

West Dorset, Weymouth and Portland Local Plan Examination

Consideration of amendments to Chickerell Policies

Arising in Matter 9



West Dorset District Council and
Weymouth & Portland Borough Council

At the EiP session on Matter 9 – Peripheral Weymouth Localities on Wednesday 3 December, the Inspector and objectors raised concerns over some of the Chickerell polices. The main issues were:

1. The Inspector suggested that it would be better to have two separate figures for the north and east portions of the allocation
2. Clarification that the developer/landowner would play a major role in preparing masterplans for the allocation
3. Query regarding whether the strategic landscape policy provided sufficient flexibility

1. The Inspector suggested that it would be better to have two separate figures for the north and east portions of the allocation

The councils suggest the following wording change to add clarification on this point in the supporting text paragraph 10.6.1.

10.6.1 Land to the north and east of Chickerell has the potential to deliver around 800 new homes (*approximately 350 homes on the northern site and 450 homes to the east*). To ensure there is sufficient infrastructure to support this level of growth, the provision of new / improved community facilities will be required. This will include a new primary school, and should include provision of a local food store of a scale appropriate to a local centre if this has not been delivered on the site at Putton Lane. The provision of improved library facilities will also need to be considered, in liaison with the Town Council and community organisation who will be taking over responsibility for this local service from the County Council. These facilities should be located to be as accessible as possible to the rest of the town. The whole development will need to be designed to link into the centre of town and the wider countryside around.

2. Clarification that the developer/landowner would play a major role in preparing masterplans for the allocation

The councils suggest the following modification to policy CHIC 2.

- iv) Development should be in accordance with a master plan for each area prepared *by the developer / landowner* in conjunction with the local community, Chickerell Town Council and Dorset County Council, and agreed by West Dorset District Council. In order to address sustainable development issues, the masterplan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor...

3. Query regarding whether the strategic landscape policy provided sufficient flexibility

In response to the query regarding whether the Strategic landscape policy provided sufficient flexibility, it is proposed to add wording to CHIC 2 iv) to clarify that it would be in accordance with an agreed strategic landscape phasing programme.

- Strategic planting is carried out in advance of the site being developed, *in accordance with an agreed strategic landscape phasing plan*, to reduce the impact of the development to longer views particularly along the northern and eastern boundaries. This should include a connecting corridor of semi natural green space along the eastern margin of the allocation and biodiversity enhancement. A network of open green spaces, for amenity /recreation and drainage purposes, should run through the development and link to the open countryside.

Suggested changes to the Plan

10.6 CHICKERELL URBAN EXTENSION

- 7.1.1 Land to the north and east of Chickerell has the potential to deliver around 800 new homes (approximately 350 homes on the northern site and 450 homes to the east). To ensure there is sufficient infrastructure to support this level of growth, the provision of new / improved community facilities will be required. This will include a new primary school, and should include provision of a local food store of a scale appropriate to a local centre if this has not been delivered on the site at Putton Lane. The provision of improved library facilities will also need to be considered, in liaison with the Town Council and community organisation who will be taking over responsibility for this local service from the County Council. These facilities should be located to be as accessible as possible to the rest of the town. The whole development will need to be designed to link into the centre of town and the wider countryside around.
- 7.1.2 On and off-site provision and contributions to community infrastructure will be sought in line with policy COM 1 and secured through a section 106 legal agreement.
- 7.1.3 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.
- 7.1.4 Green gaps between the southern and eastern edge of the town and the Chickerell link road and Weymouth Football Stadium will be maintained to retain the individual identity of the town. The strong hedgerow boundaries, historic tracks criss-crossing the area, and other natural vegetation, waterways and ponds should be retained wherever possible. The ridgeline to the north will need to be left undeveloped, and strategic planting should take place in advance of the development, to reduce the impact of the development from wider views, particularly as it extends up to the higher ground. The site is in close proximity to a population of Great crested newts, a European Protected Species, therefore the development should provide additional habitat such as breeding ponds for the newts within the allocation or on adjacent land.
- 7.1.5 A small part of the site is susceptible to surface water flooding and so the drainage system design will need to manage any associated risk from surface water run off.

CHIC 2. CHICKERELL URBAN EXTENSION

- i) Land to the north and land to the east of Chickerell, as shown on the proposals map, will be developed for housing and related community facilities. Small-scale employment uses may be provided within the site, appropriate to a mixed-use neighbourhood.
- ii) The development will deliver highway improvements necessary for the development to go ahead.
- iii) The growth will be phased to deliver a steady rate of growth over at least a 10 year period through the development of:
 - land to the north (to be developed for housing and public open space)
 - land to the east (to be developed for housing, public open space and to include a local food store of a scale appropriate to a local centre if there is still a need for such a facility, and securing land for a new primary school)
- iv) Development should be in accordance with a master plan for each area prepared by the developer / landowner in conjunction with the local community, Chickerell Town Council and Dorset County Council, and agreed by West Dorset District

Council. In order to address sustainable development issues, the masterplan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor. The masterplan should ensure that:

- The development will be focused around a traditional street with frontage development connecting from the Chickerell Link Road to School Hill, and from School Hill to Chickerell Hill. The street should be able to accommodate a bus route. The development should also provide improved pedestrian /cycle links to Weymouth Town Centre and surrounding area.
- Strategic planting is carried out in advance of the site being developed, in accordance with an agreed strategic landscape phasing plan, to reduce the impact of the development to longer views particularly along the northern and eastern boundaries. This should include a connecting corridor of semi natural green space along the eastern margin of the allocation and biodiversity enhancement. A network of open green spaces, for amenity /recreation and drainage purposes, should run through the development and link to the open countryside.
- there is adequate on-site provision of community infrastructure
- areas prone to surface water flooding are kept free of built development and due consideration given to flood risk elsewhere