



CHICKERELL NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Response Form

The proposed Chickerell Neighbourhood Plan 2019 to 2036 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website: www.dorsetcouncil.gov.uk/chickerell-neighbourhood-plan

Please return completed forms to:

Email: planningpolicy@dorsetcouncil.gov.uk
Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ
Deadline: Friday 16 October 2020. Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**.

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

	Personal Details	Agent's Details *
Title	Mr	Mrs
First Name	David	Louise
Last Name	Buczynskyj	Follett
Job Title(if relevant)	Senior Development Planner	Principal Planner
Organisation (if relevant)		Pegasus Group
Address		██████████ ████████████████████ ██████████████ ██████████ ██████████████
Postcode		██████████
Tel. No.		██████████
Email Address		██

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

☒	Submission Plan
☐	Consultation Statement
☐	Basic Conditions Statement
☐	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	CNP10
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

☐	Support
☒	Object
☐	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Pegasus are instructed by Persimmon Homes South Coast to make objection to Policy CNP10 Locally Valued Landscapes of the Regulation 16 Chickerell Neighbourhood Plan (CNP) owing to the potential affect the policy could have on the delivery of the allocated site of CHIC2 Land east of Chickerell in the adopted West Dorset and Weymouth Local Plan (2015).

Map 5. Map of Wildlife Corridors and sites illustrates the extent that land of Local Landscape Importance wraps around the allocated CHIC2 site.

The CNP fails to illustrate the extent of the CHIC 2 allocation on any of its maps, therefore an excerpt from the adopted polices map of the West Dorset and Weymouth Local Plan (2015) is attached at Appendix 1 to provide the CNP Examiner with certainty over the area covered by the CHIC 2 allocation.

It is clear that the CHIC2 allocation abuts land shown as of Local Landscape Importance in the CNP.

Our client has been engaged since 2015 with both the local community and the Council in pre-application discussions concerning the form of development to be brought forward at CHIC2, including the community facilities to be provided which comprise a new two form entry primary school for Chickerell and playing pitches and a skate park to the south of the site.

During early discussions with the Highway Authority it became apparent that in order to achieve the technical standards required by the highway authority with regard to the north access it would be necessary to locate the northern access into CHIC2 partly outside the allocated site, therefore a small part of the planning application submitted to the Council on 16th October 2020 falls outside the allocation and within land shown as of Local Landscape Importance by the CNP.

Given that the Local Plan was adopted in 2015 and our client began detailed negotiations on the site with the Council in 2014/2015 the matters relating to the northern access, highway safety and the land required to safely deliver this were not precisely ascertained until after the formal adopted of the Local Plan.

At no point in pre-application discussion with the Council was any concern raised about the proposed new access requiring land slightly beyond the allocated site owing to the highway safety matters involved.

Moving the access slightly north also overcomes historic landownership issues and therefore helps to facilitate the delivery of the site.

Policy CNP10 states that;

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.

A recent appeal decision (APP/D1265/W/20/3254642) dated 29th September 2020 with regard to land owned by Mr and Mrs Wiltshire found at paragraph 13 that failure to deliver the Link Road required by Policy CHIC2 'would unacceptably harm the delivery and environmental sustainability of the Chickerell Urban Extension.' The Inspector found therefore that weight should be given to ensuring the CHIC2 allocation could be delivered.

Our clients raise concern that emerging CNP Policy CNP10 could be interpreted by decision makers, once it begins to carry weight in the decision making process, as a reason to not accept or approve the northern access into the CHIC2 site as submitted, owing to the fact that a very small part of the application site falls within the Locally Valued Landscape north and east of Chickerell as defined by the CNP.

Any obstruction to the delivery of the adopted CHIC2 allocation will undermine the five year housing land supply of the authority and the delivery of open market and affordable housing when the Government is committed to a target of delivering 300,000 new homes per annum.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

That the CNP acknowledge the location of the adopted CHIC 2 strategic allocation and provide mapping to show the extent of the allocation to the north and east of the settlement.

That Policy CNP10 acknowledge that development required to facilitate the delivery of the new Chickerell Link Road for the purpose of delivery strategic allocation CHIC2 where it may be located within the Locally Valued Landscape north and east of Chickerell to the north of CHIC2, should be looked upon favourably where it is required for the purposes of meeting highway safety technical standards required by the Highway Authority.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

☒	Yes
☐	No

Signature: _____ Date: 16.10.20

If submitting the form electronically, no signature is required.

Data protection

By signing or electronically submitting this form, you are agreeing to your comments being made publicly available. We will not display your personal data online, however we may share your details with the independent examiner for the purposes of examining the plan. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.