



Dorset Council Local Plan



Chickerell 2021 Consultation Summary of Responses



January 2023



Dorset
Council

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1. Chickerell

1.1. Introduction

Paragraph 25.1.4 - Chesil and the Fleet

RSPB

- Welcome and support recognition of the close proximity of Chickerell to the internationally important Chesil and Fleet coastal wetland.

Infrastructure

Weymouth Civic Society

- The extensive recent and proposed housing developments have not been matched with growth in facilities and services. It is vitally important that policies are translated into action, with full and proper provision made at the right time for schools and other infrastructure necessary to serve the growing population.

Public response

- Many of the statements made are outdated and a repetition of previous local plans.
- Information regarding the population of Chickerell is erroneous and outdated. It is clearly much higher than that stated and as such has led to immense pressure on local infrastructure, schools, retail, healthcare etc.

1.2. Vision

Economy

Weymouth Civic Society

- We fully concur with the aspirations for Weymouth for a good and thriving economy. These aspirations need to be translated into action, to give strong support and encouragement to the development of the employment base.

1.3. Development strategy

Development strategy

Persimmon PLC

- Persimmon Homes is promoting land to the east of Chickerell (draft Policy CHIC1) for residential development. The development strategy for Chickerell identifies a number of key sites to support the delivery of the vision, including Persimmon Homes' site Land East of Chickerell. The identification of the site as a 'key site' is supported by Persimmon.

Public response

- Suggestion that Chickerell should be included in an overall masterplan for Weymouth.

Overdevelopment and capacity issues

Chickerell Town Council

- When these developments are completed the scope for further development in Chickerell will be limited given its position alongside the Heritage Coast and other landscape issues.

Chesil Bank Parish Council

- 802 homes proposed and 292 with recent consent is a huge expansion to the area.
- Dorset Council needs to critically revise its ambitious targets for housing in the Chesil Bank and Chickerell area.
- Smaller developments than planned are the requirements for Chesil Bank Parish and Chickerell.
- We do not support the Council's view that our area should be expected to provide housing for unmet needs in Poole, Bournemouth and the new Forest.

Weymouth Civic Society

- Weymouth, Chickerell and Portland already have very large amounts of land allocated and largely approved for housing, and there is little additional land which could reasonably be developed further without impinging on areas of high landscape value or other unsuitable sites.

Traffic

Defence Infrastructure Organisation

- In Section 25 – 'Chickerell' of the emerging plan I note that expansion of Chickerell is proposed which will increase the traffic on the Chickerell Link Road and generally in the area. As Chickerell Camp access is off the junction of the Link Road, and Chickerell Road, I have concerns whether this will have an impact on congestion and result in difficulties in access to the Camp. Whilst the MOD does not wish to raise an objection to the expansion proposed and reserves its position at this point in time as a key stakeholder in the area we would like to be consulted on the further stages of this proposal including a full transport assessment for the new development.

Proposed Allocation at Southill (WEY15)

Chickerell Town Council

- The Southill allocation is incorrectly allocated to Weymouth and WEY15 when in fact the vast majority of the site lies within Chickerell.

1.4. Town Centre Strategy

Local Centre

Chickerell Town Council

- There are two small local centres Chickerell Village and Charlestown, both with Post Offices.

1.5. Settlement-Wide Issues

Overdevelopment and impact on character

Chesil Bank Parish Council

- Significant increase in housing will have an adverse impact on the quality of life in the parish.

- Smaller developments than planned are required for Chesil Bank Parish and Chickerell. Ones that have adequate provision for healthcare, educational and employment infrastructure and transport links to support the growing population.

Public response

- Concern with the impact of development on the character of Chickerell - going to be a medium-sized town with the infrastructure of a tiny village.

Chesil and the Fleet

Chesil Bank Parish Council

- Increased pressure on the Chesil Bank and Fleet Lagoon. No detail provided on the sums of money to be collected and how/when it will enable protection. Consultation with Natural England and other bodies is needed before granting permission for extensive housing. Breeding colony of great crested newts will be affected by loss of habitat.

Chesil Bank Neighbourhood Planning Group

- The proximity of significant levels of housing to the Fleet is of major concern.

Sustainability

Chesil Bank Parish Council

- The area of Chickerell has limited employment opportunities and it is likely that occupants of new homes will travel long distances to their employment, going against the plan's aspirations to reduce travel, improve CO2 emissions and to contribute to healthy lifestyles. More should be done to support existing local rural businesses to provide sustainable improvements. Connectivity/broadband issues have been ignored.

Infrastructure

Chesil Bank Parish Council

- Medical Care - There is no general/maternity hospital to serve the population of Weymouth, Chickerell and Portland. Dorset County Hospital will struggle to cope with expected increase in population. Chickerell only has a small part time GP surgery. A new site is proposed but this badly needed facility is some time away.
- Education - Despite an extension, Chickerell school is oversubscribed and there is a need for a new school. There is a lack of higher education establishments and opportunities for young people to access further education and work skills in new and developing technological and environmental industries.
- Infrastructure supporting new developments should be built before the houses to prevent developers slipping out of their contract.

Public response

- Lack of basic services such as medical practices, shops, schools and common areas.
- The Council have failed to provide the services required by the fast growing community of Chickerell, the fastest growing town in West Dorset. The planned school and Health Centre should have been made available over five years ago.
- Footpaths in surrounding area not usable.

- Chickerell needs faster Broadband. Currently way too far from the green cabinets that serve the North of the village. Whilst new development is planned for FTTP this does not resolve the existing residents' homes.
- Should consider improving existing spaces before more housing built.

Transport

Chesil Bank Parish Council

- Need new road links to serve traffic from Portland/Chickerell that uses B3157 coast road. Planned housing development will exacerbate existing problems of heavy traffic use on these narrow roads and lanes.

Affordable Housing

Chesil Bank Parish Council

- Not possible to ascertain how many affordable homes will be built at Chickerell. Must ensure at least 35% affordable homes and that developers provide the required amount.

Public response

- The affordable housing isn't affordable in an area with minimum wages and little industry and no large employers.
- Why is affordable housing priced so high?
- Why isn't more being done to help first time buyers?
- Will there be any schemes for local residents only that will help buy these new homes.
- Retirement homes in Chickerell, Weymouth and Dorset are priced too high for people living and retiring in the area. I have seen schemes in Kent which help residents buy affordable retirement homes.

Second Homes

Chesil Bank Parish Council

- Many of the smaller homes in this area are bought as second homes - issue needs addressing.

1.6. Main development opportunities

The following sections include summaries of representation received regarding the following policies:

- Land at Putton Lane
- Link Park
- Policy CHIC1: Chickerell urban extension
- Policy CHIC2: Land at Willowbed Hall

1.7. Land at Putton Lane

Infrastructure

Chickerell Town Council

- Land at Putton Lane requires update regarding the doctor's surgery and possible community building.

1.8. Link Park

Revisions and Updates

Steve Hoskins A2A Consulting representing DJ Property Group

- The paragraph on Link Park needs revision to refer to E Class Uses.
- The map needs revision to include the full extent of developed area at Link Park, i.e. the corner of the site at its junction with the B3157 road.

1.9. Policy CHIC₁: Chickerell Urban Extension

Paragraph 25.5.4 - Infrastructure

Persimmon PLC

- It is also noted that supporting text states that the school is 1FE. However, the land for a 2FE school could be made available subject to evidence of need or appropriate financial compensation for the developer. This should be reflected within wording criterion III, bullet point 2 of Policy CHIC₁.

Public response

- Concern with the lack of amenities provided alongside development such as doctors' surgeries and community spaces.

Paragraph 25.5.6 - Green gaps

Natural England

- Paragraph 25.5.6 - The green gaps on the southern and eastern edges of the development act as important ecological corridors and should be maintained and enhanced. Recommend strengthening text.

Chickerell Town Council

- Support paragraph 25.5.6 - in conformity with the Chickerell NP.

Paragraph 25.5.7 - Ecology

Chickerell Town Council

- Paragraph 25.5.7 Re: Urban Extension - what mitigation for impact on Chesil and the Fleet is possible? Has that already been agreed through the S106 agreement?

Natural England

- Supports the need for providing net great crested newt habitats and the need to contribute to the management of recreational activities on the Chesil and Fleet Habitats sites.
- The need to ensure the protection of the water quality of the Radipole Lake SSSI should also be highlighted.

Green Infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

Heritage Assets

Historic England

- Mention potential to impact on setting of conservation area to the north of the allocation in the supporting text with a link to the adopted Chickerell Conservation Area Character Appraisal (2007/2008).
- Given the scale of the proposed development the Conservation Area Character Appraisal would benefit from updating, especially in regard to its setting. A management plan could also be prepared.

Site Boundary

Persimmon PLC

- The site should be increased north and south of that published in Figure 24.1 to reflect the submitted application boundary line. This amendment is necessary to incorporate the preferred access solution on to School Hill and facilitate provision for the separate area of land to the south of Green Lane to deliver the policy requirements for a new skate park, senior football pitch and changing facilities.

Public transport/active travel

Go South Coast

- Recommend the “Transport for New Homes” report looking at accessibility of new developments for all forms of transport, not just the car. Amongst other things new homes were not properly connected for pedestrians, cyclists or buses. Need to consider the context of a new development and potential connections to transport. Bus experts should be consulted early on in development.
- It is essential that both the policy, supporting text and masterplanning enables sustainable transport, including walking cycling and bus access to Dorchester and its rail stations.

Policy approach

RSPB

- Object to this policy in its current form.

Go South Coast

- Policy is contrary to draft policies COM1 and COM7 and recommend amendments.

- Does not take account of the need for such developments to be sustainable in transport terms.
- Public transport providers (buses) should be involved at early stage to enable design of new development to allow access for bus services and encourage use (including by pump priming services).

Persimmon PLC

- The site capacity of 520 should be stated within the policy as a minimum, not just referred to in the supporting text.

Public response

- Policy should be enforceable and enforced.

Criterion II.

Go South Coast

- Criteria II should identify the need for developer to provide funding for the provision of pump priming and the need for this site to physically accommodate bus access and infrastructure (text provided).

Criterion III.

Persimmon PLC

- III 2nd bullet should reflect that land could be available for a 2FE school subject to evidence of need or appropriate financial compensation for the developer.

Criterion IV.

Natural England

- Clause IV: a minimum functional width of connecting corridor should be specified.

Historic England

- Part IV, include a new criterion around a requirement for development to conserve and enhance the settings and significance of the Chickerell Conservation Area and other affected heritage assets.

Persimmon PLC

- Criterion iv, bullet point 2, providing strategic planting provided before development would be difficult to achieve and implement and could slow the delivery of dwellings at the site. This policy requirement is vague. Persimmon considers that providing strategic planting pre-occupation is more appropriate and deliverable.

Additional criteria

Natural England

- Would welcome an additional clause requiring a minimum 10% biodiversity net gain that includes enhancement for great crested newts and the provision and maintenance of multifunctional SuDS designed to deliver a high standard of silt and phosphorus removal in order to protect the water quality of the Radipole Lake SSSI.

RSPB

- Welcome and support recognition of the need to protect Chesil and the Fleet from additional recreational pressure. This should be part of policy to give sufficient weight to the requirement.
- Policy should also consider the cumulative impacts of eutrophication arising from new residential and commercial developments.

1.10. Policy CHIC2: Land at Willowbed Hall (proposed allocation)

Healthcare and Other Infrastructure

Chesil Bank Parish Council

- There is no general hospital to serve the population of Weymouth, Chickerell and Portland and no plans to build a new one. Dorset County Hospital will struggle to cope.
- Chickerell only has a small part time GP surgery. A new site is proposed but this badly needed facility is some time away.

Chickerell Town Council

- Page 211 25.5.13 The existing surgery site at East St is part of the Local Centre and should be retained for retail use.

Public response

- There is a shortage of GPs in this area and following the closure of Abbotsbury Road Surgery this problem has become worse.
- With the development planned for Chickerell the need to provide sufficient health care should be considered.
- The existing Football pitch in East Street would have been a better location for the Health Centre as the site now chosen will clearly be inadequate within a couple of years. Given that there are new football pitches are planned these would be better as the current pitch is on a severe slope.
- Health Centre and schools should be the priority and made available to Chickerell at the earliest opportunity.
- With the ever growing population of Chickerell the need for improved health facilities becomes more urgent by the day.
- The previous site earmarked for health facilities was rejected by the clinical commissioning group was a better site. Traffic could be a problem at this site as it will include a loss of parking.
- Community Infrastructure needs - Increased youth facilities including a skatepark and youth club.
- The planned school and Health Centre should have been made available over five years ago.

Heritage Assets

Historic England

- Development on this site should consider its impact on the setting of Chickerell Conservation Area. Include reference in the supporting text and an additional criterion for Policy CHIC2 (text supplied).

Water Supply and Sewerage

Wessex Water

- There are existing foul sewers and rising mains crossing the site. Easements to be observed and protection measures to be agreed.
- Local connections to the public water supply and foul networks will be subject to application.

Flood Risk and Surface Water

Wessex Water

- Surface water and flood risk strategies will need to be in accordance with local and national policies.
- There must be no surface water connections to foul sewers.

Transport and access

Public response

- Traffic will could be a problem at this site as it is used for parking for the school and hall.
- The advantages of the site include that it is central and on a bus route.

General comments

Chickerell Town Council

- Agree with allocation but naming it CHIC2 may cause confusion since CHIC1 (2021) was the old CHIC2 (2015LP). CHIC1 in 2012 was the Putton Lane development. Far better to retain the same designation from one LP to the next to avoid confusion – for locals if not DC planning staff.

1.11. Omission Sites

Land east of Putton Lane (LA/CHIC/019)

James Cain, Planning Base Limited representing Mr V Carter

- 2.65ha available for a mix of uses.
- Free from the principle planning constraints, this site is more sustainable than other Chickerell sites – existing infrastructure, a new road planned, doesn't require the release of greenbelt and not located close to heathland.

Fields between 523 and 525 Chickerell Road (LA/CHIC/002)

Public response

- Could a small amount of the site be suitable for housing development as infilling between 523 and 525 Chickerell Road.

Land at Camp Road, Weymouth (LA/CHIC/011)

Pegasus Group on behalf of Persimmon Homes

- Promote the site as a suitable one for new homes to be allocated through the Dorset Council Local Plan.
- Reference to submitted 'Site Delivery Statement' for the site.

- Promotes 7.9 ha - A technical assessment shows that the site could deliver around 115 dwellings and provide a number of environmental benefits.
- Whilst it is acknowledged that not all of the land would be suitable for housing it could be brought forward as part of a comprehensive proposal with appropriate public open space and landscaping, providing a development of around 130 new homes.
- It could deliver a range of homes in terms of type, size and tenures (including a meaningful amount of affordable housing) which taken together, can assist in meeting the needs of Chickerell and the wider needs of Weymouth in a sustainable and accessible location.
- At this stage, the main considerations have been identified as follows: Landscape and Visual Impact; Ecology; and Access & Movement.
- These surveys and assessments are provided.
- Key facilities would be within easy walking and cycling distances, or accessible by public transport, meaning that residents would not be reliant upon the use of a private car.
- With the implementation of a successful mitigation strategy, the overall residual impact on the landscape is considered to have a moderate adverse overall effect on the surrounding landscape character and moderate adverse residual visual effects as a worst case.
- The Site is considered to be of moderate ecological value, due to the semi-improved grassland and bat-roosting potential on four of the buildings. A number of ecological enhancements have been proposed for the Site, which are referred to in the accompanying Ecological Appraisal.
- Dwellings within the proposed development would be afforded opportunities to adopt sustainable travel patterns for various purposes.

Land off Mandeville Road (LA/CHIC/016 & LA/CHIC/017)

Planning Base Limited on behalf of Ensors Ltd

- Promotes land off Mandeville Road for development as suitable, available and achievable immediately.
- Will complement recent developments in the area.
- Provides landscape and wildlife corridors.
- Plan underestimates amount of land needed (taking into account unmet need from neighbouring areas) and provides for too much development in constrained areas. No objection to CHIC1.