition the per-capita productivity is less than Dorset as a whole and less than nationally resulting in relatively low wages and low levels of investment in innovation.

⁴ National Planning Policy Framework (2012)

<http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

7. Issues and Options Consultation

- 7.1 The local plan review has considered development opportunities around the main eight main settlements in the plan area as identified in the adopted policy SUS2. This includes Chickerell.

INSPECTOR'S COMMENTS ON CHICKERELL

- 7.2 The local plan inspector acknowledged that Chickerell and other areas around Weymouth town *"have a functional relationship and obvious link to the town despite being in West Dorset"* and that the growth proposed at Chickerell *"will contribute towards the housing needs of the Weymouth and Portland area"*.
- 7.3 Land is allocated to the north and east of Chickerell in the adopted local plan and a further site off Radipole Lane was considered during the plan's preparation. The inspector commented that this site is *"well related to the existing residential area at Southill, has good road connections and is close to facilities and services"*

APPROACH TO OPTIONS

- 7.4 In considering the future growth options at Chickerell, the councils undertook an initial 360 degree search of all possible development site options around the settlements of Chickerell and Weymouth. The area of search is constrained by virtue of Weymouth and Chickerell being coastal settlements. Nevertheless, Map 2 shows three areas of search around Chickerell (options J, L, and N).
- 7.5 Some of these areas of search are had little or no potential, and have been discounted at an early stage through an initial site sieving exercise. Full details of this exercise are provided in Figure 7.1.

MAP 2: BROAD AREAS OF SEARCH – CHICKERELL

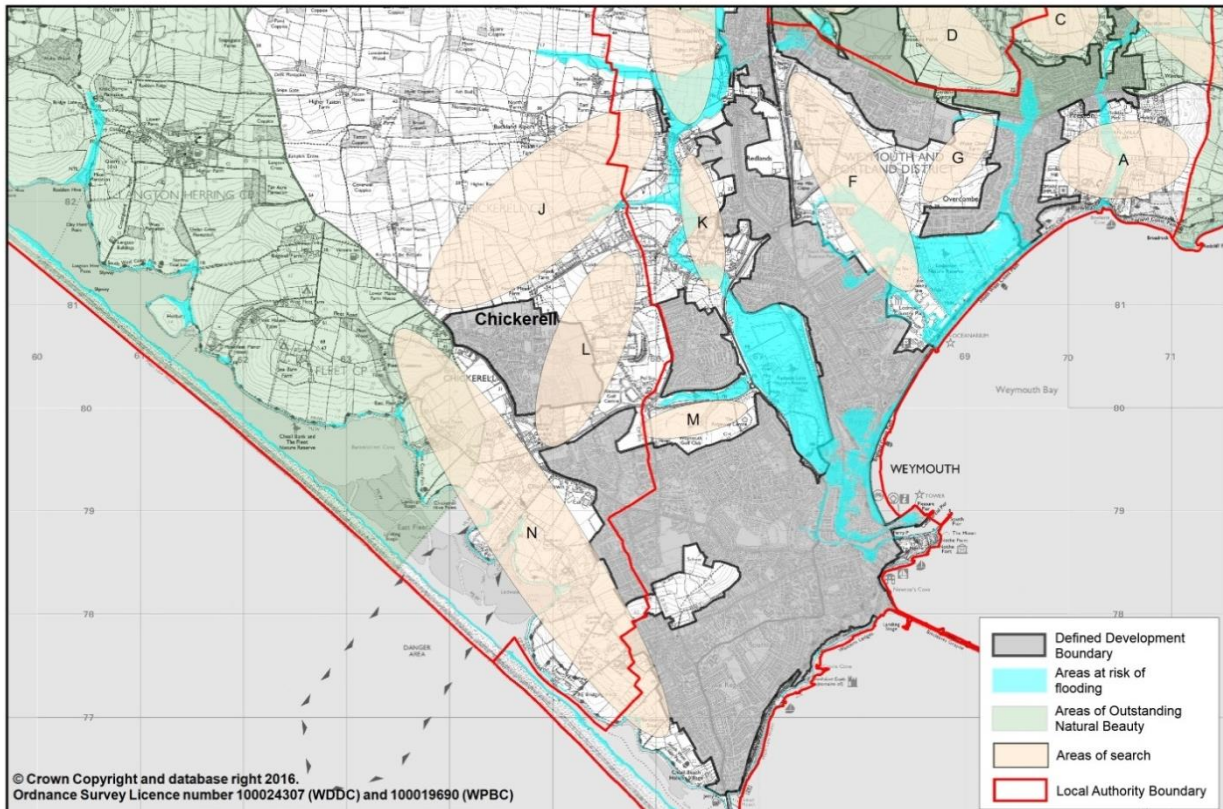


Figure 7.1: Details of each broad search area

AREA J - LAND NORTH OF CHICKERELL	
Landscape	This is a wide area of search which adjoins to the AONB to the west. The search area lies within a valley with steeply sloping sides further east. The area of search is part of the Ridge and Vale landscape character type.
Heritage	There is evidence of medieval field systems north of Ridge Farm and Coldharbour.
Biodiversity	None.
Flooding	There is a river channel running west to east through the area of search and a network of surface water channels running from it in a north/south direction. The area of search is largely within EA Flood Zone 1.
Agricultural Land	Grade 3.
Transport	There are various Public Rights of Way, particularly north of Chickerell,

	e.g. Barr Lane and North Mead Farm.	
Infrastructure	The area of search extends into open countryside north of the town of Chickerell and south of the village of Buckland Ripers. The area of search is accessible to local schools in Chickerell, health facilities and retail.	
Other	There is extensive residential development proposed to the south of this area of search through CHIC2 (north).	
Conclusion	Possibility for significant landscape impacts and impact on AONB.	Little or no development potential in this area – not taken forward

AREA L - LAND EAST OF CHICKERELL		
Landscape	The land is relatively low lying but rises towards Southill in the north and east. The area of search is within the Ridge and Vale landscape character area. Golf course and driving range provide a landscape gap function.	
Heritage	There is evidence of historical drainage features.	
Biodiversity	None	
Flooding	Complex network of surface water channels south of Glennie Way (water gardens). Some surface water features west of Southill. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	The area of search is easily accessible from Chickerell (west) and Southill (east).	
Infrastructure	The area of search is accessible to local schools in Chickerell and Budmouth. Health facilities and retail are also accessible to this area.	
Other	There is extensive residential development proposed in this area of search though policies CHIC1 and CHIC2 of the adopted Local Plan. There is a large electrical substation in the area between Chickerell and Southill.	
Conclusion	Potential for development adjacent to the built up area. Consideration needs	Some potential in this area (Ch1 West of Southill)

	to be given to impact on wildlife corridor connecting SSSI to open countryside.	
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AREA N - COASTAL STRIP WEST OF WYKE REGIS		
Landscape	This area of search forms an extensive inland strip in a coastal location. This area is part of the Ridge & Vale landscape character type.	
Heritage	The area of search adjoins the Heritage Coast which is protected for the conservation and enhancement of its natural beauty.	
Biodiversity	The area of search adjoins the Chesil and the Fleet SSSI to the south.	
Flooding	There area complex networks of surface water flooding channels. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	The area of search adjoins the built up areas of Chickerell, Charlestown and Wyke Regis where there are existing bus and transport connections. There are extensive public rights of way networks serving Chesil Beach.	
Infrastructure	The area of search adjoins the built up areas of Chickerell, Charlestown and Wyke Regis. The area of search is accessible to local primary and secondary schools. Health facilities and retail are also accessible in this area.	
Other	None.	
Conclusion	Potential for small scale development adjacent to built up area. Impact on Heritage Coast needs to be given consideration.	Some potential in this area (Ch2 Adjacent Budmouth College)

REFINED OPTIONS

- 7.6 As a result of the initial sieve of potential development areas and the consideration of all of the above constraints, two site options were identified within the parish boundary of Chickerell. For each option, an indicative level of development was

calculated and potential development issues identified. These options are shown on Map 3 and explained in Figure 7.4.

- 7.7 For Issues and Options stage, no commitment was made to the development of any individual option. In the event option Ch1 is taken forward, it may be appropriate to phase its delivery to later in the plan period, given the significant level of housing growth already proposed at Chickerell in the adopted local plan. In relation to option Ch2, this should only be taken forward if sufficient space remains for additional secondary education provision and associated sporting facilities at Budmouth College.
- 7.8 Further information about the potential development options was sought through the Issues and Options consultation and additional work was undertaken to refine site suitability and fully establish infrastructure requirements as well as constraints to development such as landscape or heritage impacts.

MAP 3: REFINED OPTIONS FOR GROWTH AT CHICKERELL

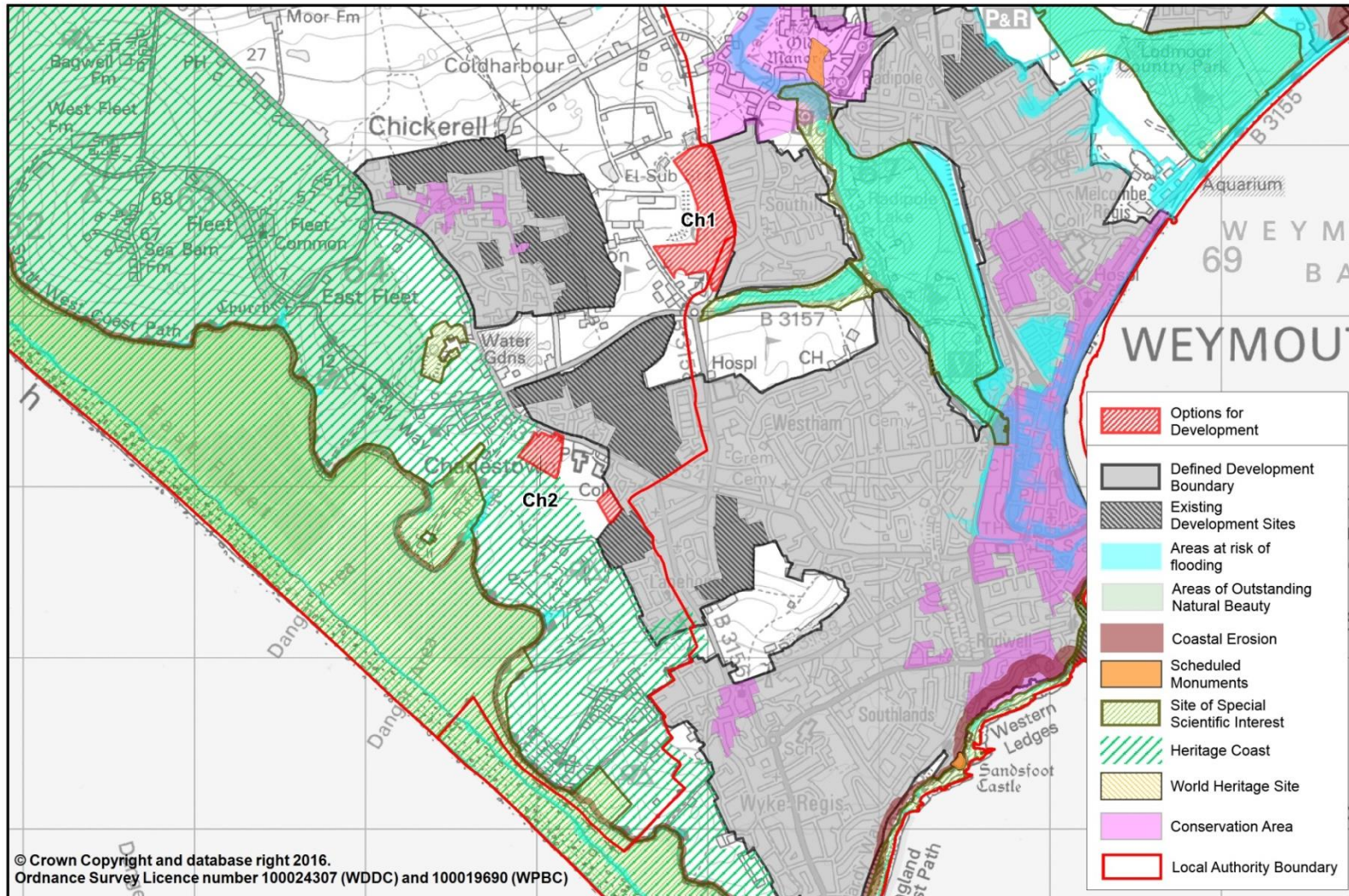


Figure 7.4: Details of refined options for growth at Chickerell

OPTION	USE/UNITS	DELIVERY
Ch1: West of Southill	Residential / 350 units	<p>Given the rising nature of the land, there is potential for landscape impact, particularly from longer-distance views. To help mitigate, any built development may need to be limited to the southern extent of the site option to limit the degree of harm. Man-made features such as the large electricity substation would limit the extent of built development westwards. The potential adverse impacts to the SSSI at Chafey's Lake would need to be considered and mitigated through a biodiversity action plan. There is evidence of surface water flooding, both on and off-site in this location. This would need to be managed on-site through sustainable drainage systems and off-site through a flood relief scheme. There is a possible Mineral Safeguarding issue which may warrant extraction of minerals prior to development. Pedestrian and cycle links to the town centre would be required and a pedestrian/cycle crossing on the B3157/B3158 roundabout. This option would need to provide appropriate on/off-site infrastructure mitigation to ensure that it does not cause harm to existing services and facilities, e.g. education and healthcare.</p>
Ch2: Adjacent Budmouth College/Lynch Lane	Residential / 100 units	<p>This option covers two small sites (east and west). The west site option adjoins the Budmouth College campus. The east site lies just north of the Lynch Lane industrial estate. Given their location, both sites may have an impact on the Heritage Coast, an international wildlife designation. Both sites have pre-existing on-site surface water flooding issues. The eastern site also has off-site surface water downstream at Lynch Lane. Pedestrian and cycle links to the existing network would need to be provided to access existing services. Both sites would need to provide appropriate on/offsite infrastructure mitigation to ensure that they do not cause harm to existing services and facilities, e.g. education and healthcare. Any housing should not prejudice the future expansion of the college, which is likely to be required given the level of growth proposed in the area.</p>

8. Issues and Options Consultation Responses

8.1 The Issues and Options consultation provided an opportunity for stakeholders and the public to give their views on the development options. Ten public consultation events were held between 20th February and 9th March 2017. It is estimated that 1,172 people attended these events.

Table 8.1: Consultation Event Attendance Summary

LOCATION	DATE	ESTIMATED ATTENDANCE
Sherborne	20 February 2017	92
Weymouth	21 February 2017	72
Portland	23 February 2017	48
Charminster	24 February 2017	244
Dorchester	27 February 2017	86
Beaminster	28 February 2017	105
Lyme Regis	1 March 2017	54
Bridport	2 March 2017	127

8.2 As part of the consultation, 51 responses were received that related to Chickerell and 148 individual comments were made. A summary of the responses received for each of the questions asked are set out below, a full report of the Issues & Options consultation is also available⁵. It should be noted that these are a summary of the responses received and do not necessarily reflect the Council's position.

10-i Chickerell has grown at an average rate of 29 dwellings per year over the last 5 years. Should we plan for a lower level of growth, maintain that level of growth, or take a strategic longer term view for the growth of the town?

COMMENTS RECEIVED RELEVANT TO QUESTION 10-I

8.3 In response to this question, it was noted that a considerable amount of development is already planned for Chickerell which isn't reflected in the recent

⁵ West Dorset, Weymouth & Portland Summary of Responses to the Initial Issues & Options Consultation (August 2017) www.dorsetforyou.gov.uk

levels of growth. It was also felt that the past completion rates were misleading because of Chickerell is a functioning part of Weymouth. In contrast other responses considered that given this relationship, a strategic long term view should be taken.

HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.4 It is important to ensure that current and future development proposals in Chickerell support the provision of key infrastructure including education and healthcare provision.

10-ii Are there any additional issues related to the development of the site options?

COMMENTS RECEIVED RELEVANT TO QUESTION 10-II

SITE CH₁ – WEST OF SOUTHILL

- 8.5 A wide range of issues were raised including the need to improve the balance of housing and jobs, the improvement of infrastructure, in particular healthcare, access to open spaces and sport facilities.
- 8.6 Some concern was raised over the open setting of the proposal and the loss of views. However, the Dorset AONB Team considered the option to have negligible impact on the AONB. Natural England raised no objection to the option and sought measures for enhancing the north/south wildlife corridor running through the site.
- 8.7 Given the potential scale of growth in this area, there were calls for option CH₁ and the adjoining Wessex Stadium site to be amalgamated to provide comprehensive development. Respondents also identified the need to retain the Wessex Golf Centre as open space to provide a green buffer between Weymouth and Chickerell.
- 8.8 Technical information was submitted by the landowner's representative to demonstrate that the proposed development would result in limited heritage or archaeological impact and not have any significant or adverse visual or landscape effects.

HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.9 The concerns identified over the impact on local services will be addressed by the provision of planning obligations and/or contributions through the Community Infrastructure Levy. Obligations sought by these mechanisms will be used to support and improve the provision of local infrastructure including healthcare, education and sport facilities.
- 8.10 The scale of development will be limited to avoid unnecessary encroachment on the rising land to the north.

- 8.11 The electricity substation to the west of the site forms a buffer between this site and the Chickerell Urban Extension. Landscaping and extensive tree planting along the western boundary edge would help reinforce the sense of separation and provide the wildlife corridor sought by Natural England.

SITE CH₂ – ADJACENT BUDMOUTH COLLEGE

- 8.12 Natural England raised concerns that the proposal runs counter to the NPPF 2012 paragraph 114 due to its location within the Heritage Coast.
- 8.13 The public raised concerns over the loss of hedgerows, recreational space and views of The Fleet. As with the response to CH₁, there were concerns raised over the availability of infrastructure serving Chickerell including schools and medical facilities.
- 8.14 However, the greatest concern was that the proposal would compromise the alignment (and delivery) of the previously safeguarded Western Relief Road. This route is regarded by some as a key freight route onto the island of Portland which would reduce traffic congestion along the A354 and B3157.
- 8.15 More immediate concerns were raised over the safety of site access on to Chickerell Road.
- 8.16 The site is in multiple ownership, and the issues and options consultation identified that the landowner of the northern part of the site did not wish to see the land come forward for development.

HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.17 The consultation called for the reinstatement of the Western Relief Road safeguarded route to support the delivery of new homes and businesses. Dorset County Council responded in detail to this option to confirm its position that a safeguarded route scheme is neither necessary or would provide good value for money. Instead, the County Council would pursue an integrated package of junction improvements, public transport and active travel solutions to ensure efficient transport movement.

10-iii What are the infrastructure requirements for the development of the site options, individually or in combination with others?

COMMENTS RECEIVED RELEVANT TO QUESTION 10-III

SITE CH₁ – WEST OF SOUTHILL

- 8.18 In relation to option Ch₁, there were calls for the reconfiguration of the junctions at the Wessex Stadium Roundabout to make the roundabout a safer 4-leg junction.

HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.19 Concerns over road safety will be dealt by improvements to the Wessex Stadium Roundabout including improved crossing points for pedestrians and cyclists. The need for other improvements and reconfigurations will be explored through the Local Plan consultation.

SITE CH₂ – ADJACENT BUDMOUTH COLLEGE

- 8.20 As noted in paragraph 8.16, the overriding infrastructure need was in relation to the provision of the Western Route Relief Road and the need to ensure this proposal would not prejudice the delivery of that route.

HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.21 Confirmation from Dorset County Council that the previously safeguarded route would not prejudice this option is noted.

9. Evidence Gathering

- 9.1 To support the selection of preferred options, evidence has been gathered to investigate further relevant issues. A summary of the results of the evidence is included here.

THE JOINT RETAIL AND COMMERCIAL LEISURE STUDY⁶

- 9.2 Chickerell exists as a larger local centre in the Council's retail hierarchy. Local centres include a range of small shops of a local nature serving a small catchment.
- 9.3 There is no retail or commercial core in Chickerell, with facilities such as convenience retail, a branch health surgery, and community library being dispersed throughout the settlement. Given the close proximity of Weymouth which serves as the largest centre in the plan area, Chickerell is a town which looks principally to Weymouth to meet its larger community needs. Recent retail development proposals such as the Aldi store at Link Park in Chickerell are acknowledged in the Retail and Commercial Leisure Study.
- 9.4 The Local Plan Review defines a local centre boundary for Chickerell which encompasses the library, church, post office and health centre on East Street.

LANDSCAPE AND HERITAGE ASSESSMENT⁷

- 9.5 A joint landscape and heritage assessment has been prepared which appraises the sensitivity of the land at the main centres of growth to the effects of development. The assessment is formed of two stages, stage one is an independent review of the landscape/heritage constraints considered at Issues and Options stage. This stage also recommends which broad areas of search should be scoped in or out of a further detailed level two assessment, the findings of which are summarised below.
- 9.6 Stage one recommended that none of the areas should be scoped out on landscape and heritage grounds. The broad areas taken forward to stage two were therefore.
- J: Land north of Chickerell – Stage two notes that the landscape sensitivity is moderate to high and the heritage sensitivity is high. The main sensitivities include the relatively remote rural landscape character, locally designated habitats, archaeological assets and other designated assets and their extensive settings including the Nottingham Conservation Area.

⁶ Joint Retail and Commercial Leisure Study – 2018. Carter Jonas on behalf of North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council (March 2018) www.dorsetforyou.gov.uk

⁷ Joint Landscape and Heritage Assessment – LUC on behalf of West Dorset District Council and Weymouth & Portland Borough Council (2018) www.dorsetforyou.gov.uk

- L: Land east of Chickerell – Stage two notes that the landscape sensitivity is medium and the heritage sensitivity is medium to high. The main sensitivities include the unsettled area of rural separation between Chickerell and Southill and the setting it provides to the Radipole Conservation area. The Radipole Conservation area has an important role in conserving the setting of historic buildings. Development in this area could lead to setting change.
- N: Coastal strip west of Wyke Regis – Stage two notes that the landscape sensitivity is medium to high and the heritage sensitivity is low. The main sensitivities are landscape related because of the open and remote coastal location which provides containment and an undeveloped edge to the existing settlement.

LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT⁸

- 9.7 A Level 1 Strategic Flood Risk Assessment has been prepared which replaces the previous Level 1 assessments for West Dorset and Weymouth & Portland. The updated SFRA provides up to date guidance on flood risk taking into account the latest flood risk information, it identifies the requirements for site-specific flood risk assessments and the application of Sustainable Drainage Systems (SUDS). It provides a basis for applying the flood risk Sequential and Exception Tests. A comprehensive set of maps accompanies the Level 1 assessment.
- 9.8 Flood events have been recorded in Chickerell with the source of flooding predominantly from surface water. There are several flow routes following the topography and road network. Other flood instances have occurred from sewer flooding at Lower Way and the Knapp.
- 9.9 The study recommends that in areas at risk of surface water flooding, development could provide opportunity to reduce the risk through reduction in impermeable surfaces and the use of sustainable drainage systems (SuDS). The opportunity for infiltration SuDS varies throughout Chickerell as a result of the ground conditions.

SPORT & LEISURE FACILITIES NEEDS ASSESSMENT⁹

- 9.10 This study provides a detailed assessment of the current provision of indoor and built sports facilities for West Dorset identifying needs and gaps in provision. It also provides detail as to what exists in the district, its condition, location, availability and overall quality and considers demand for facilities based on population distribution, planned growth etc.

⁸ Level 1 Strategic Flood Risk Assessment – JBA Consulting on behalf of West Dorset District Council and Weymouth & Portland Borough Council (April 2018) www.dorsetforyou.gov.uk

⁹ Active Dorset: Sport & Leisure Facilities Needs Assessment – Knight, Kavanagh & Page on behalf of Weymouth & Portland Borough Council (April 2017) www.dorsetforyou.gov.uk

- 9.11 The evidence underpinning the assessment will be used to both identify and justify the provision of developer contributions.
- 9.12 Key strategic recommendations from the assessment include:
- Recognising the importance of community halls in the provision of sports and physical activity. In Chickerell, the Willowbed Hall provides a range of activities for the community. The audit supports planned investment in these sorts of facilities.
 - The study recognises that Budmouth Community Sports Centre offers a comprehensive variety of formal sports.
 - The study acknowledges that there is planned investment in the provision of a concrete moulded skate park through West Dorset’s sports strategy.
- 9.13 Where appropriate, this evidence has and will be used to help identify possible planning obligations or on-site provision on development options.

10. Preferred Options Consultation

- 10.1 The responses to the Issues and Options consultation along with the evidence gathered have helped to established two new development options for the Local Plan Review which are subject to consultation at Preferred Options stage.

OPTIONS CONSIDERED

- 10.2 This section sets out both the Preferred Options and excluded options. Alongside each option is an explanation why the option has or has not been taken forward.

Table 10.1: Chickerell Preferred Options

REFINED OPTIONS	REASONS
CH1:	The development option has been included as the site is well related to the existing residential area of Southill, has good road connections and is close to local services and facilities. The Issues and Options consultation raised a number of issues including landscape impact, surface water flood risk and highway safety. The evidence base suggests that these issues can be appropriately mitigated.
(NEW) CH3:	This development option is a brownfield site known as the former Tented Camp at Mandeville Road. The option came forward during the Issues and Options consultation. The site is in close proximity to the Chesil and the Fleet SSSI and Heritage Coast. However, redevelopment offers an opportunity to improve the character of the area leading to landscape benefits and an enhancement to the Heritage Coast designated area.

Table 10.2: Chickerell Excluded Option

REFINED OPTIONS	REASONS
CH2:	The development option has been excluded because of concerns raised through consultation on the landscape setting as well as concerns over the availability and deliverability of land for development.

PREFERRED OPTIONS

- 10.3 The Preferred Options consultation document takes forward the existing allocations from the current plan and identifies a number of new sites for housing and employment development. As explained in paragraph 10.2, there are two

Preferred Options for Chickerell. A full list of site-specific development policies is for Chickerell is provided in paragraph 10.4.

Table 10.3: Full list of site specific development policies in Chickerell.

POLICY	SITE
CHIC ₁	LAND AT PUTTON LANE
CHIC ₂	CHICKERELL URBAN EXTENSION
CHIC ₃	WESSEX STADIUM
CHIC ₄	LAND WEST OF SOUTHILL
CHIC ₅	FORMER TENTED CAMP, MANDEVILLE ROAD

KEY CHANGES SINCE THE ADOPTED PLAN

- 10.4 The existing site-specific policies and supporting text have been updated where necessary as part of the Preferred Options consultation. Key updates include:
- Updating progress with the delivery of development at Putton Lane
 - A new policy to support the redevelopment of Wessex Stadium which has obtained planning permission since the Local Plan was adopted.
 - Updating planning history for the Chickerell Urban extension.
- 10.5 The remainder of the background paper will look more closely at the two additional Preferred Options for Chickerell setting out in detail the proposed approach to development.

SITE ANALYSIS – LAND WEST OF SOUTHILL

- 10.6 Land west of Southill is located on the eastern edge of Chickerell parish and adjoins the Weymouth & Portland administrative boundary (a small part of the site is also within Weymouth & Portland area). It is well related to the existing residential area of Southill, has good road connections, and is close to local services and facilities. The site is located immediately north of Weymouth Police Station and the Wessex Football Stadium. The site is on rising land to the north with its uppermost reaches visible from a number of wider vantage points.
- 10.7 The site has an estimated capacity for around 325 new homes and a care home with 75 beds which will be concentrated on the land immediately north of the Police Station to minimise landscape harm further up the slope.

DEVELOPMENT STRATEGY – LAND WEST OF SOUTHILL

- 10.8 Policy CHIC₄ of the Preferred Options consultation document provides criteria for consideration should this site be adopted. The policy as drafted (below) and the accompanying supporting text are subject to consultation.
- 10.9 Given the landscape setting, it is important to minimise harm by limiting the extent of development northwards. The 30 metre contour has been identified as an appropriate boundary for built development. Beyond the 30m contour, open space will be provided to meet the needs of the development and reduce pressure on the nearby Radipole Lake SSSI - an important wildlife feature which supports wetland habitats for breeding, wintering and passage birds.
- 10.10 As this proposal extends development into open countryside, it will be important to treat the boundaries carefully to reduce landscape harm. Features such as the electricity substation to the west of the site will require strong screening to improve the visual amenity. In turn this intervention will support a corridor for wildlife as sought by Natural England through their representations at Issues & Options stage.
- 10.11 The provision of SUDS within the development including surface water attenuation will be important to ensure that downstream networks can cope with the surface water run-off.
- 10.12 The scale of development will put pressure on existing community infrastructure including primary and community health, primary and secondary education and bus services. It will be important to provide appropriate mitigation to reduce pressure on these services.

CHIC₄. LAND WEST OF SOUTHILL (PREFERRED OPTION)

- i) Land west of Southill as shown on the policies map is allocated for residential development, a care home, open space and strategic landscaping. Development should not take place on site until after 2026.**
- ii) There will be no built development above the 30 metre contour, in order to preserve the existing skyline. To the north of the site, above the 30 metre contour, there will be provision of public open space which will be transferred to an appropriate body to ensure long-term management and maintenance.**
- iii) Strong peripheral planting is required to the west of the site to mitigate against the wider coalescence of the built form.**
- iv) Existing hedgerows will be retained and enhanced where necessary in order to contribute to the wider green infrastructure network. The development will preserve and where possible enhance connectivity to existing public rights of**

way and provide new links to facilities within Chickerell Urban Extension.

- v) The development should include an internal highway layout which can facilitate the extension or diversion of existing public transport networks. The site should be served by two points of vehicular access to include a single point of access from Radipole Lane and an access to the unnamed road, west of the site that connects to the Wessex Roundabout.
- vi) Sustainable drainage features to manage surface water flooding and accommodate downstream catchment capacity will be required. A 20m buffer should be placed around the existing drainage culvert with no built development within this area. Foul water and off-site water supply connections will also be required.
- vii) In accordance with Policy COM₁, appropriate provision should be made to meet community infrastructure needs including but not limited to the following items:
 - financial contributions toward primary and secondary education, which may include the provision or expansion of the new Chickerell Primary School;
 - financial contributions towards primary / community healthcare serving the Chickerell area;
 - the improvement of local bus services;
 - the creation of crossing points on the B3158 / B3157 Wessex Stadium roundabout to improve walking and cycling connectivity to Weymouth Town Centre;
 - off-site improvements to widen Granby Way cycleway; and
 - walking and cycling connections to Grafton Avenue.

MITIGATION MEASURES – LAND WEST OF SOUTHILL

- 10.13 Mitigation measures have been identified and are set out below. These measures would be necessary to support the grant of planning permission.
- 10.14 Given the scale and complexity of this development proposal, it is envisaged that this Preferred Option will be nil-rated through the Community Infrastructure Levy with necessary on/off-site community infrastructure including education and healthcare provided through S106 and S278 agreements.

Table 10.4: Mitigation Measures for Preferred Option – Land at West of Southill

	MITIGATION MEASURE
Landscape	To not extend built development higher than the 30m contour in order to preserve the undeveloped skyline.
Flooding	Provision of SUDS including on-site attenuation features to avoid detrimental impact on nearby flooding catchments.
Transport	Retention of public rights of way to allow pedestrian access through the site to nearby built up areas of Chickerell and Radipole. Off-site cycle and pedestrian enhancements to improve connectivity to the B3157/B3158. Provision of pedestrian and cycle access through Grafton Avenue. The road layout should be designed to enable buses to serve the site with two vehicular points provided.
Community Infrastructure	Provision of planning obligations to support primary and community healthcare, primary and secondary education.
Biodiversity	To provide on-site open space on the northernmost part of the site to avoid harm to the Radipole Lake SSSI. Retention of boundary hedgerows where possible.

INDICATIVE LAYOUT/CONCEPT PLAN – LAND WEST OF SOUTHILL

- 10.15 An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process.



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SITE ANALYSIS – FORMER TENTED CAMP, MANDEVILLE ROAD

10.16 Land at the former Tented Camp, Mandeville Road is within the north-western part of Wyke Regis which forms part of the built up area of Weymouth. The site was formerly part of an army training facility which still exists in the area but has been derelict since 2006. The site adjoins existing residential development off Mandeville Road and is within Chickerell parish.

- 10.17 The site is in a prominent coastal location within the setting of the West Dorset Heritage Coastline, and is close to internationally and nationally designated semi-natural habitats including the Chesil Beach & Fleet SSSI / SAC / SPA Ramsar site.

DEVELOPMENT STRATEGY – FORMER TENTED CAMP, MANDEVILLE ROAD

- 10.18 Policy CHIC₅ of the Preferred Options consultation document provides criteria for consideration should this site be adopted. The policy as drafted (below) and the accompanying supporting text are subject to consultation.
- 10.19 The site contains a number of derelict buildings and areas of hardstanding which are required to be redeveloped carefully to secure visual enhancements to the character of the Heritage Coast. Given the sensitive location, it is proposed that this site would be suitable for small-scale development of approximately 30 dwellings – these dwellings should be concentrated to the east so that they adjoin Mandeville Road with appropriate vehicular access. The provision of a significant area of open space to the west will be integral to the delivery of this site to help improve access to improve rights of way. The dwellings should be designed to a high standard given the location and screened with advanced landscaping.

CHIC₅. FORMER TENTED CAMP, MANDEVILLE ROAD (PREFERRED OPTION)

- i) The former tented camp at Mandeville Road as shown on the policies map is allocated for residential development with associated open space provision and landscaping. The development will only be permitted if the overall scheme enhances the special character of the Heritage Coast.**
- ii) Residential development will be limited to the eastern part of the site adjoining Mandeville Road and should be provided with advanced landscaping to screen the residential element in from views to the north.**
- iii) The remainder of the site will be provided as informal public open space with additional footpath connections and routes established and any wildlife interest retained. This will be transferred to an appropriate body to ensure long-term management and maintenance.**
- iv) Primary access to the site would be from Camp Road with secondary access from Mandeville Road. Off-site highway improvements are required at the Lanehouse Rocks Road / Camp Road junction.**
- v) Foul water and off-site water supply connections will be required. Improved surface water drainage and sewer connectivity will also be necessary.**

MITIGATION MEASURES – FORMER TENTED CAMP, MANDEVILLE ROAD

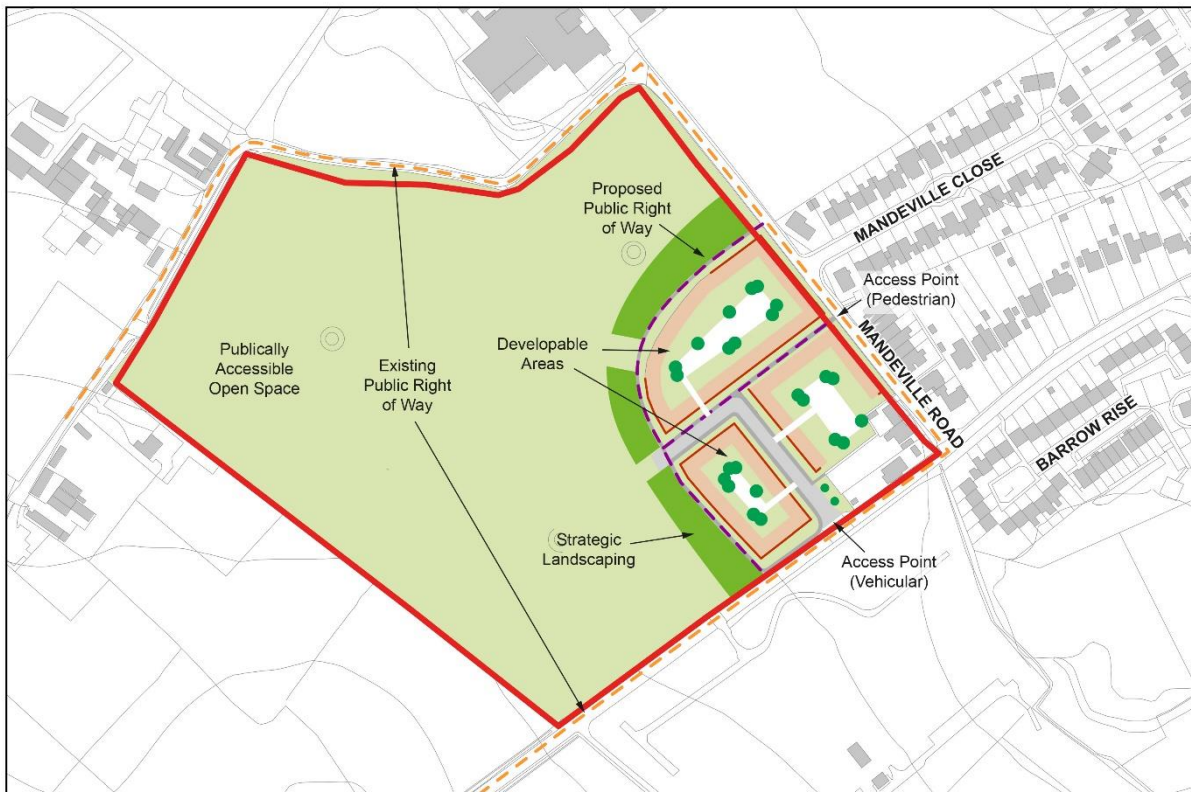
- 10.20 Mitigation measures have been identified and are set out below. These measures would be necessary to support the grant of planning permission.
- 10.21 Given the modest scale of this development proposal, it is envisaged that this Preferred Option will be subject to the Community Infrastructure Levy. Any necessary on/off-site community infrastructure such as highway improvements will be delivered through S106 and S278 agreements.

Table 10.5: Mitigation Measures for Preferred Option – Land at West of Southill

	MITIGATION MEASURE
Landscape	Provision of significant area of open space to within western half of site, built development concentrated to the east adjoining Mandeville Road. High design standard and advanced landscape screening to soften views of the northern edge of development.
Flooding	Improvements to surface water drainage and sewer connectivity to ensure there is no increased flood risk on the site or in the surrounding area.
Transport	Provision of two points of vehicular access from Mandeville/Camp Road. Off-site improvements at the junction of Lanehouse Rocks Road and Camp Road to improve road safety at a key junction.
Community Infrastructure	The proposal would be subject to the Community Infrastructure Levy.
Biodiversity	Provision of significant area of open space to preserve grassland habitats.

INDICATIVE LAYOUT/CONCEPT PLAN – FORMER TENTED CAMP, MANDEVILLE ROAD

- 10.22 An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process.



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CONSULTATION QUESTIONS

- 10.23 The Preferred Options consultation provides an opportunity for stakeholders and the public to give their views on the preferred development options. The questions relating to Chickerell are set out below. After the consultation process has ended, this background paper will be updated with a summary of the responses.
- 10.24 The first questions asks whether is it appropriate to introduce a new policy for the redevelopment of the Wessex Stadium site given that it now has planning permission.

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

- 10.25 The next question relates to Preferred Option CHIC₄ – Land West of Southill. The question asks for comments on the principles for development as set out in the draft policy.

10-ii Do you agree with the proposed allocation of land west of Southill for housing development, as set out in new Policy CHIC₄?

- 10.26 The final question relates to Preferred Option CHIC₅ – Former Tented Camp, Mandeville Road. The question asks for comments on the principles for development as set out in the draft policy.

10-iii Do you agree with the proposed allocation of the former tented camp site off Mandeville Road for limited housing development and the creation of new public open space, which would enhance the special character of the Heritage Coast, as set out in new Policy CHIC₅?