



West Dorset Weymouth and Portland Local Plan

Examination in Public: Matter 3 Spatial Strategy

Hearing Statement on behalf of C G Fry & Son Ltd - ID 526

November 2014

Address: Hawkridge House, Chelston Business Park, Wellington Somerset TA21 8YA

Tel: 01823 666150



Contents Page

1.0	Introduction	1
2.0	Examination Matter 3: Spatial Strategy	1
2.2	Question 3.1: Are there alternative development options which would deliver a more effective and sustainable development strategy?	1
2.3	Question 3.6: Is the phasing regime and housing trajectory realistic, appropriate and deliverable and capable of providing an adequate supply of housing land?	3
3.0	Conclusions.....	3



1.0 Introduction

- 1.1.1 This hearing statement has been prepared on behalf of C G Fry & Son Ltd (C G Fry) in connection with the examination in public of the submitted West Dorset Weymouth and Portland Local Plan (draft LP).
- 1.1.2 C G Fry controls land to the north of Chickerell that is subject to a development allocation (Policy CHIC 2) in the draft LP. This statement addresses selected Inspector's questions under Matter 3 where they relate to this land.
- 1.1.3 In summary, it is considered that the evidence and community engagement undertaken to date supports the selection of Chickerell and the Policy CHIC 2 site as a sustainable and appropriate location for growth. Accordingly, C G Fry supports the principle of the Policy CHIC 2 allocation and its retention in the adopted plan. While *other* development options and strategies may be being promoted by other parties, it is submitted by C G Fry that these should not be considered as *alternatives* to Chickerell and the Policy CHIC 2 site.

2.0 Examination Matter 3: Spatial Strategy

- 2.1.1 This statement addresses the following Inspector's questions and should be read in conjunction with the statement prepared by WYG on behalf of C G Fry in respect of Matter 9:

2.2 Question 3.1: Are there alternative development options which would deliver a more effective and sustainable development strategy?

- 2.2.1 The Matter 9 statement establishes that the selection of the Policy CHIC 2 site is supported by a robust evidence. In addition, regard should be had to the following documents that establish Chickerell as an appropriate growth location:
- 2.2.2 **CD/OKP6** A Vision for West Dorset Community Plan 2010 - 2026 (West Dorset Partnership, July 2010) identifies that the vision for Chickerell includes continuing to provide development that serves its own needs and those of Weymouth and South Dorset area.
- 2.2.3 **CD/WPCLBP** Weymouth Portland, Littlemoor and Chickerell - Local Plan Background Paper - September 2013 indicates that the Council has undertaken detailed assessment of the development options for Weymouth, Chickerell and Littlemoor. For Chickerell, CD/WPCLBP notes that:



- Chickerell and its immediate environs function as an "outer settlement" to Weymouth
- There are more jobs than economically active people because of the proximity of Granby Road Industrial Area
- Chickerell has the potential to meet some of Weymouth's future development needs that cannot be met within the borough boundary.

2.2.4 CD/WPCLBP also summarises the issues arising from public consultation. It notes that there was some support for an urban extension to Chickerell. The hearing statement for Matter 9 notes also that Chickerell Town Council supports the principle of the Policy CHIC 2 allocation. Overall, CD/WPCLBP notes that no issues were raised during consultation that affected the soundness of the Policy CHIC 2 allocation and that most of the concerns raised could be addressed through masterplanning.

2.2.5 The Matter 9 hearing statement summarises the evidence base prepared in connection with Policy CHIC 2. It concludes that this evidence provides clear and consistent support for Policy CHIC 2.

2.2.6 In terms of alternative options for development at Chickerell, we understand that in October 2014, the Council resolved to grant outline planning permission for the redevelopment of Wessex Stadium to the east of Chickerell to provide 150-170 dwellings including affordable housing (LPA ref: WD/D/14/001938). This proposal seeks to "enable" the relocation of Weymouth FC and the S106 will ensure that no housing development can commence until alternative facilities for Weymouth FC have been identified, built and are fully operational.

2.2.7 Chickerell Town Council objected to the proposals on a number of grounds. The officer's report to Committee noted the Town Council's comments that the 1,150 dwellings in Chickerell (Policies CHIC 1 and CHIC 2) "*...make a valuable contribution to Chickerell. The same cannot be said of the Wessex site.*" It is believed that this comment refers to the positive contribution to infrastructure in Chickerell that will flow from Policies CHIC 1 and CHIC 2 and the relative absence of infrastructure delivery benefitting Chickerell arising from the Wessex Stadium proposal.

2.2.8 Accordingly, the Wessex Stadium proposal is not an alternative to Policy CHIC 2 and in securing the relocation of Weymouth FC, fulfils entirely different objectives.

2.2.9 Accordingly, it is considered that Policy CHIC 2 allocation should be retained regardless of any other options that may be promoted by other parties.



2.3 Question 3.6: Is the phasing regime and housing trajectory realistic, appropriate and deliverable and capable of providing an adequate supply of housing land?

- 2.3.1 **CD/SUS9** (Strategic Housing Land Availability Assessment PBA July 2014) includes a trajectory for local plan allocations without planning permission at Appendix B Table B.1. Policy CHIC 2 (850 dwellings) is anticipated to deliver some 50 units at 2017 and 100 units per annum until 2025/26. .
- 2.3.2 It is noteworthy that these figures relate to the entire Policy CHIC 2 area which includes land controlled by C G Fry and Persimmon. C G Fry has supplied anticipated housing delivery figures and timescales to the Council for its site and we understand that Persimmon has done the same for its site.
- 2.3.3 It is envisaged that an outline planning application will be submitted in spring 2015, with planning permission being issued in summer 2015. Reserved matters and phasing details could be submitted in autumn 2015 with approval in early 2016. This would in turn enable pre-commencement and other planning conditions to be discharged in spring 2016 with a start on site in summer/autumn 2016. With this in mind, it would be realistic to envisage delivery of 50 units across the entire site by April 2018, even taking into account infrastructure delivery requirements and delivery triggers.
- 2.3.4 Clearly, the delivery trajectory is dependent on "unknowns" such as the outcome of the planning process and market considerations. However, at the present time, the trajectory in CD/SUS9 is considered to be realistic and deliverable.

3.0 Conclusions

- 3.1.1 C G Fry considers that there is a robust body of technical evidence that justifies the retention of the Policy CHIC 2 allocation. Chickerell is a sustainable location and well placed to accommodate future growth of the level identified. This is notwithstanding any alternative growth strategies that are being promoted by other parties or any recent commitments.
- 3.1.2 The policy CHIC 2 allocation is supported by Chickerell Town Council and all the detailed issues raised by other third parties can be addressed through masterplanning and the submission of an outline planning application.
- 3.1.3 The housing trajectory identified by the Council for the site is based on input from the developers of the site and is therefore realistic and achievable.