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# CHICKERELL TOWN NEIGHBOURHOOD PLAN 2019-2036

Referendum Version: May 2021

*Produced by Chickerell Town Council in consultation with the Chickerell Neighbourhood Steering Group with the help of residents and businesses. This Plan has been drawn up to supplement and support the West Dorset, Weymouth and Portland 2015 Local Plan, and has considered the issues and options shaping the emerging Local Plan.*



## The Chickerell Neighbourhood Plan Vision

Recognising that Chickerell is a special place to live and work, we aim to retain this status by protecting our environment and communities, whilst seeking to encourage change which will enhance the appeal of the area, as well as its sustainability.

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## Foreword

Neighbourhood Plans were introduced to allow local people more control over where and what type of development might be acceptable. When finalised Chickerell's Neighbourhood Plan becomes part of the overall development plan for our area which Dorset Council will apply when determining planning applications for Chickerell.

Our Plan takes account of the views of hundreds of residents, businesses and other stakeholders who completed questionnaires or attended consultation events. Much of our Neighbourhood Plan is about our community facilities and our environment, which local people told us were important to them. Our plan seeks to:

- a. support and enhance our community facilities, infrastructure and open spaces;
- b. protect the most sensitive areas of our countryside and coast.

Chickerell has experienced a lot of housing growth since the 1970s, and the last Local Plan allocated some large sites which have yet to be built out. So there is no need for our plan to suggest any greenfield sites for development.

Our Plan has been researched and prepared by a group of residents and Councillors, on behalf of Chickerell Town Council. I would like to take this opportunity to thank the members of the Neighbourhood Plan Steering Group, Chickerell Town Council staff and others who have helped to produce this Plan for Chickerell.

*Cllr Ian Gardner*

Chair NP Steering Group

JANUARY 2021

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## Principle accompanying documents:

This Plan and its accompanying evidence base and all supporting documents can be viewed and downloaded from the Town Council website: <https://chickerelltowncouncil.co.uk/neighbourhood-plan/> and includes the following key supporting documents:

- Basic Conditions Statement *produced for the Neighbourhood Plan*
- Biodiversity considerations report by Cllr Nick Tomlinson of Nick Tomlinson Ecology <https://chickerelltowncouncil.co.uk/neighbourhood-plan/>
- Consultation Summary – *produced for the Neighbourhood Plan*
- DERC 2010 Urban Wildlife Corridors and Stepping Stones; Weymouth and Portland Borough <https://chickerelltowncouncil.co.uk/neighbourhood-plan/>
- Dorset AONB Management Plan [https://www.dorsetaonb.org.uk/wp-content/uploads/2019/04/DAONB\\_Managementplan.pdf](https://www.dorsetaonb.org.uk/wp-content/uploads/2019/04/DAONB_Managementplan.pdf)
- Dorset Biodiversity Appraisal Protocol <https://moderngov.dorsetcouncil.gov.uk/documents/s4049/DorsetBiodiversityAppraisalProtocolandDorsetBiodiversityCompensationFramework.pdf>
- Great Crested Newt Conservation Handbook [https://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook\\_compressed.pdf](https://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook_compressed.pdf)
- Local Plan Review Background Paper Preferred Options Consultation - Chickerell <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/backgroup-papers/20180813-chickerell-background-paper-final.pdf>
- Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/west-dorset/conservation-areas-west-dorset.aspx>
- Strategic Environmental Assessment Screening Report <https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/06/20190516-Chickerell-NP-SEA-Screening-following-consultation.pdf>
- West Dorset 1999 Appraisal of the Environment of Chickerell Parish and Objectives for Future Action <https://chickerelltowncouncil.co.uk/neighbourhood-plan/>
- West Dorset Landscape Character Assessment <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/other-planning-documents/pdfs/sg/landscape-character-assessment-february-2009.pdf>
- West Dorset, Weymouth & Portland Local Plan <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/west-dorset-weymouth-and-portland-adopted-local-plan.aspx>
- West Dorset, Weymouth & Portland Strategic Landscape and Heritage Study Stage 2 Assessment: Chickerell <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/evidence/chickerell-stage-2-assessments.pdf>

## 1 Introduction

### *How this plan came about*

1.1 In 2016, Chickerell Town Council decided our area would benefit from having a Neighbourhood Plan. West Dorset District Council, the then Local Planning Authority, publicised the application in July 2016, and confirmed the approval of the area’s designation in October 2016.

1.2 A public event was held at Willowbed Hall on 26th November 2016, and a Neighbourhood Plan Group was set up by the Town Council. The Group’s membership included Town Councillors and local residents.

1.3 A major consultation was undertaken in late 2017. Approximately 2,500 questionnaires were posted, one to each residential address in the parish. 569 responses were received giving a response rate of over 20%. A letter (enclosing the questionnaire) was also sent to local businesses in February 2018.

1.4 The final “pre-submission” consultation was undertaken over a two month period between 13 December 2019 to 15 February 2020. Over 100 people attended the consultation events, and written comments were received from about 15 organisations and individuals, some supporting the plan and others suggesting further changes. All comments were considered in finalising the plan.

### *The Planning Context*

1.5 A Neighbourhood Plan has to have regard to national planning policies (e.g. the National Planning Policy Framework (NPPF)) and be in general conformity with the Local Plan. It cannot reduce the amount of development that is already planned for the area, but can shape and influence where future development will be and what it should look like.

1.6 Currently this comprises the West Dorset, Weymouth & Portland Local Plan which was adopted in October 2015. This included a number of strategic site allocations for Chickerell that were expected to satisfy the housing needs of the wider area to 2031. The new Unitary Authority, Dorset Council, are now preparing a Dorset-wide Local Plan that will replace the 2015 plan, which they hope to adopt in 2023. They will review the progress made on the strategic site allocations, and may need to allocate further sites as they will extend the plan period well beyond 2031. A Preferred Options Consultation in 2018 (under the former West Dorset District Council) had identified some possible sites for Chickerell, and the Neighbourhood Plan recognises this, and our plan does not look to prevent such decisions. The policies in this Chickerell Neighbourhood Plan have been aligned with the policies emerging from that review as far as possible.

1.7 Minerals and waste policies are covered in the Bournemouth, Dorset and Poole Minerals Strategy 2014 along with the recently adopted Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019. Neighbourhood Plans are not allowed to cover minerals development, waste matters or large-scale infrastructure projects such as major highways.

1.8 When finalised, this Neighbourhood Plan will constitute part of the Development Plan for Chickerell, alongside the Local Plan and Minerals and Waste Plans. It will have given local residents and businesses a major opportunity to influence the development of our Town (Parish) - what is built and what areas are protected. The Town Council will also continue to represent the views of its residents in responding to the Local Plan consultations.

### *Locations of new development*

1.9 The Local Plan provides a very clear approach to the control of development through the use of site-specific allocations and Defined Development Boundaries (DDBs). Within these boundaries residential, employment and other development will normally be permitted. The Defined Development Boundaries identify the settlements within which there may be opportunities for redevelopment or infill development. Outside of these boundaries, especially on the Heritage Coast, opportunities for new homes, businesses or community buildings will be very limited.

1.10 Allocations are made where major development has been identified as needed, and set out the amount and type of development and site-specific requirements for that location. The 2006 and 2015 Local Plans allocated significant sites in Chickerell (in the 'Village') for over 1,100 new dwellings (300 at Putton Lane and Floods Yard and a further 800 in the urban extensions to the north and east of the village). Altogether, these are expected to expand Chickerell parish's population to about 8,000 residents<sup>1</sup> by 2031 – compared to 5,500 people in 2011. All of the major housing sites are required to deliver 35% of the homes as affordable homes (homes for rent and joint ownership etc). As such this strategic level of growth should more than meet any anticipated local need for housing development.

1.11 The only additional area of development proposed in this plan is in relation to land immediately to the rear of Montevideo House. To read more about this site allocation, please go to section 4 (Policy CNP 3).

### *The Neighbourhood Plan's role in protecting the Environment*

1.12 Our Neighbourhood Plan details and seeks to afford greater protection to the wildlife and landscape sites and features that are locally valued and deserve protection. It also provides enhanced protection for the limited open spaces and leisure and similar facilities available to our residents, workers and visitors. To read more about proposed protections, please go to sections 4 (Policy CNP 2 and CNP 4), 6 (Policy CNP 7), 7 (Policy CNP 8), 9 (Policy CNP 9), 11 (Policy CNP 10) and 12 (Policy CNP 12).

### *Other Benefits of a Neighbourhood Plan*

1.13 When the Chickerell Neighbourhood Plan is made, planning applications approved after that date will contribute 25% of the CIL (Community Infrastructure Levy) money received to Chickerell Town Council (with the exception of self-build proposals). This money, together with any S106 contributions provided to the Town Council, can be spent on improving local infrastructure and facilities to benefit both existing and future residents.

1.14 In the past, it may have been argued that the Town should look to Weymouth for much of its infrastructure needs but in the light of the growth of our population and the need to reduce the reliance on the motor car etc that position is no longer entirely acceptable. Residents also deserve a choice.

### *Monitoring*

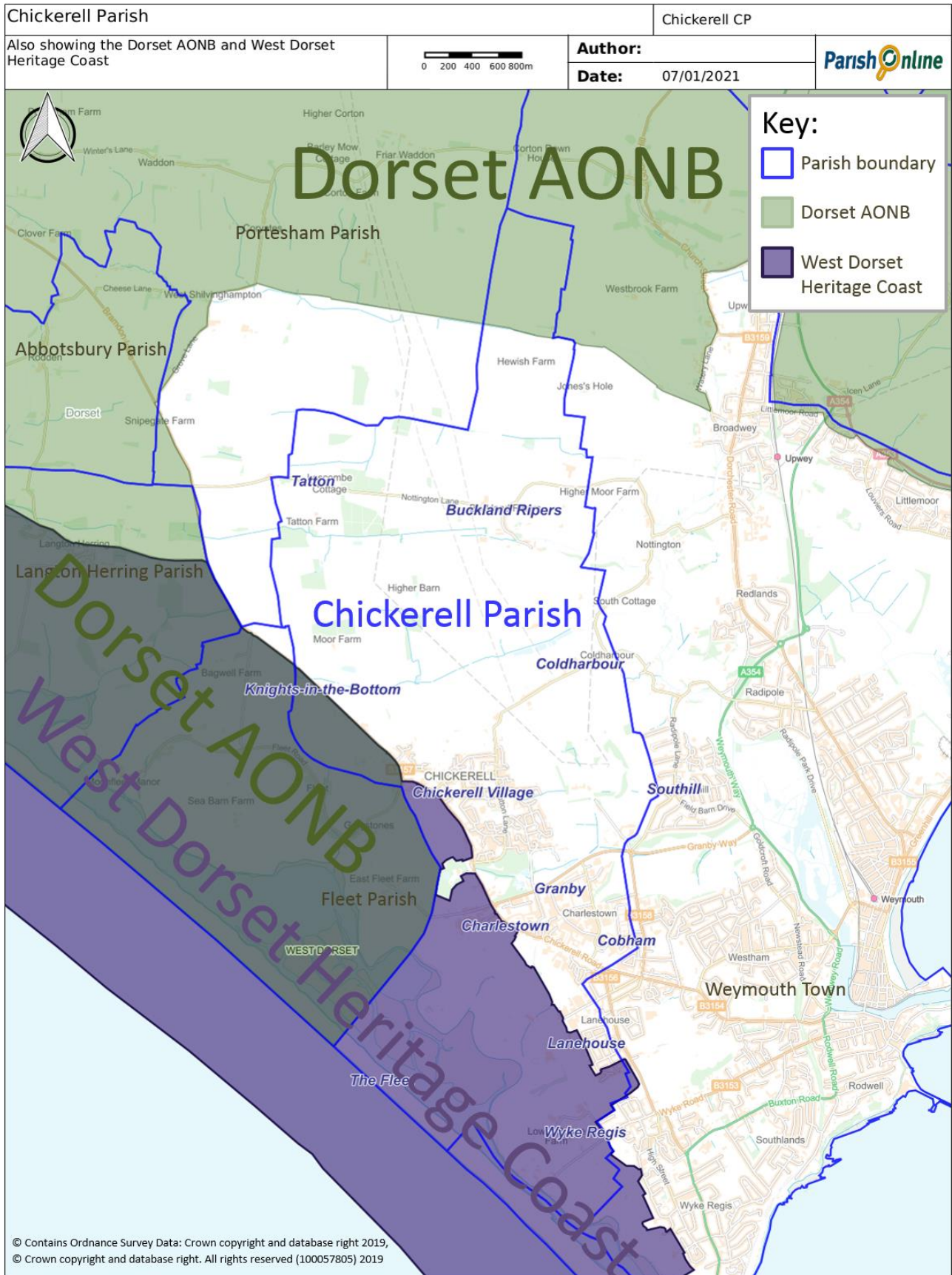
1.15 The Town Council will monitor the implementation of the policies in this Neighbourhood Plan and keep under review the need for the Plan to be amended and updated. Policies in this document may be superseded by other Development Plan policies, such as those arising from the

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<sup>1</sup> Based on 3,500 homes with an average occupancy of 2.3 persons per dwelling (the 2011 average occupancy level in Chickerell)

current preparation of the Dorset Council Local Plan, or by the emergence of new evidence. Where policies in this Neighbourhood Plan become out-of-date, the Town Council, in consultation with Dorset Council, will decide how best to up-date the document.

Map 1. Chickerell Parish



## 2 Context - the area, the Local Plan strategy and local issues.

### *Geography of the Parish*

2.1 The Town (Parish) covers an area of 15 sq km extending inland for about 7km. Part of the Town lies within the Dorset Area of Outstanding Natural Beauty (AONB) and the West Dorset Heritage Coast. The underlying geology and resultant topography have given the surrounding landscape its distinct character.

2.2 The B3157 (Coast Road) connects Chickerell's two main urban areas and is the main links to surrounding areas. The Neighbourhood Plan area includes:

- Chickerell Village
- Granby Industrial Estate
- Charlestown (including the Cobham Estate to the east)
- Wyke Regis (the part within Chickerell, the remainder being within Weymouth)
- Lanehouse (including Littlesea and Lynch Lane)
- Part of the Fleet and Heritage Coast
- Land adjoining Wessex Stadium roundabout and Southill
- The Rural North (including Coldharbour, Buckland Ripers, Tatton, Knights-in-the-Bottom)

2.3 Although there is a clear relationship between Chickerell and Weymouth due to their proximity, Chickerell also has a long-standing relationship with West Dorset and the Chesil Bank parishes to the West. Many Chesil residents attend, for example, Chickerell schools or use Chickerell facilities. Chickerell and Fleet are now a united Church of England benefice, and share a community magazine ("Contact"). Some parts of Chickerell share facilities with Weymouth (for example one of the two Doctors' surgeries serving Chickerell is located just over the border in Weymouth), and some facilities that cover Weymouth, such as the 'West Weymouth' Police Station, are within Chickerell. However, for Chickerell residents without transport, shopping at many of the supermarkets located in Weymouth is difficult.

2.4 The rural areas have a predominantly arable landscape of large fields, and are characterised by a series of ridges on an approximate east/west axis which broaden and flatten nearer to the coast. A sense of rural remoteness in the northern and coastal parts contrasts with the more urban character in the East adjoining the larger town of Weymouth, partly due to the extensive removal of hedgerows in the past not only by landowners but for Highway improvements. There are some dry stone walls remaining in places. These dry stone walls together with the remaining hedgerows are important features of the landscape and are also important wildlife habitats and corridors. Woodland is sparse, being limited to a few small copses on the western edge of the parish, but nonetheless are important in both landscape and wildlife terms.

2.5 Only small parts of the Neighbourhood Plan area lie within the Dorset Area of Outstanding Natural Beauty (AONB). The AONB runs along the parish boundary from Chesil Bank and into the parish as it follows the Coast Road heading North-West of the village. To the north of the parish, the fields north of Pucksey Brook heading up to the ridge and the Jubilee Trail (which runs east from Friar Waddon Hill) are also within the AONB. However the countryside is generally picturesque and due to the views in and out of the AONB, much of the undeveloped western part of plan area would be considered to form part of its setting.



### *Local Wildlife Interest*

2.6 The Chesil and the Fleet SAC, SPA and RAMSAR site covers much of the coastal area to the south and west of Chickerell. This area is of international importance for wildlife, and there are also important wildlife corridors linking from this to Radipole Lake SSSI (Site of Special Scientific Interest) to the east. Natural England has identified another corridor from The Fleet across Mandeville Road (Wyke Regis). Opportunities should be taken wherever development is proposed to ensure wildlife corridors are enhanced and included as an integral part of that site’s layout.

2.7 Crookhill Brick Pits supports a large population of Great Crested Newts (including one pond which has been recorded to have one of the highest counts of the species in both Dorset and Europe) which is why the site is a SAC for the species. However, these species are known to range much further afield and are not therefore limited to this site. Local records include sightings of badgers, bats, water voles and otters as well as many different bird and reptile species.

2.8 Map 2 (produced by the Dorset Local Nature Partnership and Dorset Environmental Record Centre), shows the protected sites within the parish. Further information on protected sites within and around the parish can be found at the following links:

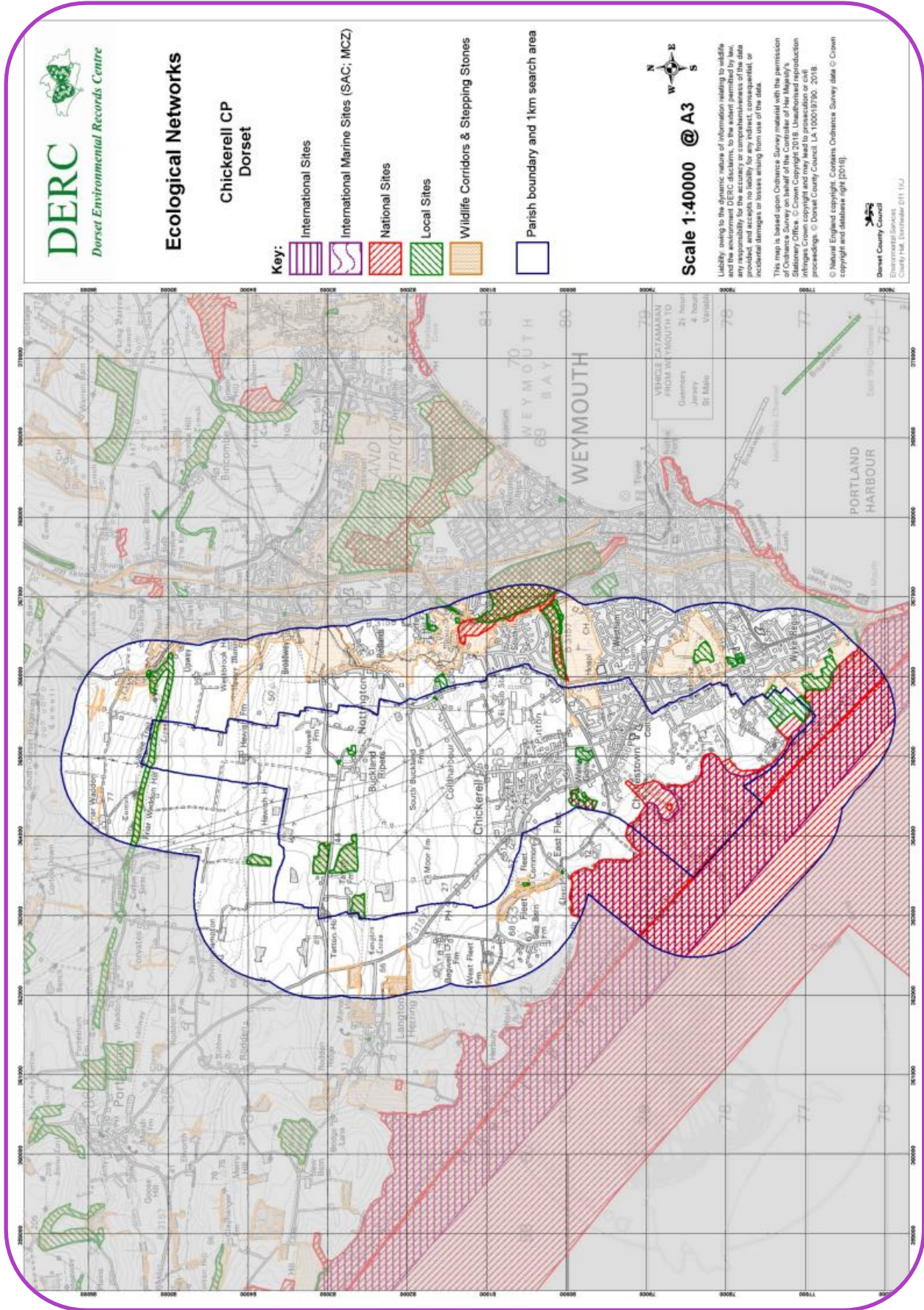
- <https://magic.defra.gov.uk/MagicMap.aspx>
- <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning/planning-constraints/nature-conservation-sites-and-protected-species-planning-constraints.aspx>

2.9 Ecological networks are a mixture of wildlife corridors (including hedgerows) and stepping stones, by which our flora and fauna are able to move across and through the landscape. Some of these are important wildlife sites, but other areas exist in their own right, providing an additional, important level of protection for wildlife. Some wildlife, such as birds, bats and some other mammals, can move through the landscape quickly. Other species, in particular many species of invertebrates and plants, require years, decades or even longer to move often relatively short distances, so the long term existence, stability and enhancement of ecological networks is vital to both maintain and enhance the biodiversity of the parish. More information on ecological networks in Dorset can be found at the following link:-

- <https://dorsetlnp.org.uk/dorsets-ecological-networks/>



Map 2. Ecological Networks (to be read in conjunction with wildlife corridors on Maps 5 and 7)

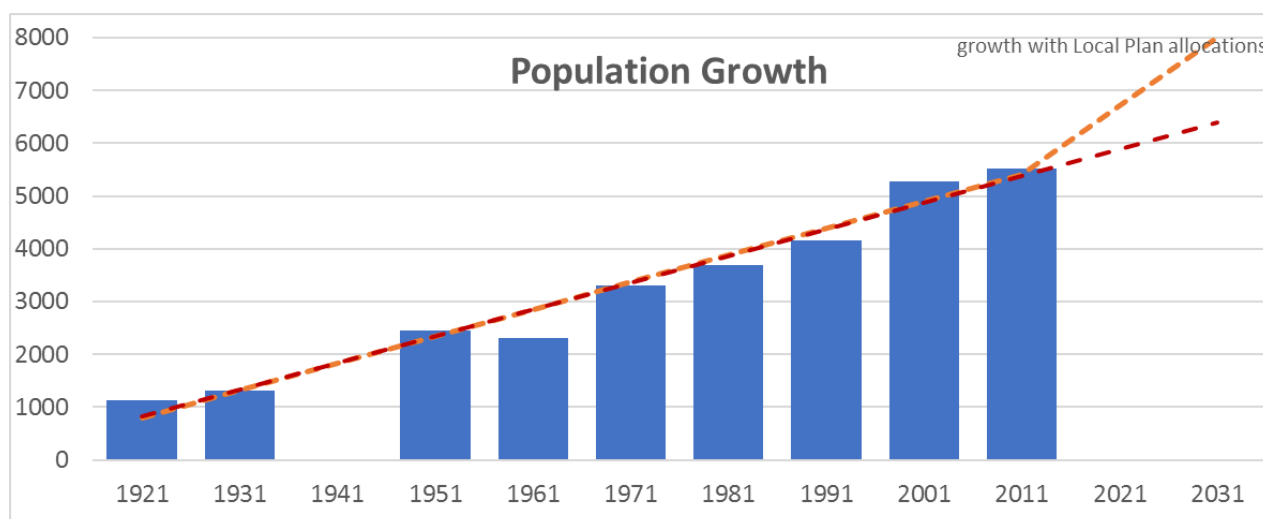


## History of the Parish

**2.10** Chickerell, unlike its near neighbour Weymouth to the East, is mentioned in the Domesday Book (as Cicherelle) and was a bronze age settlement. Recent archaeological finds date back to the 1st Century. The Church of St Mary the Virgin dates from c. 1260 replacing a wooden church dating from c.700. [Source: Chickerell "Yer Tiz" an Illustrated Compilation of Historical and Social Information published by Chickerell Parish Council.]

**2.11** In the 1800s local employment was probably dependant on farming and fishing but residents' occupations are now varied. Defence establishments and related industry would have provided significant employment until the 1990s. The Town of Chickerell is not as reliant on Tourism as is Weymouth.

**2.12** The population of Chickerell has grown considerably over the last few decades achieving Town status in 2001. In 2017 it was estimated to have a population of about 5,840 residents. Its growth rate is likely to rise further with the number of homes currently planned through the adopted Local Plan's allocations.



## Issues Raised by Local Residents through the Neighbourhood Plan Consultation

**2.13** The Neighbourhood Plan consultation (2017) established a number of key issues which were agreed by a clear majority of respondents. Firstly, that Chickerell, particularly the 'Village' and Charlestown, should retain a separate identity from Weymouth, although it is inevitable that there will be a close relationship between the two towns.

**2.14** The Heritage Coast, The Fleet, and the countryside to the North and West, part of which is within the Dorset AONB, are highly valued and should be preserved for future generations. Local residents also consider that the wildlife corridor alongside Chickerell Links road connecting the Fleet via the Crook Hill Nature Reserve and through to the wider countryside should be protected as much as possible, and that further building on the Heritage Coast side of the B3157 Coast Road should be discouraged. Respondents in particular valued the Woodland Trust land, Willowbed Hall Field, and the fields surrounding the Chickerell Village and down to the Fleet. There were also many comments about protecting the remaining open spaces within the village – typical comments included:

- The Fleet must be protected.
- Woodland Trust area very peaceful and ideal for dog walkers.
- Hedgerows, fields, green spaces – allotments.

- Fleet fields/footpaths behind School Hill, Knights in Bottom road.
- The green field nr Willowbed Hall.
- The green field/cricket pitch on Putton Lane (School Hill).
- Coastal path (South West Coast Path) - used daily.
- Willowbed Field great community place.
- Fields behind Mariners Way, as they contain underground streams.
- The field at Charlestown Victory Hall – a recreational space for residents and hedgerow provides some benefit to wildlife.
- The library garden. Somewhere to sit, it is beautiful.
- Fields from Chickerell Road to the Fleet.
- Woodland Trust, Water Gardens, Willowbed and Stalls all provide green spaces for residents and for wildlife.



**2.15** The high quality landscape of our part of Dorset makes settlements like Chickerell an attractive place to live and retire to. The population profile of Chickerell has a much higher number of older residents when compared to England average (according to the 2011 Census 24.5% of the population were aged 65 or older, compared to 20.9% in Weymouth and Portland and just 16.3% in England, and 2017 estimates now put the number of people over 65 year at 25.7%). Our ageing population places demands on health, housing and support services.

**2.16** Chickerell does not currently have some of the facilities that you would expect of a population of its size, including, for example, a full size community sports field and tennis courts (other than very limited community access to those at the Budmouth Academy Weymouth’s sports complex). In response to the Neighbourhood Plan consultation (2017) issues raised included the need for improved / additional public transport, calls for the youth centre to be re-opened, support for a community sports complex, more allotments, and an outdoor gym. Having a plan-led system provides the best opportunity for delivering some of these facilities, although this will also depend on other factors such as the viability of the development and the availability of suitable land. Whilst more frequent and improved bus services would be welcomed, this is not something that can be readily achievable through a Neighbourhood Plan. Dorset Council’s own plan (for the period 2020-24) states that they will improve public transport and reliability by working with providers and lobbying Government. Chickerell Town Council would be happy to work with Dorset Council to identify the routes and services which local residents most want to see improved. Also, the planned development to the east of the village is intended to include a spine road designed for bus transport which could provide the opportunity for more effective bus routes.

**2.17** There was a clear view that employment should be supported and land for employment protected, and that more infrastructure is needed. There was general acceptance that Chickerell is an appropriate place for development, and some growth is inevitable, but that further new housing allocations should be delayed until current extant allocations are nearing completion. There were concerns expressed that too much new building (particularly infill) could damage the area’s character.

### 3 Our Vision for Chickerell and this Plan’s Objectives

#### *Our Vision*

##### 3.1 We believe:-

- our Town sits within an area of countryside and coast of valuable landscape and wildlife interest, and its landscape and wildlife should be afforded increased protection;
- Chickerell should continue to have a distinct identity, separate from Weymouth;
- Chickerell should be a place where businesses want to locate and grow;
- our area needs an increased range of local facilities to cater for our growing and ageing population, including the long proposed health centre, the planned second primary school, enhanced retail provision, sport and play facilities, and more readily accessible green spaces.



#### *Plan Period*

3.2 This Plan has been written to cover the period from April 2019 to March 2036, although it is likely that it will be reviewed well before this end date.

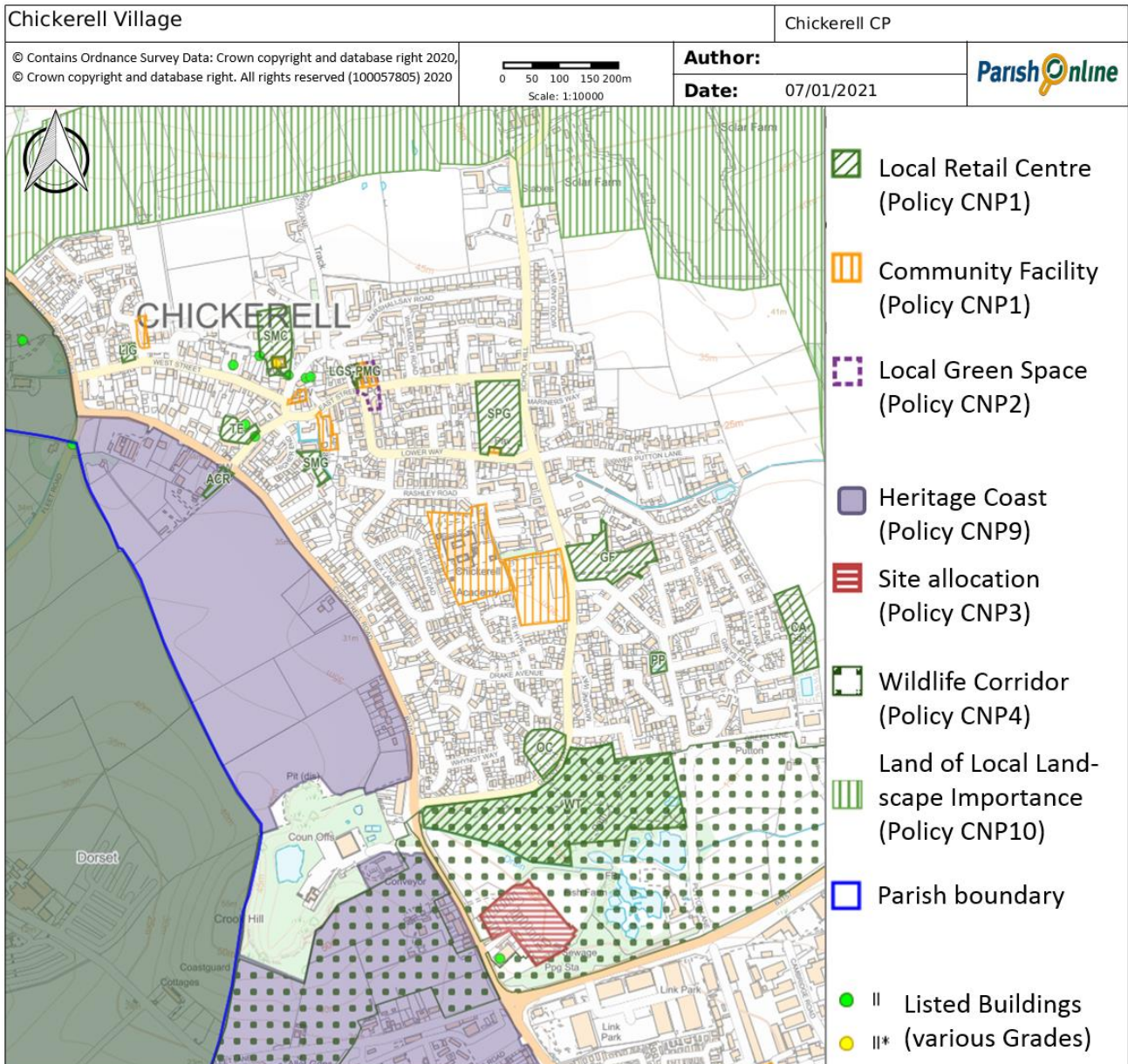
#### *Chickerell Neighbourhood Plan Objectives*

3.3 The following objectives focus on how this Neighbourhood Plan can help achieve our vision for Chickerell. These are:

- To consider locations where new housing might be built, taking into account the strategic allocations in the Local Plan and the importance of wildlife and the environment, as well as the nature of the communities and settlements in the area.
- To ensure housing development is of a high quality, sustainable and where appropriate in keeping with the local character and distinctiveness of the area.
- To ensure future development does not compromise the natural and built environment, including landscape, geological assets, built heritage, archaeological sites and wildlife habitats and corridors. Also important as our Coast is the main attraction for our tourist industry.
- To protect our valued green spaces and add to those within existing development boundaries where opportunities arise.
- To meet the housing needs of a diverse range of people wishing to live in the area.
- To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.
- To support the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities.
- To reduce the vulnerability to impacts of climate change, particularly flooding.

## 4 The ‘Village’ - Neighbourhood Plan Policies

Map 3. Chickerell Village



4.1 The main residential area of the Town is the ‘Village’ which has developed around the original West Chickerell and Putton settlements. The heart of old Chickerell is focused on North Square and East Street and this is reflected in the Chickerell Conservation Area (CCA) which was enlarged in November 2008 following a Conservation Area Appraisal to include the remaining areas of mainly c19 origin (including along West Street; the length of East Street to School Hill; and south into Putton Lane).

4.2 Within the Town there are 8 listed buildings/structures, 6 of which are in the CCA. There are also 22 unlisted buildings of character and group value identified in the Conservation Area Appraisal. The listed buildings include St Marys Church Grade (Grade 2\*), Stonebank (Grade 2) and Montevideo House (Grade 2).

*Community Infrastructure and the Local Centre in East Street*

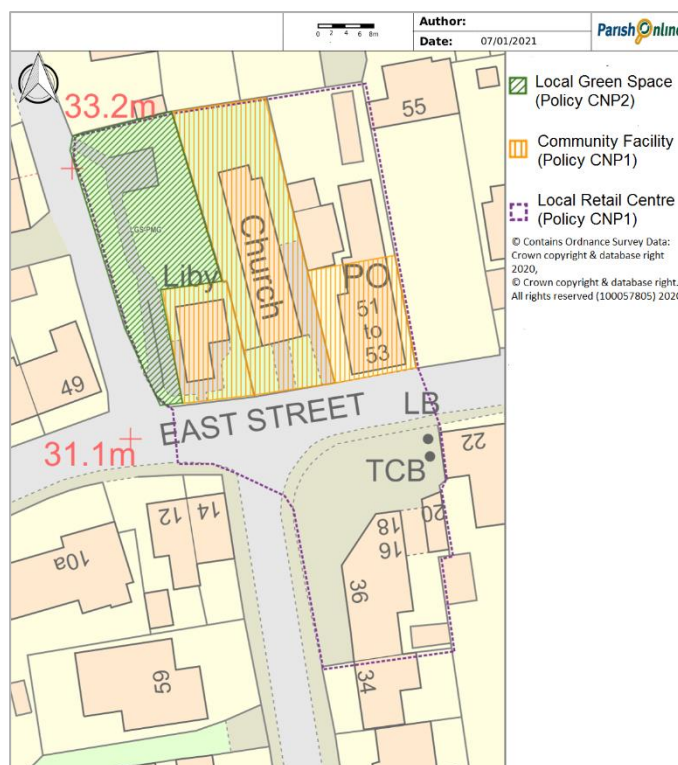
**Map 4. Local retail centre (Chickerell)**

4.3 In the historic core there are four places of worship (churches), a Post Office stores, two pubs, a hairdresser, chemist and small Doctor's surgery. The area around the Post Office Stores in East Street functions as a small local retail centre that is important to the area's identity and the clustering of uses contributes to the viability of the individual facilities. The Post Office is particularly well-used by local residents (according to the household questionnaire), and although the library is less well-used, about 50% of local residents within Chickerell Village responding to the household questionnaire said they used it. The Local Plan Review has suggested that this be identified as an important Local Centre, and such a designation can be made through this Neighbourhood Plan.

4.4 Willowbed Hall including Chickerell Town Council Offices is located on Putton Lane, and nearby is the Chickerell Primary School and the proposed site for the second such school. A site for the Town's Health Centre has also been identified.

4.5 The 2006 and 2015 Local Plans allocated significant sites in and adjoining the Chickerell Village which, when developed, will add a further 1,100 homes to the area. It was recognised that these developments would require the provision of, inter alia, a doctors' surgery, allotments, multi-purpose community building, multi-use games area (MUGA), a new road connecting the Chickerell Link Road with School Hill, public open space and land for a second Chickerell Primary School, skate park, senior football pitch with a changing pavilion. Some of these facilities, such as the MUGA and play area and the allotments, have already been provided.

4.6 There are few if any opportunities to provide much needed infrastructure in central locations. The site originally allocated for Chickerell's Health Centre is now considered to be too small to meet NHS's Clinical Commissioning Group (CCG) requirements, who has proposed the need for a multi-use Health Centre in Chickerell. Chickerell Town Council has offered a couple of sites near Willowbed Hall for a new Health Centre. Monies from housing development are and will be available to at least part-fund this facility. The NHS Clinical Commissioning Group are progressing a scheme to bring this forward. If and when a new health centre is built, replacing the Doctor's surgery in East Street, it is expected that these premises should be converted to retail or other E class or similar uses appropriate for a local centre, and retain the associated parking.



**Policy CNP 1. Chickerell Local Centre and other valued community facilities**  
 Within the defined local retail centre in East Street (as identified on Map 4), retail and other E class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking.

Development proposals to improve the provision of community facilities (including those listed below and shown on Map 3) will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid the loss of any of the following facilities:

- Willowbed Hall and playing field
- Chickerell Post Office and Stores
- Sports Pavilion
- Peto Memorial Rooms (Library)
- St Mary’s Church
- Chickerell Methodist Church
- Chickerell Evangelical Congregational Church
- Turks Head Inn
- Lugger Inn
- Chickerell Primary Academy school and sports field

### *Important Local Green Spaces in and around Chickerell Village*

4.7 An environmental appraisal carried out by the former West Dorset District Council in 1999 identified that there was limited public open space within the ‘Village’ and its surrounding area. The plan proposed further planting within the built up areas (where opportunities arose) and extending public open space provision by protecting and acquiring further sites such as the playing fields, land at The Lugger Inn and land at Meadow Close and Montevideo House together with the areas identified as Land of Local Landscape Importance.

4.8 This Neighbourhood Plan can designate local green spaces for protection. These need to be demonstrably special to the local community for reasons such as their landscape or recreational value, well related to the settlement and not extensive in size. The following spaces would appear to meet these key criteria:

- **The ‘Village Green’** adjacent to the Lugger Inn Public House off West Street – the only accessible public open space in that part of the village and owned by the Town Council
- **St Mary’s Churchyard and Cemetery** off North Square, a quiet green space providing the setting to the church and war memorial, used for burials and also important for wildlife
- **The Peto Memorial Gardens** – a small informal public garden within the Conservation Area
- **The Elms East St garden** – the setting of a large Listed Building, in substantial grounds with an impressive treescape





- **The Football Field** on the corner of East Street and Putton Lane - one of the few significant open spaces within the built up area of the village - although it may not meet FA regulations for higher level games it is used by reserve and youth teams and more importantly is a valuable open space
- **St Mary’s Green** - the land off Meadow Close containing the stream – a wildlife area within the village owned by the Town Council
- **Old Claypits, Glennie Way** – a local open recreation space in the south side of the village
- **Pugmill Lane Pond** (aka Pugsy Pond) off Putton Lane – a small amenity greenspace of wildlife value
- The **Woodland Trust Land by Glennie Way** – of both wildlife and recreational value
- **Chickerell allotments** – a much valued allotment areas providing recreation and home-grown produce
- **Grey’s Field** (opposite Willowbed) – open recreation space



4.9 Smaller spaces, such as the grassed areas off May Terrace, Marshallsay Road and Fisherman’s Close, whilst perhaps not worthy of local green space designation in their own right, play an important role in collectively contributing to the village’s character (particularly in light of the suburban character of much of the 20th century estate development).

4.10 The Willowbed Hall field (which contains a children's play area and multi-use games area (MUGA)) and Chickerell Primary Schools Sports Field (which is used for sports and recreation and provides an area of green space within the heart of the village) are also important green spaces, but have been included under Policy CNP1 so that there is some flexibility for further facilities to be developed in these locations if required (particularly given the school’s intention to remain in situ).

4.11 The Crook Hill Local Nature Reserve is an important wildlife area but is already designated as a Local Nature Reserve and is part of the Crookhill Brick Pit Site of Special Scientific Interest and Special Area of Conservation. It therefore does not need the additional protection of Local Green Space designation.

4.12 The Water Lily Farm between the Woodland Trust site and Putton Lane is also valued as a visitor attraction with its beautiful gardens and ponds. The gardens are a 'Site of Nature Conservation Interest' and home to abundant wildlife. The gardens are accessible by admission (usually open from April to September) and also functions as a Wedding Venue. As there is no right of access and limited public views into the site, it does not readily meet the Local Green Space criteria. However it is included within the wildlife corridor identified under, as detailed in section 4 (Policy CNP 4).

4.13 Having reviewed the amount of public open spaces against the Fields in Trust standards, it is clear that there is still a significant shortfall in available and accessible public open space of all types. There are a number of green spaces planned as part of the strategic allocations to the north and west of the village, which will increase the level of provision but may not fully address the shortfall. Some of these spaces, when delivered, may be considered for Local Green Space designation in a future review of this plan.

4.14 The larger areas around the village designated in the adopted Local Plan as Land of Local Landscape Importance are too extensive to be designated as Local Green Spaces. However, part of these areas continue to be given special protection as locally valued landscapes and important wildlife corridors, see later in this section (Policy CNP 4) and section 11 (Policy CNP 10).

4.15 There are relatively few trees, especially mature trees, remaining within the village and it is imperative they are protected and replacements planted when possible. Some, but not all, are protected by virtue of being within the Conservation Area or covered by Tree Preservation Orders.

4.16 Retaining and potentially increasing the number of trees in the village, within public areas and on the few remaining large gardens will have multiple benefits in terms of retaining the village character, providing wildlife habitats, and opportunities for shade. In response to the 2017 survey, there was very strong support for retaining the few remaining hedgerows and preserving as much of the rural nature of the village as possible. It is recognised there will be some windfall sites that may be proposed for development but these will need to be considered with due regard to the need to protect trees and the few remaining large gardens

## **Policy CNP 2. Chickerell Village Local Green Spaces**

The following areas (as shown on Map 3) are designated as Local Green Spaces, and, other than in very special circumstances, no inappropriate development will be permitted that would harm their reason for designation:

- The 'Village Green' adjacent to the Lugger Inn Public House off West Street
- St Mary's Churchyard and Cemetery off North Square
- The Peto Memorial Gardens
- The garden of The Elms on East Street
- The Football Field (Sports Pavilion Ground) on the corner of East Street and Putton Lane
- St Mary's Green off Meadow Close
- Old Claypits, Glennie Way
- Pugmill Lane Pond (aka Pugsy Pond) off Putton Lane
- The Woodland Trust Land by Glennie Way
- Chickerell allotments off Chickerell Road (opposite East Street) and the allotments off Lilly Lane
- Grey's Field

Development within and adjoining Chickerell Village should respect and enhance local landscape character, including the retention of mature trees and native hedgerows, and the smaller green spaces that collectively contribute to the village character. Infill development of garden land will be resisted where there is a lack of tree cover in the surrounding area.

4.17 Along the B3157 Coast Road travelling North West from Chickerell Village through Knights in the Bottom, the landscape is particularly sensitive with the area South of the road Heritage Coast and part of the Dorset AONB. There would be a significant impact on the landscape if this area was to be developed, and important views over this area from both Chickerell Village and the Coast Road. Our consultation did not evoke any support for development in these areas, and major development in this location is not supported by the Local Plan.

### *Further opportunities for development around Chickerell Village*

**4.18** As explained in the introduction, there is significant growth planned for the Parish as allocated through the Local Plan, which means that this Neighbourhood Plan does not need to allocate further housing sites to meet local needs.

**4.19** The defined development boundary of the ‘Village’ includes the Local Plan allocations and is bordered by the B3157 Coast Road and Heritage Coast to the South-West, a green wildlife corridor and the Chickerell Link Road to the South- East, and open rolling countryside to the North. Although this Neighbourhood Plan does not seek to change the existing defined development boundary of the village, given the above, this Plan has identified one further opportunity where residential development may improve the character of the local area and as such justify a further allocation. This is the caravan site at the rear of the listed Montevideo House, which is outside the current defined development boundary. The site allocation is limited to the area on which caravans can lawfully be sited (including the area permitted under planning application WD/D/19/001358).

**4.20** Montevideo House is described (in its Listing) as an early 19<sup>th</sup> century 3-storey, L-plan detached house with stone walls, stuccoed and painted and slate roofs with low brick chimney stacks on the end gables. The listing includes more information on its details such as the doors, windows and decorative features. There are a number of curtilage outbuildings to the north of the main house, and the original building is rather overpowered by its own extension. However, the main façade of the building is at right angles to Chickerell Road and faces its own gardens, with the affect that its original character can be read (from the gardens) in isolation from the later additions. The residential park homes, although not clearly visible from the house, together with the park homes advertisement hoarding, could be considered to be detrimental to its setting and affect its aesthetic value. Because of this, the Conservation Team at the Local Planning Authority have indicated that a low density housing that reflects the historic character of the subservient curtilage buildings could be accommodated on the park home site, in place of the park homes.

**4.21** Wessex Water have advised that there is an existing public sewer and pumping station on the site serving the upstream catchment. As such, early consultation with Wessex Water is essential to ensure any drainage strategy and protection / proximity measures are properly considered and assessed.

**4.22** The change from residential park home to housing is unlikely to increase the number of occupants, and it is not expected that this development would increase recreational pressures on the Chesil and the Fleet designated site. However the impact of the potential increase in recreational pressures, arising from the development, on the nearby Chesil and Fleet designated sites will need to be assessed as part of any application and, where appropriate, measures taken to avoid adversely affecting what is an internationally important wildlife site (in accordance with Policy ENV2 of the Local Plan). Similarly, any development taking place in this area must demonstrate that there are no direct or indirect negative impacts on the Great Crested Newt population (which whilst mainly associated with the Crook Hill brickworks SAC, has a much wider breeding, foraging and hibernating area).

### **Policy CNP 3. Land to the rear of Montevideo House**

Land to the rear of Montevideo House (as shown on Map 3) is allocated for housing, provided that the use and design would sustain and enhance the significance of the Listed Building and make a positive contribution to its setting, local character and distinctiveness. The layout and design will need to avoid damage to the existing public sewer and pumping station on the site, and the plans should clearly show how the disposal of both foul and surface water run-off will be dealt

adequately. Any proposal must demonstrate that there are no direct or indirect negative impacts on the internationally designated wildlife sites and associated protected species that cannot be appropriately mitigated, in accordance with Policy ENV2 of the Local Plan.

### *The Wildlife Corridor and Green Gap adjoining the Village*

4.23 To the South and South East of the Village there is a green lung which is an important wildlife corridor and open space between the Chickerell Link Road and Weymouth Football Stadium. Over 99% of responses to the household questionnaire believed that this should continue to be protected from development.

4.24 This wildlife corridor is followed by migrating birds spreading out from landfall at Portland Bill to the rest of the UK. The Woodland Trust and Water Lily Gardens SNCI form part of the wildlife corridor running east–west (connecting the internationally important Fleet RAMSAR site to Chaffey's Lake and onwards to the RSPB Radipole and Lodmoor wetland reserves), as well as north-south (linking Radipole Lake SSSI with the wider countryside). These routes are also likely to be used by otter and possibly water vole, both important species that are now resident on Radipole Lake SSSI. The Water Lily Gardens are also home to rare dragonfly species, water voles and bats, which forage in the general area. The 9 hole Golf Course, and in particular the hedgerows around its borders, contributes to the wildlife value of this area, and its open, undeveloped nature is an essential part of the green gap, and it is therefore protected as part of the locally valued landscape north and east of Chickerell (see section 10 Policy CNP10).

4.25 The small Crook Hill Nature Reserve (a European designated SAC) is also on this route, and included a population of Great Crested Newts (one of the largest populations in this country, and a European Protected Species). Great Crested Newts generally stay within about 250m of their breeding pond, but they spend a significant amount of their time out of water (the terrestrial phase of their annual lifecycle) and some disperse to colonise sites up to 1km distance. Natural England have advised that a wide area (up to 1km from the SAC and surrounding breeding ponds) is therefore potentially ecologically important to the lifecycle of this protected species, and breeding, foraging and hibernating habitats and connecting corridors within this 'functionally linked land' should be maintained, to ensure that the Great Crested Newt colony is not adversely affected by development.

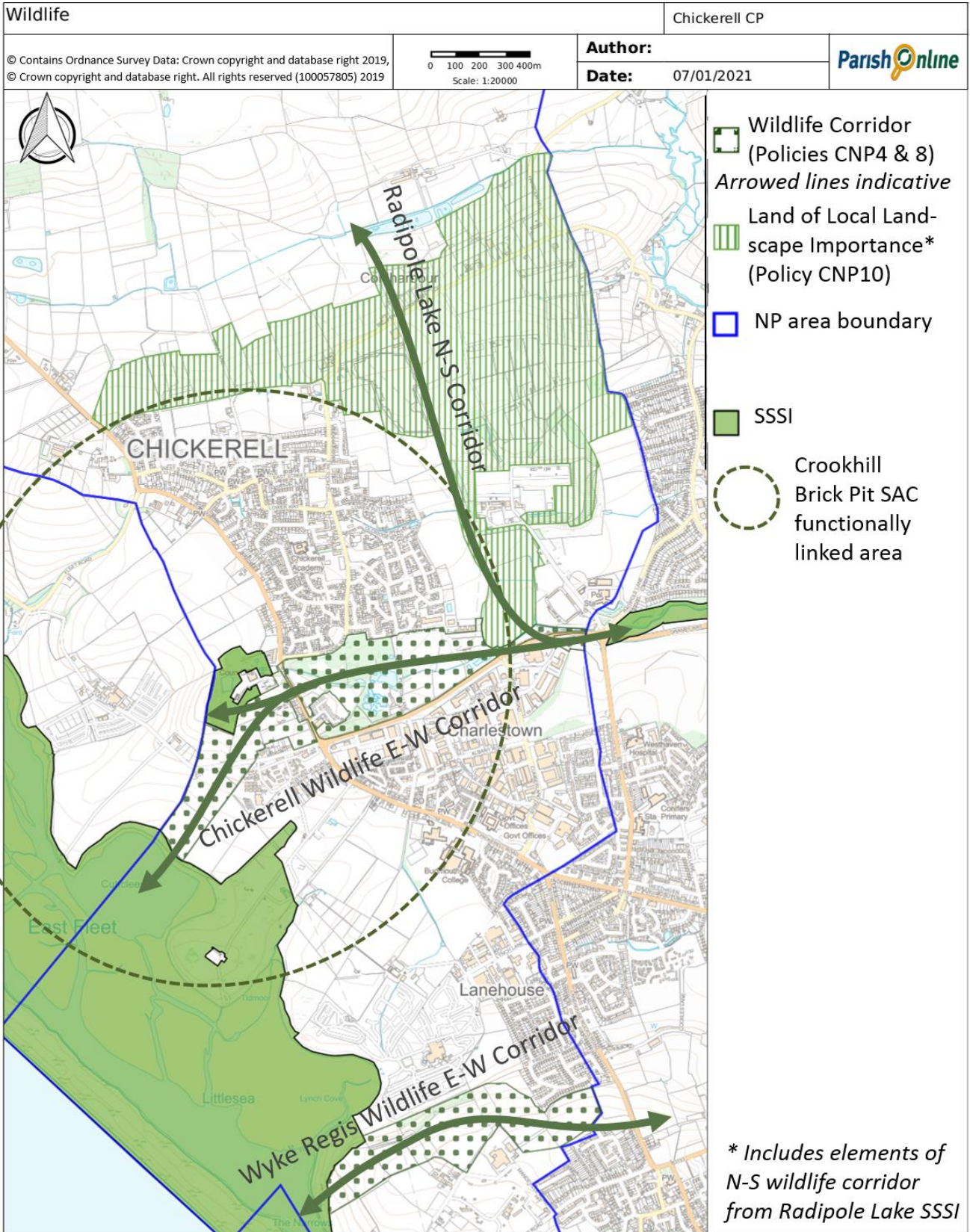
4.26 The Local Plan's allocation east of Chickerell includes the requirement for the development to connect to the Chickerell Link Road, which will inevitably impact on this wildlife corridor. Great care will be needed in the design of this route in order to ensure that its impact on wildlife is minimised. The wildlife corridor should not be seen as an insurmountable impediment to providing a new road connecting the Chickerell Link Road with School Hill (LP policy CHIC2) and indeed the Town Council considers this link to be much needed.

## **Policy CNP 4.**

### **Chickerell Wildlife Corridor**

The undeveloped Chickerell Wildlife E-W Corridor (as shown on Map 5) forms an important network of multifunctional green space capable of delivering a wide range of environmental benefits. Development that would significantly detract from this function will be resisted. The impact of any development required for the delivery of the new road connecting the Chickerell Link Road with School Hill (LP policy CHIC2) should not result in any significant adverse consequences which cannot be successfully mitigated.

Map 5. Map of Wildlife Corridors and sites



## 5 Granby Industrial Estate (including Link Park)

5.1 The Town's **Granby Industrial Estate** lies to the south of the 'Village' adjacent to Charlestown and was the site of Chickerell airfield during WW2 and subsequently developed as an industrial estate. At just over 34ha, it is one of the largest employment sites in the Dorset Council area, and is considered to be the key industrial centre in Western Dorset. Although there is little free space remaining (the latest 2016 study identified 1.7ha of available land) there may be further opportunities to intensify development at this site through the redevelopment and upgrading of existing sites for employment uses. The continued employment uses on this estate are fully supported by local residents, as they provide many job opportunities and underpin the reason for accepting the high level of past and planned residential growth in Chickerell. To the east there is a small portion of the Weymouth Golf Course, the northern part of which has potential ecological value as part of the wildlife corridor between Radipole Lake SSSI and the coast.

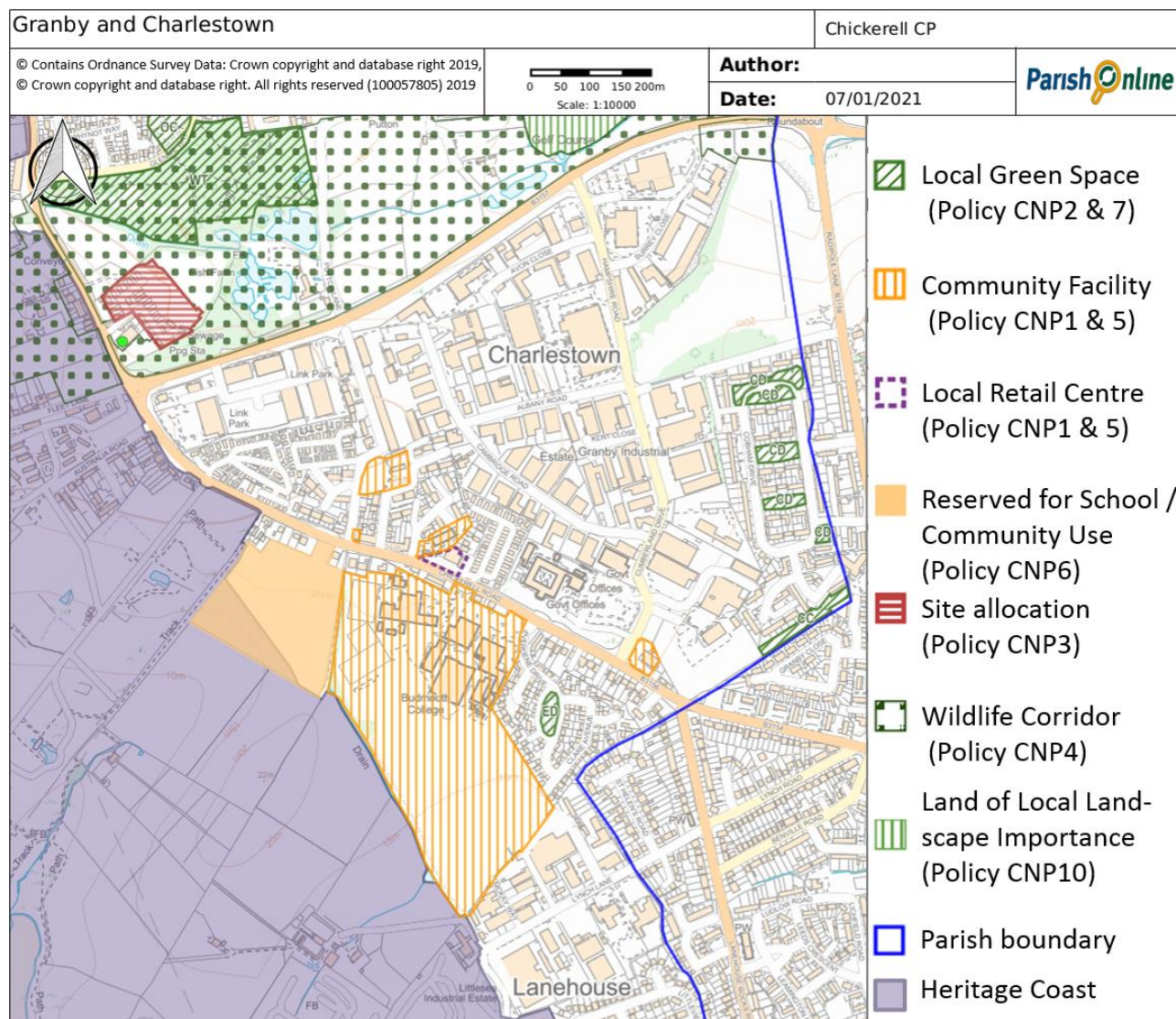
5.2 Chickerell's **Link Park** is an extension to the Granby located off the Chickerell Link Road. All available land on the Link Park Estate has now been developed, primarily for B1, B2 & B8 employment uses. In 2016 a medium sized supermarket was approved as an exception to normal requirement for B-type employment, having regard to the fact that the retail use and complimentary uses would provide an element of employment, and also benefit the local community. Previous attempts to get a supermarket in the area had been thwarted by the sequential test argument that sites should be in the Weymouth Town Centre (even though Morrisons and Sainsbury were allowed large supermarkets further away from Weymouth's Town Centre than many Chickerell sites). As a result, the ALDI food store opened in 2017, was Chickerell's first major supermarket. It is ideally situated between the Village, Charlestown and Lanehouse residential areas. Unfortunately, this supermarket does not possess an in-store bakery, fresh meat counter etc therefore many residents will still elect to travel to supermarkets located to the East of the Chickerell/Weymouth conurbation.

5.3 Both areas are recognised in the Local Plan as key employment sites, and therefore adequately protected from alternative uses through the Local Plan policies.



## 6 Charlestown (including the Cobham Estate)

Map 6. Granby and Charlestown



6.1 Charlestown developed as part of suburban expansion of Weymouth during the 19th and 20th century, that took place initially as ribbon development along the B3157 Coast Road towards Abbotsbury from Westham Bridge. It now abuts the Granby Industrial Estate.

6.2 The post-war and modern housing estates and modern infill are a mixture of one and two storey buildings. They include small terraced and semi-detached houses, bungalows, and a range of modern detached, semi-detached and terraced houses. There are also three residential mobile home sites.

### *Community Infrastructure and Charlestown’s Local Centre*

6.3 Within Charlestown there is Chickerell’s secondary school (Budmouth Academy Weymouth, formally Budmouth College), the Victory Hall, a Post Office and Stores and a church. The redevelopment of a petrol station site in 2018 has also provided a small retail area with a Co-op food store and two take-away restaurants. The nearby Post Office/Store serves both residents and businesses of the two industrial estates, and as such it is hoped that they will not be adversely

impacted by the new Co-op store. This local centre had not been specifically identified through the Local Plan, and therefore has been defined in this Neighbourhood Plan.

### **Policy CNP 5. Charlestown Local Centre and other valued community facilities**

Within the defined local retail centre in Charlestown (as shown on Map 6) retail and other E class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking.

Development proposals to improve the provision of community facilities (including those listed below and shown on Map 6) will be supported, and every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss:

- Charlestown Victory Hall and associated land
- Charlestown Post Office and Stores
- Church of Jesus Christ of Latter-day Saints
- Marquis of Granby Public House
- Budmouth Academy Weymouth and Sports Complex

### *Budmouth College*

6.4 Chickerell's secondary school and sixth form (Budmouth Academy Weymouth), on the Heritage Coast side of the B3157, is the largest in the Chickerell/Weymouth conurbation. It operates its own day nursery from 4 rooms in a designated area of the college – this is primarily for college staff but is also open to children from around the local area. Also on site is Budmouth's Sports Centre, which is a dual-use sporting facility for the local community and Budmouth Academy Weymouth that opened in 2003. It is open seven days a week, but there are restrictions on weekday use during college term time which means that most classes and the availability of the outdoor facilities are outside the normal school hours.

6.5 The level of housing/population growth in the area is likely to necessitate an extension of Budmouth's education and sporting facilities (with sports facilities potentially being made available to the wider public rather than for exclusive school use). The land within the grounds of the Budmouth Academy Weymouth is safeguarded for school/community use under policy CNP 5 and policy CNP 6 seeks to safeguard the adjoining undeveloped land to the west (as shown on Map 6) for further education and sporting facilities, whilst recognising the area's ecological and landscape value.

### **Policy CNP 6. Land at Budmouth Academy Weymouth**

Land at Budmouth Academy Weymouth, as shown on Map 6 for school / community use expansion, is safeguarded for the academy's future expansion and community sports provision.

### *Important Local Green Spaces*

6.6 Although not of a scale and majesty to rival the Fleet, there are a number of local green spaces within the built-up area which provide opportunities for informal recreation and greenery that are much valued by local residents.

6.7 Charlestown's **Cobham Estate** is sandwiched between Weymouth and Chickerell's Granby Industrial Estate. Historic maps indicate that the area was used and known as Chickerell Airfield or Flying Field, originally established towards the end of the Great War in 1918 and comprised of some 44.35 acres. It was subsequently developed following the Second World War as a planned estate in the 1960s by Weymouth & Portland Borough Council, although most of the roads have not been adopted by the Highways Authority, leading to some waste collection issues etc.



Properties are now either privately owned or with a Housing Association, and there is little if any open space remaining for residential development. What little amenity space remains undeveloped should be preserved.

6.8 There is a further strip of amenity land that runs from **Canterbury Close towards Chickerell Road**. Whilst this land was originally intended as an access route to the adjacent industrial estate from Radipole Lane, it has been used for many years as informal recreation space by local residents, and has been recognised (at appeal) as having value in terms of the open suburban character of this residential neighbourhood and matches similar open spaces (such as in Cobham Drive).

6.9 The area of open space on **Everdene Drive** was similarly designed to enhance the character of this suburban housing area and allow some informal amenity use.

### **Policy CNP 7. Charlestown's Local Green Spaces**

The following areas as shown on Map 6 are designated as Local Green Spaces, and, other than in very special circumstances, no inappropriate development will be permitted that would harm their reason for designation:

- The open spaces between the houses within and by Cobham Drive
- The land from Canterbury Close towards Chickerell Road
- Everdene Drive Open Space

#### *Further opportunities for development around Charlestown*

6.10 There are few, if any, opportunities for more residential development in Charlestown other than the replacement of existing dwellings within the defined development boundary. Although land on the south west side of the Coast Road at Charlestown has been suggested for development, it is not included in the 2018 Preferred Options consultation on the Local Plan, and development here would increase pressure on the Heritage Coast and its wildlife.

## **7 Wyke Regis (the part within Chickerell parish)**

7.1 Part of the area surrounding Wyke Regis falls within Chickerell's boundaries and can only be accessed through Weymouth (except via South West Coast Path).

7.2 The area of countryside contains the MOD's Royal Engineer's Bridging Camp, as well as a caravan park. Although outside of the Dorset AONB, the area is part of the Heritage Coast and the coastal strip along the Fleet is of international wildlife importance. Protection of this Internationally recognised wildlife habitat includes avoiding permitting further disturbance, which is mainly due to visitor recreational pressures.

7.3 The old slaughter house (ex Normans supermarket, Value House Stores) outside of the defined development boundary, on the South-West side of Mandeville Road, has been granted permission for residential development. Chickerell Town Council supported the principle of residential development on this brownfield site, but objected to the first reserved matters Planning Application because, inter alia, the development as viewed from the South West Coast Path failed to approach the design quality standards set by the Coast Guard Cottages and farms situated along The Fleet. Fortunately, a further application was submitted and approved which took account of the vast majority of these concerns.

### *Further opportunities for development around Wyke Regis and the Wildlife Corridor*

7.4 The former West Dorset District Council had proposed limited development of the Former Tented Camp, south of Mandeville Road in their 2018 Preferred Options consultation. Previously it had been put forward as being suitable for a travellers site, but is now considered unlikely to be required for this use. In light of the adjacent warehouse site being developed for housing, it is accepted that the site is probably suitable for some limited residential development. However, the site has not been included as an option in the earliest draft of the Dorset Council Local Plan, and, in the absence of any identified local need, is not proposed through this Neighbourhood Plan.

7.5 In late 2018 a planning application was submitted for residential development on the other (North East) side of Mandeville Road. That application was refused in March 2019 with the primary reason being the detrimental impact on the character, special qualities and natural beauty of the Heritage Coast, together with impact on biodiversity (particularly the impact on the East to West wildlife corridor connecting Little Francis SSSI to Chesil & the Fleet SSSI, SAC and Chesil Beach & the Fleet SPA). Natural England advised that, although they had no objection in principle to development of this site, any development should be of a quantum and layout which does not affect the ecological function of this east-west corridor (for example by incorporating a wide buffer in the northern area of the site to ensure this ecological connectivity is not severed).

7.6 The undeveloped Wyke Regis is Heritage Coast and wildlife sensitive and should be protected from both development and where possible additional disturbance. This site is probably the only remaining, undeveloped site in this part of the parish that does not constitute a major threat to the landscape of the Heritage Coast. Some development may be proposed for this site in the future, but will need to address Natural England's concerns about the potential impact on the wildlife corridor, potentially connecting with the land set aside from any proposed limited development of the Former Tented Camp, south of Mandeville Road as identified in the 2018 Local Plan Preferred Options consultation. On this basis the following policy has been drafted.

#### **Policy CNP 8. Wyke Regis Wildlife Corridor**

The Wyke Regis E-W Wildlife Corridor (as shown on Map 5) forms an important wildlife corridor that runs through to Little Francis in Weymouth. Development that would significantly detract from this function will be resisted.

## **8 Lanehouse (including Littlesea and Lynch Lane)**

8.1 This part of Chickerell (West of Lanehouse Road) was developed in the 1950s and 1960s. It currently has good access to both a chemist and doctor's surgery (Wyke Regis and Lanehouse Practice branch on Ludlow Road) in Weymouth, and is relatively well served with convenience stores in nearby Weymouth and in Charlestown. There is little if any land left to develop without encroaching on the Heritage Coast.

8.2 The **Lynch Lane Estate** provides further local employment opportunities. It extends to about 7ha and has a mix of both new and older development. There is little if any undeveloped land available, but some existing buildings may benefit from improvement or enlargement. The estate is recognised as a key employment site in the Local Plan, and therefore adequately protected from alternative uses through the Local Plan policies. However, issues have been raised in relation to the levels of on-street parking in this location that cause a local nuisance. The parking provision for any future development proposals at the Estate, including both extensions and intensification of uses, should therefore be carefully scrutinised to ensure that this situation is not exacerbated,

and support will be given to proposals that may remedy this situation (for example through the provision of additional parking or appropriate car park management and travel plan measures).

8.3 Off Lynch Lane is the **Littlesea Caravan site**, within the Heritage Coast (the designation extends up to the edge of the Lynch Lane Estate). Planning applications for development relating to caravanning and camping in the Heritage Coast will be determined against Local Plan policy ENV1.

## 9 The Fleet and Heritage Coast

9.1 The Fleet is the largest example of a lagoonal habitat in England and together with Chesil Bank is subject to three international designations (RAMSAR site, SAC and SPA). Much of the area received Heritage Coast designation in 1983, and the South West Coast Path following the inner edge of the tidal lagoon is a major recreation destination. The land between the coast and the B3157 / B3156 is a particularly environmentally sensitive part of the parish. The Ministry of Defence sites which extend from the B3157 to The Fleet limit general access, which has helped wildlife to flourish.

9.2 There is a limited historic residential area (Australia Road and Fleet Lane etc) adjacent to the Army Camp and Range which remains outside of any DDB. Some limited infill may be possible but due regard needs to be taken over the risk of increasing pressure on the Heritage Coast its wildlife and views. There are caravan and camping sites along the Heritage Coast which benefit from existing approvals. Arguably their existence has had an adverse impact on the wildlife and tranquil coastal landscapes.

9.3 91% of local residents who responded to our questionnaire agreed that new buildings and structures on the Heritage Coast should be discouraged. Numerous responses commented that the area to the Fleet should be protected not just for the internationally renowned status of its landscape and wildlife but because of its tranquillity and recreational benefits. A similar proportion agreed that development should not normally be permitted outside of the DDB, which is drawn along the B3167 through Chickerell and the B3156 through Charlestown (deliberately excluding the sporadic development on the coast side of the Coast Road) and closely follows the extent of the built-up areas around Lanehouse.

9.4 In order to limit development adversely affecting the Heritage Coast, the wildlife of the Fleet and the enjoyment of the South West Coast Path, this Neighbourhood Plan does not propose any changes to the very strict DDB around existing developments South and West of the B3157. Parts of the SSSI are noted as being in an unfavourable condition (in particular the area off Camp Road) and a report on the Chesil Bank and Fleet Nature Reserve dated 14 November 2017 expressed concern that wildlife populations of this RAMSAR site were suffering from "...increasing levels of walkers, dog walkers, cyclists, horse-riding and even ATV's" and that the wildlife areas "no longer have the bird life they once did". The increase in Chickerell's residential population outside the Heritage Coast will result in increased pressure on both the ambiance and wildlife of this protected site. It is hoped Dorset Council will be able to encourage proper behaviour by e.g. appropriate signage.

9.5 A Jurassic Coast Highway (aka Western Relief Road) is being promoted as a possible new road to the West of Weymouth linking Ferrybridge and Portland with Chickerell, and bypassing various bottlenecks including Boot Hill Weymouth and Wyke Regis. Its exact alignment has not been agreed nor safeguarded and whether such a road will be constructed is not a matter for this Neighbourhood Plan. The route is a strategic matter that extends beyond the parish boundary. Chickerell Town Council has not favoured its construction as it would risk further residential

development proposals on the Heritage Coast and increase congestion on Chickerell and Chickerell Link Roads.

### **Policy CNP 9. The Fleet and Heritage Coast**

Development within the Heritage Coast to the south side of the Coast Road in Chickerell (as shown on the Policies Map) will be carefully assessed in recognition of the need to protect the landscape character and enjoyment of the Heritage Coast, including views across the area from the Coast Road (where it adjoins the Heritage Coast) and views from the South West Coast Path, and to avoid disturbance to protected species on the Fleet.

All development proposals should protect, and where appropriate enhance, the biodiversity of the countryside, the Heritage Coast and The Fleet. Where significant adverse impacts cannot be avoided, mitigation or compensation measures will be considered in the determination of planning applications in this area.

## **10 Land adjoining Wessex Stadium roundabout and Southill**

**10.1** The area immediately adjoining the Wessex Stadium roundabout includes the football stadium to the North-West, the Police Headquarters to the North, with Radipole Lake SSSI to the East and the golf course to the south.

**10.2** Outline planning permission was granted in 2009 for seven B1 (light industrial or office) units on land to the north of the Police Headquarters. This permission has now lapsed, however as it is well-located near to the Granby Industrial Estate some employment might still be appropriate on this site.

**10.3** In 2014 the Wessex Stadium was granted permission for residential development, contrary to the then policies of the Local Plan, on the basis that West Dorset District Council were not able at that time to demonstrate a 5 year housing land supply. That permission required a replacement football stadium with the same or better facilities as the Wessex Stadium (including capacity, car parking and practice pitch etc) being provided within 5 years (or within 2 years of agreeing reserved matters), and fully operating before any development of the site commenced. An application for the reserved matters was first submitted in November 2017, revised in late 2018, and subsequently refused by Dorset Council in early 2020 due to poor design. At the same time, the applicant also requested a variation to the legal agreement to relinquish the need to provide any affordable housing, based on viability. To date, there is no information on a suitable site for a replacement facility being available.

**10.4** If the current permission lapses (which it will do unless successfully appealed), it is possible Community Infrastructure Levies money could be used to develop this site for community sport and leisure in addition to continued use by Weymouth Football Club (WFC), including a second pitch for All Weather conditions. In August 2019 Weymouth Football Club announced that they had sought funding to repair the main roof of their stadium, signalling an intention to remain. The loss of the practice pitch (which had also been used for Speedway) without replacement remains a concern of both Weymouth and Chickerell Town Councils. The replacement of the second pitch could help ensure the longer term viability of the Stadium and prove to be a real benefit for Chickerell's growing community.

**10.5** A site off Radipole Lane adjoining Southill was identified during the Local Plan review 2018 Preferred Options Consultation, for some 350 dwellings. Although not actively promoted through this Neighbourhood Plan in the absence of any identified local need, it is accepted this site could be developed. However, this is not a policy of the Chickerell Neighbourhood Plan.

**10.6** Whilst the phasing of this development will be a matter for the Local Plan, given the amount of housing from the previous Local Plan that has yet to be built within the Parish, it would seem sensible to phase building of any further development towards the end of the next Local Plan period. This would allow Chickerell to assimilate the significant growth already approved, which is not expected to be completed until 2030. Much needed infrastructure is to be provided by existing Chickerell allocations and there is a risk that allocating a further site in the same vicinity would risk slowing delivery of infrastructure. Some 58% of responses to the Neighbourhood Plan questionnaire agreed the site to be suitable, but given the significant sites already allocated in the near vicinity 88% of respondents thought this development should await completion of the majority of the existing allocated Chickerell sites.

## 11 The Rural North (including Coldharbour, Buckland Ripers, Tatton, Knights-in-the-Bottom)

**11.1** To the north of Chickerell village, beyond the ridge, is mostly farmland accessed by narrow, rural lanes. There is evidence of medieval field systems north of Ridge Farm and Coldharbour; the area of search is part of the Ridge and Vale landscape Character type. It is mostly Grade 3 agricultural land offering significant scenic benefits for tourism.

**11.2** The area includes some small, historic settlements such as **Buckland Ripers** and **Tatton**, which are remote from existing services, there are no schools or shops, and further housing in such locations (other than for rural workers who need to live on site) would go against the principles of sustainable planning.

**11.3** **Coldharbour** is an historic ribbon development along the lane connecting to Nottingham. Previous Local Plans have protected this area by a local landscape designation (LLLI) and the adverse landscape impact (given the prominent nature of the exposed ridge) and relatively inaccessible rural location have been upheld at appeal as reasons for refusing ad hoc development within this area.

**11.4** The former West Dorset District Council concluded in their Chickerell Background Paper<sup>2</sup> (August 2018) that there was little or no development potential in this rural area.

**11.5** The focus within this area is therefore to protect, and where appropriate enhance, the landscape, biodiversity and informal recreational of the countryside. New homes will only be supported in this area, as per the Local Plan policies, where a rural location is essential; or where the proposal would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. The diversification of agricultural and other land-based rural businesses will normally be supported where the character of the countryside is preserved.



**11.6** The 2006 Local Plan designation description recognised the importance of the LLLI as providing the setting for the village and an important landscape buffer between the village and the

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<sup>2</sup> <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/backgroup-papers/20180813-chickerell-background-paper-final.pdf>

built-up areas of Weymouth. The area to the east was described as an undulating and prominent area that forms an attractive green wedge between settlements (despite the presence of the Electricity Transformer Station and the Wessex Stadium). The local landscape designation along this ridge has therefore been reviewed and a major part of its area is re-confirmed through the following policy. The review showed:

- The area north of the ridge comprises a lightly settled, rural character with strong sense of relative remoteness and separation from existing settlement. It plays an important role as part of the wider rural backdrop to Chickerell and north-west Weymouth, with higher elevations affording long views to the Dorset AONB to the north.
- The area west of the Radipole Conservation is seen as particularly sensitive given its importance to the rural setting of the Conservation Area.
- The spinneys and small areas of deciduous woodland throughout the area are important landscape features.
- The sweeping views towards the smooth ridge tops are a key local characteristic. These become particularly noticeable in landscape and visual terms above the 30m contour line. It is accepted that the solar farm to west was permitted, but this was on the basis that it was low lying and temporary in nature, and that only very limited parts of the site were visible (and from very few vantage points).
- The importance of the area in providing an important landscape buffer between the village and the built-up areas of Weymouth is becoming increasingly critical, as development has / is planned to either side. The green space of the Wessex Golf Centre forms an essential part of green gap when viewed from the south (and this area has therefore been included within the LLLI).
- The importance of the area in providing wildlife corridors linking to / from Radipole Lake SSSI (as described in more detail in section 4).

**11.7** The Local Plan allocation for the eastern-ward urban extension of Chickerell is required to incorporate a connecting corridor of semi-natural green space along its eastern margin, that will form part of this valued landscape.

#### **Policy CNP 10. Locally Valued Landscape north and east of Chickerell Village**

The area on and below the ridgeline running east-west from Chickerell Hill (north of Courage Way) to Coldharbour (junction with Harbour Hill), as shown on Map 5 as Land of Local Landscape Importance, is a locally valued landscape that should be protected for the following qualities:

- long views to the Dorset AONB to the north;
- rural setting for Chickerell and Radipole villages and wider rural backdrop to north-west Weymouth;
- green wedge between Chickerell and Southill / Radipole; and
- part of the north-south wildlife corridor from Radipole Lake SSSI. .

Opportunities to enhance the landscape features, biodiversity and informal recreational use of this area will be supported.

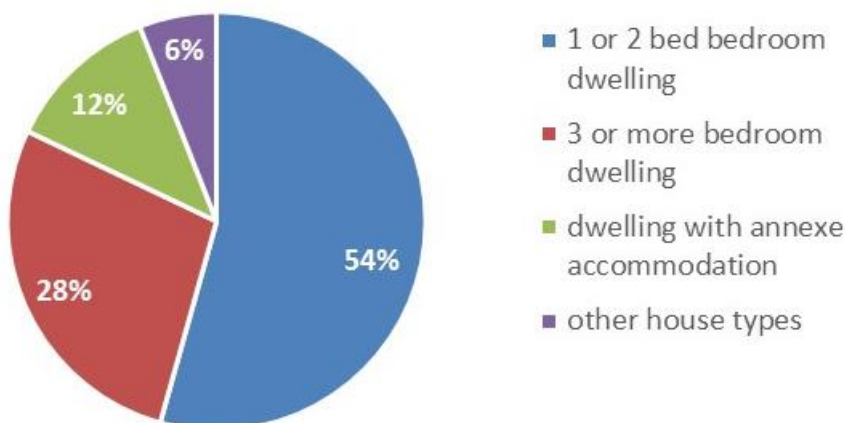
The impact of any development required for the successful delivery of the new road connecting the Chickerell Link Road with School Hill, should not result in significant damage to the landscape and wildlife corridors that cannot be successfully mitigated.

## 12 General Design Principles and Enhancing Biodiversity

### Local need and character

12.1 The 2017 household questionnaire responses highlighted the need for a range of different house types, with a slightly greater need for 1 and 2 bedroom homes than larger 3 and 4 bedroom homes (although some residents did comment that larger family homes were difficult to find). There was also a need for other housing types such as homes with an annexe to accommodate family members.

Household questionnaire - housing need

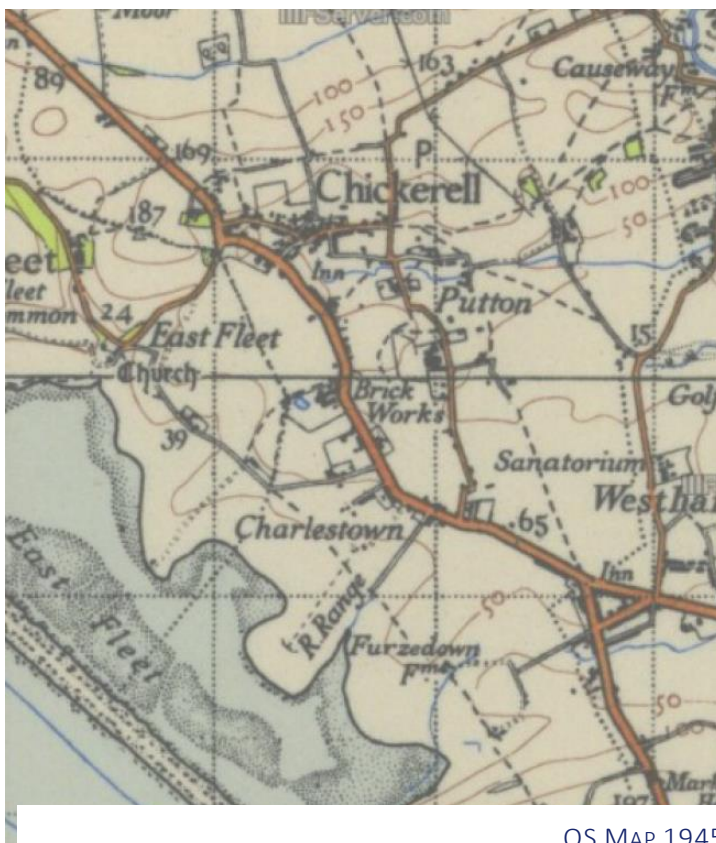


12.2 There is considerable emphasis in both national and Local Plan policies on achieving high quality and sustainability in design, reflecting character and distinctiveness of local areas.

12.3 With the exception of the historic part of Chickerell Village which has been designated as a Conservation Area, much of the development has occurred in post-war period (after 1945). On this basis it is perhaps hardly surprising that many of the existing built-up areas lack a distinctive 'Chickerell' character.

12.4 Based on recent appraisals undertaken by developers looking to reinforce local distinctiveness, the household questionnaire sought to gauge what aspects local residents most valued. All of the following characteristics were clearly supported as something that local residents wished to be encouraged in new developments:

- 'Green feel' to streets and spaces with hedgerows, trees, grass verges, informal greens and gardens
- Cottage style properties, with clusters of cottages positioned around informal greens and drives – this answer was particularly supported by Chickerell Village and Charlestown residents and those living in the more rural areas of the parish
- Mix of materials, including use of local stone within elevations and in walls



OS MAP 1945

Within Chickerell's built up area there are very few 'street trees', although the larger private gardens tend to contain trees that contribute to the character of the area. However there is little the Local Planning Authority can do to prevent existing trees from being felled unless tree preservation orders are in place or a tree is within the Conservation Area. Local residents responding to the household questionnaire generally said that they valued the hedgerows, mature trees and wildlife areas within the parish, including those within large private gardens.

**12.5** The provision of swales, ponds and rain gardens (designed to temporarily hold and soak in rain water runoff) within the green spaces within a development can have additional benefits as part of a sustainable drainage system, reducing flood risk and also enhancing biodiversity and water quality. This should be integrated with hard and soft landscaping, with consideration given to how the place will look and be used by the public during the wetter and drier seasons.

**12.6** The following local design guidance should be read in conjunction with the new national design guidelines issued in October 2019, which can be downloaded from the following link:

- [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/835212/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835212/National_Design_Guide.pdf)

**12.7** Nationally, there is increasing emphasis on ensuring designs are rising to the challenge of climate change, with improvements to designs being required through changes to Building Regulations. For example, during the time this plan was in preparation, the Government consulted on changes to Building Regulations to require chargepoint and cable routes for electric vehicle in all new premises (July 2019) and to strengthen energy efficiency standards further through a “Future Homes Standard” (October 2019).



### **Policy CNP 11. General Design Principles**

Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. All applications for new development should demonstrate a high quality of design, including details and materials that are sympathetic to the character of the local area. Applicants will be expected to demonstrate how they have taken into account local characteristics and views of the development site, to create visual interest, and should have regard to the following local priorities:

- The retention and inclusion of hedgerows, trees, grass verges, informal greens and gardens to promote a generally ‘green feel’ to streets and spaces within the built-up areas – both through the retention of existing site features and the introduction of new elements
- The incorporation of swales / ponds / rain gardens as part of any Sustainable Drainage System, designed to contribute to reduction in flood risk, and increase the amenity and biodiversity value of the site



- Emphasis on cottage-style properties within the housing mix, particularly within Chickerell Village and Charlestown, with clusters of cottages positioned around informal greens and drives
  - Using a mix of materials, including use of local stone as part of this mix
- Designs that exceed the minimum building regulation standards for energy and water efficiency, and provide easy access for charging electric vehicles, should be encouraged.

### *Planning for wildlife*

**12.8** Most developments (whether new buildings, changes to existing buildings, and changes that impact on the function of exterior spaces) have the opportunity to contribute to the area's biodiversity. This is regardless of whether an area has been designated as a wildlife site. It is illegal to harm, injure, disturb or kill protected species<sup>3</sup>, and in many cases to damage or destroy the places they use for rest (even if the protected species is not present at the time).

**12.9** The first step is to understand the importance of any existing habitats and features to local wildlife. This requires an appropriate level of survey(s), undertaken by a suitably experienced ecologist, to assess the biodiversity of the site of the proposed development and also its use by protected species. Even where a planning application is not required (e.g. where the development is consented through permitted development rights) the legal requirements around the safeguarding of protected species still apply, and it is the householder's legal responsibility to ensure sufficient ecological assessment has been undertaken to ensure those requirements are met.

**12.10** Guidance on the requirements for such ecological surveys is set out in the Dorset Biodiversity Appraisal Protocol (DBAP)<sup>4</sup>. The next step is to use the information from the ecology survey to prepare a Biodiversity Plan (BP), which will set out:

- how the potential impact on any protected species will be taken into account during the development;
- what working practices may be required to safeguard the features of ecological importance / interest on the site;
- what opportunities for enhancement will be taken for enhancement.

**12.11** The Biodiversity Plan will meet the requirement under the National Planning Policy Framework (NPPF) which seeks to ensure not only appropriate mitigation for damage caused by a development is implemented, but that positive enhancements for biodiversity are included as part of any development. At the end of 2019 the Government tabled the Environment Bill which, when enacted, is likely to require all planning applications to bring in an environmental law that will require all developments to achieve a 10% net gain in biodiversity.

**12.12** One such example is understanding the importance of hedgerows. Within the parish hedgerows are of mixed quality. Some are rich, varied habitats, with a wide range of species and providing a thick and continuous corridor for wildlife to move through. Others are of poorer quality, both in terms of the number of species present and/or the continuity and thickness of the cover available. Hedgerows often play an important role in the ecological network, providing the ability of wildlife to move around the parish. If a hedgerow is removed, becomes fragments or is poorly managed (losing its biodiversity) its wildlife value will be reduced or lost. The presumption

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<sup>3</sup> More information on protected species can be found at <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

<sup>4</sup> Details can be found on <https://www.dorsetforyou.gov.uk/countryside-coast-parks/countryside-management/biodiversity/biodiversity-appraisal-in-dorset.aspx>

with all developments within the parish is that all hedgerows, regardless of size, should be retained, and where possible enhanced (through, for instance, under planting and ‘gapping up’), as part of any development. Where retention is not possible, the removal of a hedgerow must be fully justified, and that justification must be supported by a full ecological assessment of all options relating to both its removal and retention. Such an assessment must also include a detailed mitigation plan, including an appropriate planting programme (using native species) that will ensure at least the same length of hedgerow is created, with the replacement hedgerow being fully connected into the wider ecological network.

12.13 Similarly dry stone walls can provide important hibernating opportunities for Great Crested Newts, which are present in the area. As part of any new developments, hibernacula can be built in gardens to provide a safe space for amphibians and reptiles to hibernate, using old logs, brick-rubble or similar, potentially with a soil covering (on which grass and flowers can grow). Other enhancement measures could include new ponds, and integrated wildlife boxes (bat / bird / bee / swift bricks etc).

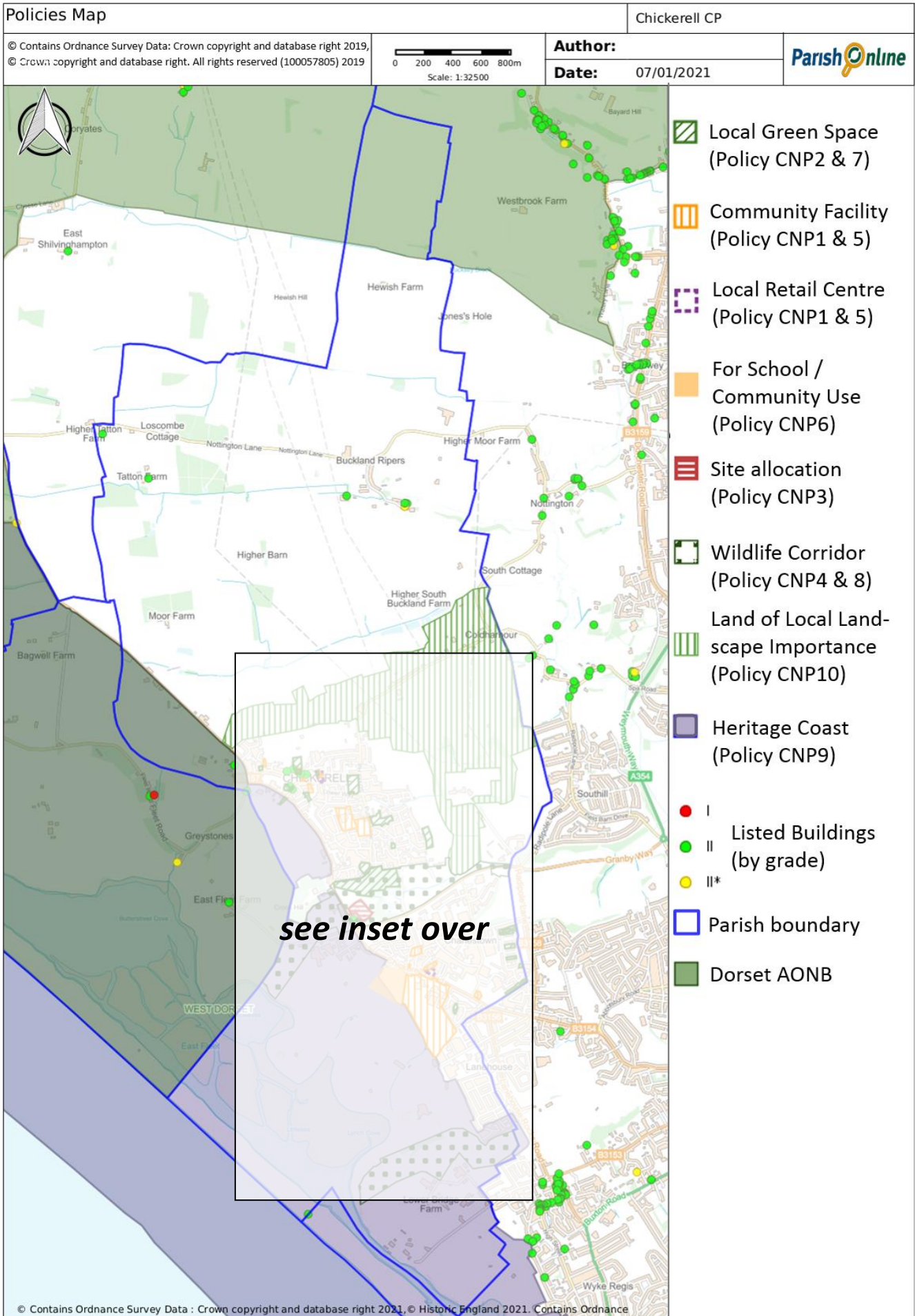


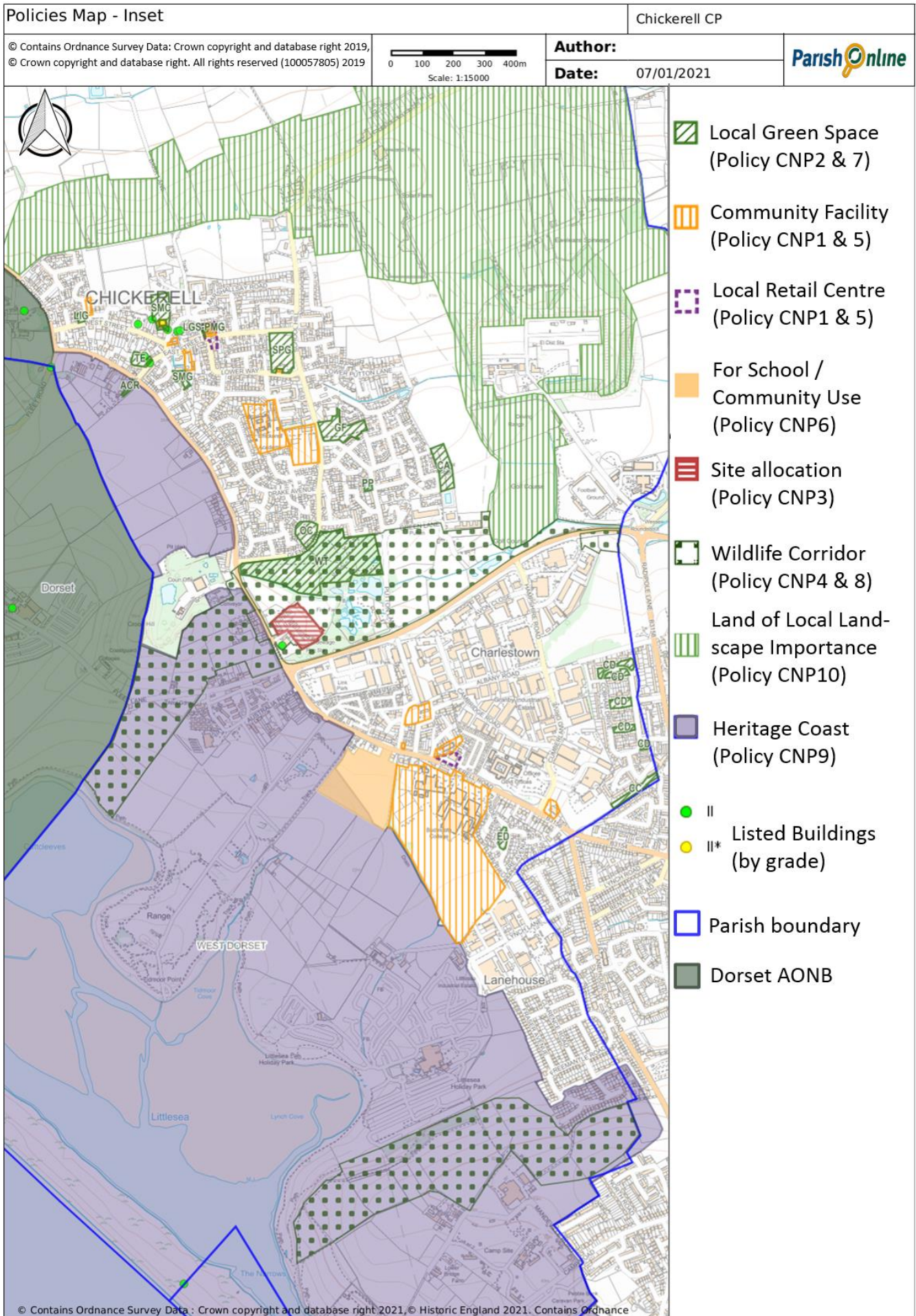
### Policy CNP 12. Enhancing Biodiversity

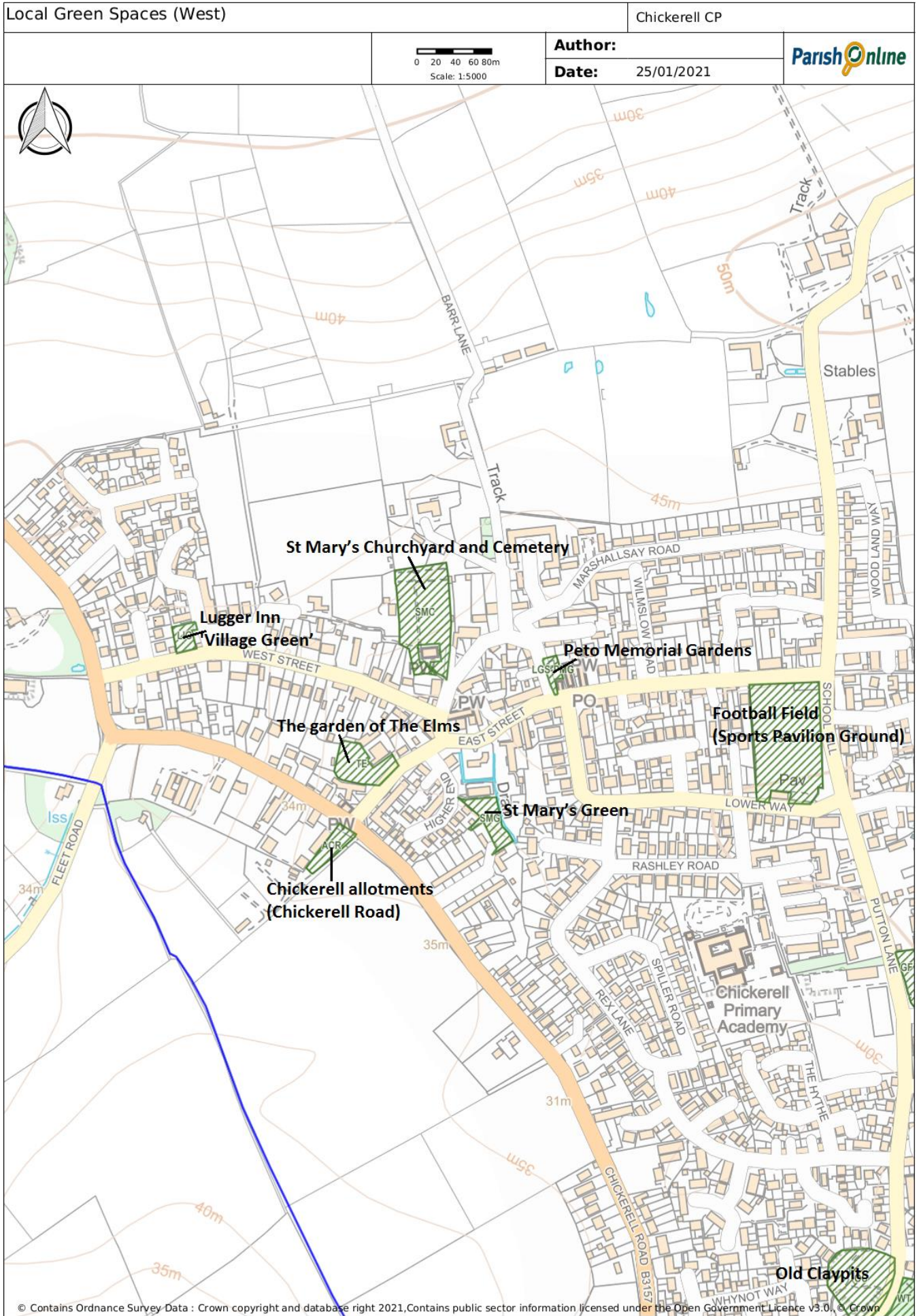
Development should protect and, wherever practicable, enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain. To demonstrate this is achieved, a certified Biodiversity Plan as required by the Dorset Biodiversity Appraisal Protocol where a development would involve any of the following:

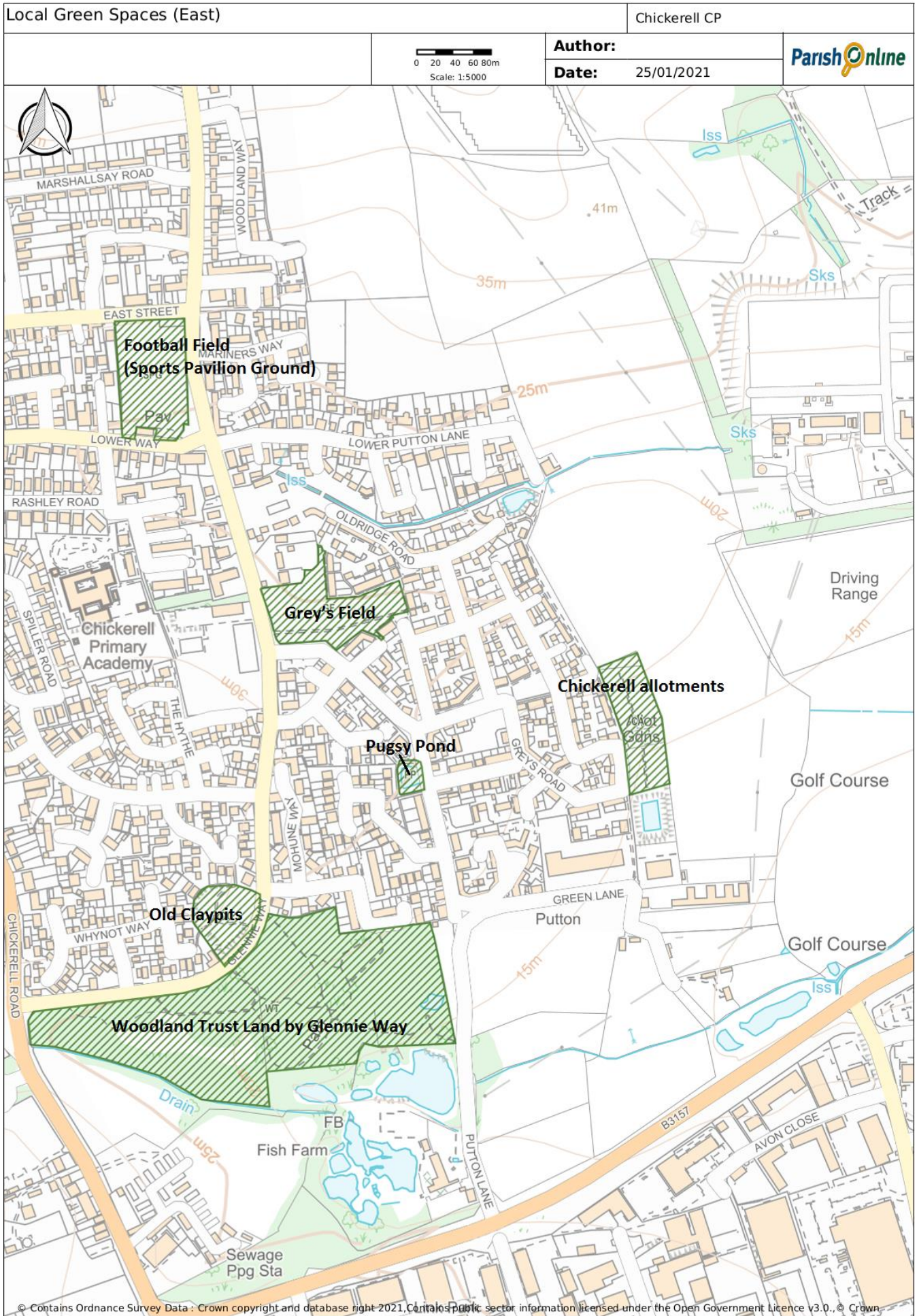
- the development of any site in excess of 0.1ha;
- the loss of a hedgerow (in whole or part) or the loss of a mature native tree specimen;
- the loss of a dry stone wall (in whole or part);
- works involving a rural barn (including barn conversions) or other building (rural or urban) where barn owls or bats are known, or are suspected to be present;
- works within 50 metres of a pond or watercourse; or
- works within 50 metres of the existing ecological network (as shown on Map 2) or within a wildlife corridor (as identified on maps 5 and 7)

Where developments do not trigger the need for a Biodiversity Plan, ecological enhancements, such as bat, bird or bee boxes, and native planting schemes, should be incorporated into the development if at all feasible. Site plans should clearly show the provision of any wildlife corridors and biodiversity features that are to be retained or provided as part of the layout and design of the development.

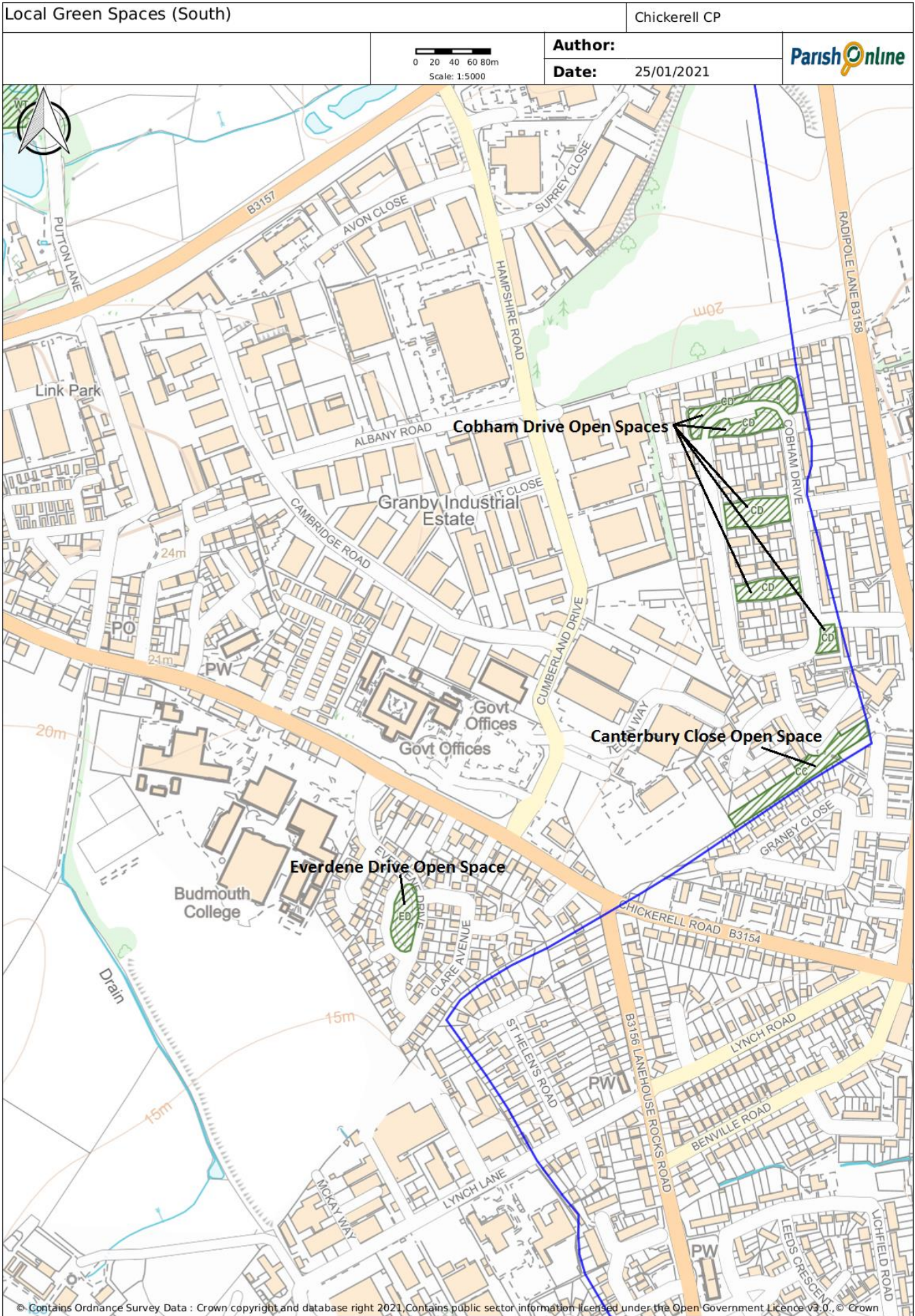








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## APPENDIX A: Summary of the Neighbourhood Plan Policies

### Policy CNP 1. Chickerell Local Centre and other valued community facilities

Within the defined local retail centre in East Street (as identified on Map 4), retail and other E class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking.

Development proposals to improve the provision of community facilities (including those listed below and shown on Map 3) will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid the loss of any of the following facilities:

- Willowbed Hall and playing field
- Chickerell Post Office and Stores
- Sports Pavilion
- Peto Memorial Rooms (Library)
- St Mary’s Church
- Chickerell Methodist Church
- Chickerell Evangelical Congregational Church
- Turks Head Inn
- Lugger Inn
- Chickerell Primary Academy school and sports field

### Policy CNP 2. Chickerell Village Local Green Spaces

The following areas (as shown on Map 3) are designated as Local Green Spaces, and, other than in very special circumstances, no inappropriate development will be permitted that would harm their reason for designation:

- The 'Village Green' adjacent to the Lugger Inn Public House off West Street
- St Mary’s Churchyard and Cemetery off North Square
- The Peto Memorial Gardens
- The garden of The Elms on East Street
- The Football Field (Sports Pavilion Ground) on the corner of East Street and Putton Lane
- St Mary’s Green off Meadow Close
- Old Claypits, Glennie Way
- Pugmill Lane Pond (aka Pugsy Pond) off Putton Lane
- The Woodland Trust Land by Glennie Way
- Chickerell allotments off Chickerell Road (opposite East Street) and the allotments off Lilly Lane
- Grey’s Field

Development within and adjoining Chickerell Village should respect and enhance local landscape character, including the retention of mature trees and native hedgerows, and the smaller green spaces that collectively contribute to the village character. Infill development of garden land will be resisted where there is a lack of tree cover in the surrounding area.



**Policy CNP 3. Land to the rear of Montevideo House**

Land to the rear of Montevideo House (as shown on Map 3) is allocated for housing, provided that the use and design would sustain and enhance the significance of the Listed Building and make a positive contribution to its setting, local character and distinctiveness. The layout and design will need to avoid damage to the existing public sewer and pumping station on the site, and the plans should clearly show how the disposal of both foul and surface water run-off will be dealt adequately. Any proposal must demonstrate that there are no direct or indirect negative impacts on the internationally designated wildlife sites and associated protected species that cannot be appropriately mitigated, in accordance with Policy ENV2 of the Local Plan.

**Policy CNP 4. Chickerell Wildlife Corridor**

The undeveloped Chickerell Wildlife E-W Corridor (as shown on Map 5) forms an important network of multifunctional green space capable of delivering a wide range of environmental benefits. Development that would significantly detract from this function will be resisted. The impact of any development required for the delivery of the new road connecting the Chickerell Link Road with School Hill (LP policy CHIC2) should not result in any significant adverse consequences which cannot be successfully mitigated.

**Policy CNP 5. Charlestown Local Centre and other valued community facilities**

Within the defined local retail centre in Charlestown (as shown on Map 6) retail and other E class or similar sui generis uses appropriate to a local centre will be supported. Any physical alterations should ensure that there is an active frontage that enlivens the streetscene, and make suitable provision for customer parking.

Development proposals to improve the provision of community facilities (including those listed below and shown on Map 6) will be supported, and every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss:

- Charlestown Victory Hall and associated land
- Charlestown Post Office and Stores
- Church of Jesus Christ of Latter-day Saints
- Marquis of Granby Public House
- Budmouth Academy Weymouth and Sports Complex

**Policy CNP 6. Land at Budmouth Academy Weymouth**

Land at Budmouth Academy Weymouth, as shown on Map 6 for school / community use expansion, is safeguarded for the academy’s future expansion and community sports provision.

**Policy CNP 7. Charlestown's Local Green Spaces**

The following areas as shown on Map 6 are designated as Local Green Spaces, and, other than in very special circumstances, no inappropriate development will be permitted that would harm their reason for designation:

- The open spaces between the houses within and by Cobham Drive
- The land from Canterbury Close towards Chickerell Road
- Everdene Drive Open Space

### **Policy CNP 8. Wyke Regis Wildlife Corridor**

The Wyke Regis E-W Wildlife Corridor (as shown on Map 5) forms an important wildlife corridor that runs through to Little Francis in Weymouth. Development that would significantly detract from this function will be resisted.

### **Policy CNP 9. The Fleet and Heritage Coast**

Development within the Heritage Coast to the south side of the Coast Road in Chickerell (as shown on the Policies Map) will be carefully assessed in recognition of the need to protect the landscape character and enjoyment of the Heritage Coast, including views across the area from the Coast Road (where it adjoins the Heritage Coast) and views from the South West Coast Path, and to avoid disturbance to protected species on the Fleet.

All development proposals should protect, and where appropriate enhance, the biodiversity of the countryside, the Heritage Coast and The Fleet. Where significant adverse impacts cannot be avoided, mitigation or compensation measures will be considered in the determination of planning applications in this area.

### **Policy CNP 10. Locally Valued Landscape north and east of Chickerell Village**

The area on and below the ridgeline running east-west from Chickerell Hill (north of Courage Way) to Coldharbour (junction with Harbour Hill), as shown on Map 5 as Land of Local Landscape Importance, is a locally valued landscape that should be protected for the following qualities:

- long views to the Dorset AONB to the north;
- rural setting for Chickerell and Radipole villages and wider rural backdrop to north-west Weymouth;
- green wedge between Chickerell and Southill / Radipole; and
- part of the north-south wildlife corridor from Radipole Lake SSSI. .

Opportunities to enhance the landscape features, biodiversity and informal recreational use of this area will be supported.

The impact of any development required for the successful delivery of the new road connecting the Chickerell Link Road with School Hill, should not result in significant damage to the landscape and wildlife corridors that cannot be successfully mitigated.

### **Policy CNP 11. General Design Principles**

Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. All applications for new development should demonstrate a high quality of design, including details and materials that are sympathetic to the character of the local area. Applicants will be expected to demonstrate how they have taken into account local characteristics and views of the development site, to create visual interest, and should have regard to the following local priorities:

- The retention and inclusion of hedgerows, trees, grass verges, informal greens and gardens to promote a generally 'green feel' to streets and spaces within the built-up areas – both through the retention of existing site features and the introduction of new elements
- The incorporation of swales / ponds / rain gardens as part of any Sustainable Drainage System, designed to contribute to reduction in flood risk, and increase the amenity and biodiversity value of the site
- Emphasis on cottage-style properties within the housing mix, particularly within Chickerell Village and Charlestown, with clusters of cottages positioned around informal greens and drives

- Using a mix of materials, including use of local stone as part of this mix

Designs that exceed the minimum building regulation standards for energy and water efficiency, and provide easy access for charging electric vehicles, should be encouraged.

### **Policy CNP 12.Enhancing Biodiversity**

Development should protect and, wherever practicable, enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain. To demonstrate this is achieved, a certified Biodiversity Plan as required by the Dorset Biodiversity Appraisal Protocol where a development would involve any of the following:

- the development of any site in excess of 0.1ha;
- the loss of a hedgerow (in whole or part) or the loss of a mature native tree specimen;
- the loss of a dry stone wall (in whole or part);
- works involving a rural barn (including barn conversions) or other building (rural or urban) where barn owls or bats are known, or are suspected to be present;
- works within 50 metres of a pond or watercourse; or
- works within 50 metres of the existing ecological network (as shown on Map 2) or within a wildlife corridor (as identified on maps 5 and 7)

Where developments do not trigger the need for a Biodiversity Plan, ecological enhancements, such as bat, bird or bee boxes, and native planting schemes, should be incorporated into the development if at all feasible. Site plans should clearly show the provision of any wildlife corridors and biodiversity features that are to be retained or provided as part of the layout and design of the development.

## APPENDIX B: Neighbourhood Plan Consultation and Process

### 2016-17

Following successful area designation, the working committee held a community ‘drop in’ event at Willowbed Hall during November 2016. The community were invited to attend to share thoughts and how they could participate in the formation of the plan. The event was run in conjunction with the Spirit of Chickerell Village Café.



### 2017-18

A Neighbourhood Plan Questionnaire was launched in November 2017; a booklet comprising of 18 key questions sent to all households within the town inviting everyone to take part. This ensured a wide range of views were received, not just those of the Committee or Town Council. 569 questionnaires were returned, a 23% response rate. In addition to the household questionnaire, 284 Chickerell businesses were consulted and invited to make comment. The questionnaire results can be viewed <https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/03/Questionnaire-results-Q-only.pdf>

### 2018-19

Consultation with the former West Dorset District Council commenced regarding Strategic Environmental Assessment screening. The District Council produced a Strategic Environmental Assessment (SEA) Screening Report, which was subject to consultation with the statutory consultation bodies, Natural England, Historic England and Environment Agency. The final report was published and can be viewed <https://chickerelltowncouncil.co.uk/wp-content/uploads/2019/06/20190516-Chickerell-NP-SEA-Screening-following-consultation.pdf>

The need for a Habitat Regulations Assessment (HRA) was also consulted on and deemed not required by Dorset Council.

### 2019-20

Pre-Submission Consultation on the Draft Plan took place over a two month period between 13 December 2019 to 15 February 2020. Over 100 people attended the consultation events, and written comments were received from about 15 organisations and individuals, some supporting the plan and others suggesting further changes. All comments were considered in finalising the plan.

## APPENDIX C: Glossary

### Affordable homes

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with the definitions as set out in the National Planning Policy Framework. This covers affordable housing for rent; starter homes; discounted market sales housing and other affordable routes to home ownership.

### Area of Outstanding Natural Beauty (AONB)

An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty

### Brownfield site

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

### Community Infrastructure Levy

A levy allowing the Councils to raise funds from owners or developers of land undertaking new building projects in the area.

### Conservation Area

An area that is of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

### Development plan

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

### Employment

For the purposes of this plan employment includes development such as offices, workshops and industrial premises, storage and distribution warehouses and sui generis uses commonly found on industrial estates. It does not apply to farming and tourist accommodation providers. It is noted that the Government has recently moved offices and light industry from class B1 of the Use Classes order and incorporated these uses into a much broader new E class.

Employment sites refer to land or premises that are presently in an employment use, or previously in an employment use if now vacant.

### Habitat

The place in which a species of animal or plant lives, providing a particular set of environmental conditions. Often used in a wider sense, referring to major assemblages or communities of plants and animals found together.

### Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They are likely to hold evidence of the substance and evolution of places, and of the people and cultures that made them. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation. Features of a heritage asset include those which contribute to its special historical, archaeological, social, artistic or architectural interest.

### Heritage Coast

A non-statutory designation used for sections of largely undeveloped coast that are of exceptionally fine landscape / scenic quality, established to: conserve, protect and enhance the natural beauty of the coastline, its flora and fauna, its heritage features and to encourage and help the public to enjoy, understand and appreciate these areas.

### Land of Local Landscape Importance (LLLI)

A local designation originally included in the West Dorset and Weymouth Local Plan that identified land of local (as opposed to nationally important) landscape value. This Neighbourhood Plan seeks to redefine the LLLI in relation to Chickerell parish.

### Listed Building

Historic buildings or other structures identified by Historic England of being of national importance for their historic, cultural or architectural interest, and included on their list. These can be Grade I (the highest category), Grade II\* or (most commonly) Grade II. See also definition of Heritage Asset.

### Local Plan

The plan for the future development of the local area drawn up by the local planning authority in consultation with the community.

### Local Planning Authority (LPA)

The public body whose duty it is to carry out specific planning functions for a particular area – within Chickerell this is Dorset Council

### Local Green Space

A space of public value, of particular importance to the local community and demonstrably special (but not necessarily public ownership). This may be for its recreation, wildlife, landscape or historic value. Such spaces must not be an extensive tract of land and must be close to the community they serve.

### Protected species

Species specially protected by the law primarily under the Wildlife and Countryside Act 1981.

#### Sequential Test (for retail sites)

An approach used for selecting retail sites in respect of their nearness to the Town Centre concerned, wherever possible seeking to focus new development within or failing that, on well located sites on the edge of, existing centres. Only if centre or edge of centre sites are not available will out of centre locations be appropriate, provided they are acceptable in other respects.

#### Site of Nature Conservation Interest (SNCI)

Sites selected for their habitat or species interest. In Dorset these sites are selected by an SNCI Panel with representatives of Dorset Wildlife Trust, Dorset Environmental Records Centre, Natural England and Dorset County Council.

#### Site of Special Scientific Interest (SSSI)

A Site of Special Scientific Interest (SSSI) is the land notified as an SSSI under the Wildlife and Countryside Act (1981), as amended. Sites notified under the 1949 Act only are not included in the Data set. SSSI are the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features.

#### Special Area of Conservation (SAC)

A Special Area of Conservation (SAC) is the land designated under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

#### Special Protection Area (SPA)

Is the land classified under Directive 79/409 on the Conservation of Wild Birds.

#### Sui Generis

Planning uses that do not fall within any other use class

#### Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. It is about supporting growth and innovation for jobs and prosperity, creating a high quality built environment with accessible local services and the home to meet current and future needs, whilst protecting and enhancing our environment, using natural resources wisely and minimizing waste and pollution.

#### Wildlife sites

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

#### World Heritage Site

An area considered to be of outstanding universal value that meets one or more of the four criteria set out by the United Nations Educational, Scientific and Cultural Organisation (UNESCO). In Dorset, the World Heritage Site refers to the Dorset and East Devon Coast World Heritage Site, popularly known as the 'Jurassic Coast', which was designated because it is considered to be an outstanding example representing major stages of the Earth's history., including the record of life, significant ongoing geological processes in the development of landforms, and significant geomorphic or physiographic features.