



WEST DORSET DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

OPTIONS FOR GROWTH:

LAND AROUND WEYMOUTH

CONSULTATION FEEDBACK REPORT

SEPTEMBER 2009

Working for West Dorset

Options for growth – land around Weymouth: consultation feedback report

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1. INTRODUCTION

1.1. The purpose of this report

- 1.1.1 This report gives details of the consultation process regarding the potential options for the direction of growth for new development adjoining Weymouth on land within West Dorset District and contains a summary of the results of the consultation.
- 1.1.2 The feedback from the consultation will assist the Council in preparing the Preferred Options document of the Core Strategy (see section 1.3 below).

1.2. Why has there been this consultation

- 1.2.1 Weymouth and its surrounding area will need more development to meet the need for housing, jobs and facilities. The Government is proposing an urban extension to Weymouth of 700 homes on land in West Dorset by 2026. The proposals are in the latest draft of the Government's Regional Spatial Strategy for the South West (RSS) which was published in July 2008 for further consultation. The RSS was expected to be adopted June 2009; however, there is now a significant delay in this.
- 1.2.2 West Dorset District Council needs to plan where this development should go. The Council has investigated with consultants possible areas where the development could take place¹. This shows that extensions at Weymouth are viable taking a range of matters into account. It was considered appropriate to consult the public at this stage in order to ensure that the community was aware of the possibilities for the location of new development adjoining Weymouth and was able to have a say early in the decision making process about the potential locations.
- 1.2.3 Weymouth & Portland Borough Council consulted at the same time on options for development and other policy matters in the Borough², and the results will help to shape the future planning policy in both council areas.

1.3. The Local Development Framework

- 1.3.1 The Local Development Framework will, in due course, replace the West Dorset District Local Plan, adopted in 2006, which sets out policies against which planning proposals are considered. The Core Strategy is one of the most important documents in the Local Development Framework to be prepared. It will set out the vision, objectives and spatial strategy for the district, linking with the aims set out within the West Dorset Community Plan. The Core Strategy will cover the period up until 2026, and all other local planning documents should conform with its policies. Significant proposed areas for new development will be shown in the Core Strategy.

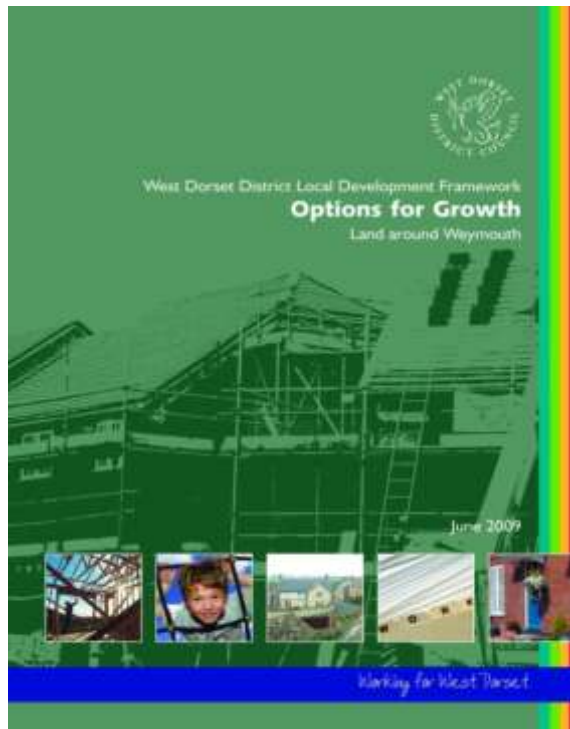
¹ West Dorset Urban Extensions Study by Halcrow Group Ltd, December 2008

² Weymouth and Portland Core Strategy "Our Community, Your Future: Options", 2009

2. HOW WE CONSULTED ON THE OPTIONS FOR GROWTH

2.1. The leaflet and questionnaire

- 2.1.1 The consultation period was from 10 June to 5 August 2009. The leaflet explained the background to, and the reasons, for the consultation. It pointed out that the District Council did not have a preferred option at this stage and that the purpose of the consultation was to explain some choices and seek comments.



- 2.1.2 The leaflet asked for views on three possible areas for 700 new dwellings plus employment and community facilities. It also asked whether the development could be larger than 700 dwellings, whether development could be split between areas and which areas are more suitable for housing or for employment.
- 2.1.3 The three areas were shown on a map. They are
- An extension to Littlemoor
 - An extension to Southill
 - An extension to Chickerell
- 2.1.4 Information regarding the three locations, eg regarding access, landscape and flooding, were set out in the leaflet.
- 2.1.5 The leaflet was available on request in other formats including large print and audio tape. It included a questionnaire for responses. The questionnaire could be posted to the District Council using freepost or could be submitted on line.

2.2. Distribution of leaflets and publicity about the consultation

- 2.2.1 Details about the consultation, including the leaflet, were shown on the Council's website. There was initially a direct link from the home page.
- 2.2.2 Leaflets were placed at the Council's reception area and sent to the libraries at Chickerell, Weymouth town centre, Littlemoor and Dorchester. They were available at the Town Council office at Chickerell, the supermarket at Littlemoor and the community centre and convenience shop at Southill.
- 2.2.3 Letters/ emails regarding the consultation, including a link to the web site, were sent to members of the public, landowners and agents identified from the District Council's Local Development Framework database of consultees. Letters were sent to the clerks of those parishes in the vicinity of Weymouth and to other 'stakeholder' consultees such as the Environment Agency and Natural England. Letters from Weymouth and Portland Borough Council to consultees on their database included information about the District Council's consultation.
- 2.2.4 Press releases were given to local newspapers and the local radio station. An article was placed in Community Link, a newsletter that is delivered to all households in West Dorset District and placed in locations such as Tourist Information Centres and the District Council offices.
- 2.2.5 Eye-catching A4 and A3 colour posters were placed in the libraries, council offices and other appropriate locations such as leisure centres and shops.



- 2.2.6 Information about the consultation was included on the front page of the June edition of 'Contact', the Chickerell magazine delivered to all households in the parish at the start of each month. In Southill, information regarding the consultation was printed on the reverse of a leaflet regarding a new community group get-together that was delivered to all households in Southill. Details regarding the consultation were placed in the Littlemoor section of the

community page in the Dorset Echo on 23 June. The summer edition of “Insight”, W&PBC’s magazine for residents, included a section regarding the Borough Council’s consultation document plus a reference to WDDC’s consultation about the urban extension.

2.3. Consultation ‘drop-in’ days

2.3.1 The Council advertised and held ‘drop in’ sessions from noon to 7 pm at which planning officers were available to discuss matters relating to the proposals. These were at

- Willowbed Hall, Chickerell on Thursday 25 June
- St Francis of Assisi Church Hall, Littlemoor on Thursday 2 July
- Community Centre, Southill on Thursday 9 July

2.3.2 Officers also attended three of the several information days hosted by Weymouth and Portland Borough Council. These were on Wednesday 17 June at the Reynold Centre, Broadway 12 noon –7 pm, and at Weymouth town centre (New Bond Street) on Tuesday 23 June and Saturday 18 July 10am-4pm. Weymouth and Portland Borough Council officers also attended the sessions at Chickerell, Southill and Littlemoor. Officers from Dorset County Council Highways Department attended all drop-in days.



2.3.3 At the WDDC drop-in days, in addition to display boards with details of the proposals, there were large aerial photos of all the sites. People were given three green, three yellow and three red stickers on arrival and were invited to put these on the maps: green in locations where they considered development was appropriate, yellow where development was appropriate on part of the proposed option, red where they considered development inappropriate.

2.3.4 Attendees were also invited to write comments on post-its and stick them on a notice sheet. Comments could also be written on large maps on an Ordnance Survey base.

2.3.5 A power point presentation of the planning process and the development options was displayed during the sessions.

- 2.3.6 The maps and aerial photos were shown on the web site after the consultation days.

2.4. Other meetings

- 2.4.1 Officers attended a meeting of Chickerell Town Council on 16 June where they gave a presentation regarding the options consultation and answered questions. Officers consulted with a range of organisations, for example the Environment Agency, Natural England and English Heritage during the preparation of the options leaflet in order to obtain their specialist input. A meeting was held with many of these organisations together on 6 July when the many aspects of the options were further discussed. W&PBC held a similar meeting on 24 July which WDDC officers attended.
- 2.4.2 Council officers attended discussion sessions with students at Budmouth College in order to involve young people in the process. Weymouth and Portland Borough Council officers also discussed the three potential urban extensions with students at Wey Valley School and Weymouth College.

3. WHO RESPONDED TO THE CONSULTATION

3.1. The questionnaire

- 3.1.1 206 separate responses have been received. 176 of these were from individuals; 17 from groups and organisations eg parish councils and consultees such as the Environment Agency and Natural England. 13 responses were submitted by, or on behalf of, landowners and commercial interests.
- 3.1.2 52 of the responses were submitted on line. 31 of the responses were submitted on comments forms relating to W&PBC's Core Strategy "Our Community, Your Future".
- 3.1.3 Some letters were received that expanded on responses within the questionnaires or were instead of questionnaires.

3.2. The information 'drop-in' days

- 3.2.1 93 people attended at Chickerell, 33 at Littlemoor and 105 at Southill.

3.3. Equalities monitoring

- 3.3.1 To help us check whether we reached a wide audience, and whether responses reflect the views of the wider community (being from people of all ages, gender, ethnicity and disability) we asked people to complete an equalities monitoring form. About 90% of the respondents completed some of these questions.
- In terms of gender, a slightly higher proportion were male (51%). The district figure is 48% male.³
 - In terms of age, 10 % of those who answered the question were younger than 35 years old, 49% were in the age range 35 – 54 years old and 59% were older than 55 years. These figures do not reflect the population proportions within the District: 33% of the population are under 35, 27% are aged 35 – 54 years, and 40% are older than 54.
 - In terms of ethnicity, all those who responded described themselves as white-British. The district average is 96.69%white-British.
 - 15% of those who responded described themselves as having a disability.

³ Mid 2005 population estimates, Dorset County Council

4. RESPONSES TO THE QUESTIONNAIRE

4.1. Q1 -The most appropriate direction of growth

- 4.1.1 53% of the respondents who submitted a questionnaire consider that the Littlemoor option is the most appropriate direction of growth for Weymouth. 40% consider Chickerell and 21% Southill. (NB respondents could tick more than one option). 12% did not tick any of the options.
- 4.1.2 Of the nine people who live at Littlemoor, plus Bincombe and Preston, most favour the Chickerell option.
- 4.1.3 33 of the 45 Southill residents (73%) favour Littlemoor. 10 favour Chickerell.
- 4.1.4 37 of the 47 Chickerell residents (79%) favour Littlemoor.
- 4.1.5 More than a quarter of the respondents (individuals) do not live in Littlemoor, Southill or Chickerell. More than half of these (59%) consider that Chickerell is the most appropriate direction of growth. 39% ticked Southill, and 27% Littlemoor. (NB respondents could tick more than one location).
- 4.1.6 Further details are shown in the appendix.

4.1. Q2 – of the areas favoured, are there parts that should remain undeveloped

- 4.1.1 Regarding Littlemoor, several respondents commented that development should not encroach on the rising land to the north.
- 4.1.2 Regarding Southill, respondents commented that building should be confined to the lower slopes and that a 'green belt' should remain between Southill and Chickerell. Golf courses, parklands and any areas that could be used for accessible recreation use should not be developed.
- 4.1.3 Regarding Chickerell, land at the north was less favoured because of its visibility and it is further from schools than land further south adjoining the village. Development should not be too far to the east because the "green lung" between Southill and Chickerell should be retained, also because the electricity substation could be a health hazard.

4.2. Q3 - Best uses for the three areas

- 4.2.1 Nearly half of the people who responded to this question consider that, if any of the areas were to be developed, mostly housing with some employment would be most appropriate. About a quarter consider there should be an equal mix of housing and employment. However, there is less support for having only housing at Southill than at the other locations, and more support for employment. Further details are shown in the appendix.

4.3. Q4 – How much new housing would be appropriate

- 4.3.1 Two-thirds of the respondents consider that a 700 dwelling urban extension would be appropriate around Weymouth. 10% favour a larger extension, with 12 respondents suggesting figures from 200 more dwellings to 10,000. 13 respondents consider there should be no more or a smaller development. (NB this was not given as a choice on the questionnaire).

4.4. Q5 – Objections to any of the possible growth areas

- 4.4.1 48% of respondents object to growth in the Southill direction. 36% object to the Chickerell direction and 30% to Littlemoor. 21% of respondents who submitted a questionnaire did not respond to this question. Further details are shown in the appendix.
- 4.4.2 Seven of the nine people who live in Littlemoor, plus Bincombe and Preston, object to growth in Littlemoor. 78% of the 45 Southill respondents object to growth at Southill. In addition to these, another 18 people object to growth at Southill on the Weymouth and Portland Borough consultation form. 66% of Chickerell respondents object to more growth there.

4.4.3 The main reason for objection at Littlemoor is:

- The land is within the Dorset Area of Outstanding Natural Beauty where development should not take place unless there are exceptional circumstances. Concerns that development would destroy views of the downland from the south.

Other reasons include:

- Concerns that the relief road is sufficient change for this area.
- The new road screening bank forms a natural development boundary. New development beyond that would be separated from facilities by the road.
- No boundary to prevent further expansion in the future giving potential to spread across the valley.
- Would lead to increased use of Coombe Valley Road.
- Distant from employment centres.
- Although Upwey train station is nearby, the proximity of the relief road would tempt people to drive, therefore cancelling out its function to help relieve congestion. The land designation will constrain how many houses can be built and not all the site will be deliverable, and some land would need to be for employment, further reducing the volume of houses that can be accommodated. Larger retail provision would also be required as the existing supermarket would be inadequate to serve 700 new dwellings.
- Lack of appropriate infrastructure.

4.4.4 Reasons for objection to development at Southill include:

- Would lead to loss of the 'green buffer'/ wildlife corridor. Consideration of the application to accord Town Green status to the land at Southill, and of objections at the last Local Plan Inquiry, established the use and importance of the land adjoining Radipole Lane to local residents.
- Do not want existing recreational uses – golf and football – relocated.
- Environmental problems - housing not appropriate near to transformer station, pylons, stadium.
- Lack of infrastructure.
- The fields and houses already flood.
- Development would be out of scale with the existing community, which has a village feel.

- Development would be too visible.
- Would make the 'rat-run' along Radipole Lane worse.

4.4.5 Reasons for objection to development at Chickerell include:

- There is already new large scale development approved. Wish to retain Chickerell as a village.
- Wish to keep the 'green buffer'/wildlife corridor and not merge with Weymouth. Keep separate identity.
- Insufficient infrastructure already – school, roads, drainage and sewerage system, open space, shops and other facilities.
- Because Putton Lane has been significantly reduced to traffic, the majority of the traffic would have to travel through the village which is totally unsuitable for more traffic. The B3157 road would also suffer more traffic and this road is already extremely busy. The road system for Chickerell would not be adequate as residential roads close to that area are narrow and full of parked cars. Development would make Coldharbour even more hazardous.
- New development should not be near the electricity sub station nor pylons.

4.5. Q6 - Areas considered more suitable for development around Weymouth

4.5.1 Areas suggested in responses are:

- North Quay Offices/Fire Station area
- South of Green Lane
- Carters Fields off Chickerell Road
- "green space" within Weymouth.
- Disused army tented camp at Wyke Regis
- Land at Curtis fields between Weymouth and the Lanehouse estate
- Lorton Valley, Preston/Osmington
- Some land at Markham and Little Francis
- Pavilion site plus land at Westwey with uses relocated, plus apartments over shops
- Land at Preston, Sutton Ponytz and Wyke Regis
- Between Knights in the Bottom and Fleet Road
- Part of Swannery car park plus small pockets of land in Weymouth that are suitable for affordable housing
- Portland has many possible areas for industrial development
- Spread out to the north of Weymouth
- Chickerell Rd near Fiveways next to the affordable housing complex under construction
- Land adjacent to the Granby

- All available previously developed sites in and around Weymouth and Portland should be used before developing these green field sites

4.6. Q7 – Any other comments

4.6.1 These include:

- Reasons for supporting growth in each of the areas, expanding on those in the leaflet. Most of these support Littlemoor with its proximity to the relief road, facilities and the station; though other comments that support Chickerell and Southill note that those areas, unlike Littlemoor, are not within the AONB.
- It is considered it would be beneficial to residents of Littlemoor if light industrial units could be developed as a ribbon development to the north of Littlemoor Road. There is presently no employment available around Littlemoor, except for a few retail jobs. A woodland band to the north of the new development could become community woodland and amenity space to lessen impact on the AONB. It could even incorporate a woodland burial site linked to the local church.
- Many or all of the new dwellings can be accommodated at Littlemoor, but it is noted that presently there is no provision at Littlemoor for social interaction that is acceptable and currently in use by all sectors of the community. This is because the situation of the existing Littlemoor community hall in the older part of the area means that it is poorly used by residents of the newer developments. Likewise, the small church hall does not provide an acceptable venue for some residents. Over the past decade a succession of local people have tried to find funding for a new social centre on the Dorset County Council site between the library and church, without success. Unless this site is developed for this purpose any extension of housing in the Littlemoor area will be plagued by lack of social cohesion, and unrest.
- It is considered that the Littlemoor option is best suited for most of the 700 dwellings with 270-400 at Chickerell. More dwellings will be needed in Chickerell by existing families and to satisfy the requirement to house workers of the Granby/EA7 employment sites. Southill should not be extended as the visual separation between it and Chickerell should be retained. The open space connecting the Fleet to Radipole Lake and Lodmoor is a crucial wildlife corridor and also provides a distinct visual separation between developed areas. The Wessex Stadium site should not be developed as this is Chickerell community's leisure land and has the potential to be used for leisure, sporting and community interests.
- Chickerell is the area most in need of direction in terms of housing and local employment to enable the town to establish and develop a self contained community which is able to progress all the amenities a small town requires. It needs to be of a scale which long term could deliver a sustainable community.
- There are not sufficient jobs in the area to support 700 more dwellings.
- Many concerns regarding traffic. It is considered there will still be congestion after the relief road is built if there is more housing. Some respondents consider that a new road to the east of Chickerell to the link road would be needed if there is more development at Chickerell.

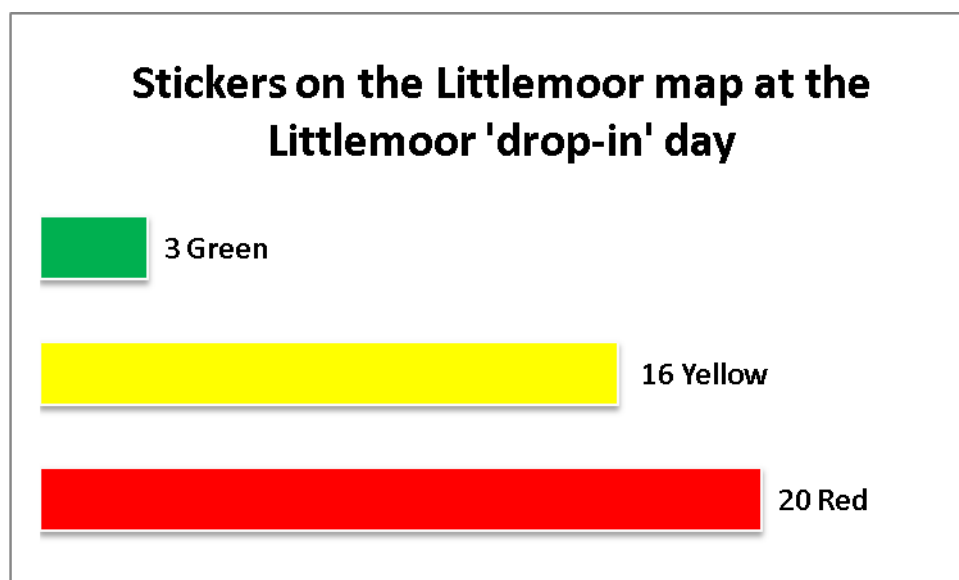
- It would be good to see more developments where housing and work places are combined, where there are good walk-ways and cycle paths. Good design can achieve harmonious environments. New developments should be eco-friendly.
- A fully integrated transport network must be designed to work together before development takes place. All public buildings should have adequate public car parks underneath and bus stops adjacent.
- Any large development needs to be sustainable with facilities provided to discourage car use into Weymouth. It is essential that infrastructure changes happen at the same time. More houses without improvements to services would be unacceptable.
- All new build public and private buildings should have solar / wind power plants to at least off-set their own power requirements.
- There should be no development ever planned for West Dorset AONB so long as there is brownfield or greenfield non-AONB available (in that order of sequential priority). WDDC should provide a consultation report on the brownfield/infill available up to the district boundary. Houses should be built as near to existing employment sites (and new ones) as possible.

5. FEEDBACK FROM THE CONSULTATION ‘DROP-IN’ SESSIONS

- 5.1.1 Many comments were written on the Ordnance Survey base maps and on post-its. These, in addition to discussions with planning officers, are considered very useful information from local people who have knowledge of the local areas.
- 5.1.2 It is likely that most people who attended the sessions live near to the option in that locality. However, some attendees may live elsewhere, and this needs to be remembered when considering where the stickers were placed. People were given three green, three yellow and three red stickers on arrival and were invited to put these on the maps: green in locations where they considered development was appropriate, yellow where development was appropriate on part of the proposed option, red where they considered development inappropriate.

5.2. Littlemoor drop-in session

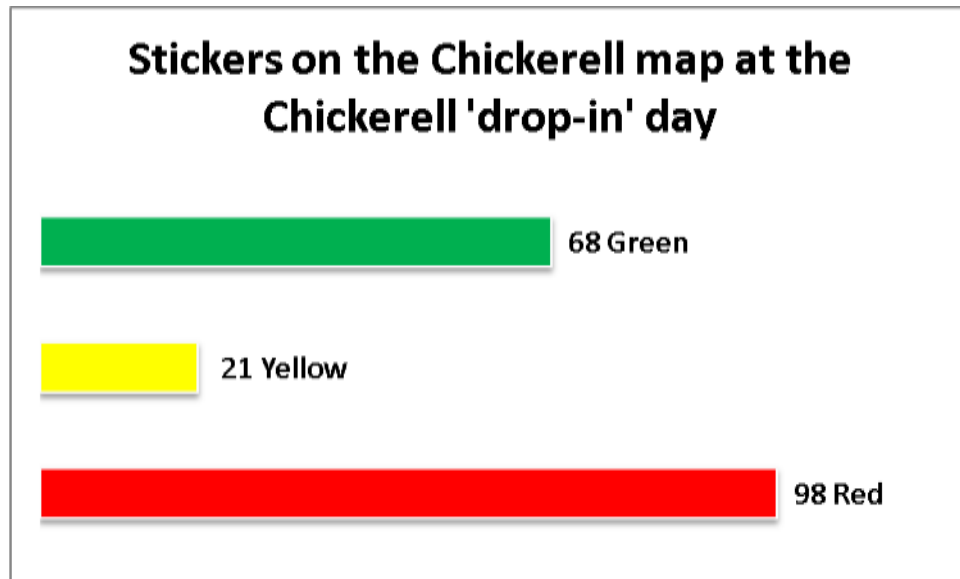
- 5.2.1 20 of the 45 (44%) red stickers were placed on the Littlemoor option; another 17 were placed on land within Weymouth and Portland Borough.
- 5.2.2 16 of the 39 yellow stickers were placed at Littlemoor, 12 at Southill, 8 at Chickerell.
- 5.2.3 Only 3 of the 32 green stickers were placed at Littlemoor; 25 were placed at Chickerell and 5 at Southill.
- 5.2.4 The comments on the Littlemoor map included suggestions for a potential community woodland north of the proposed development area, and a location for a new public hall. A post-it pointed out development should try not to intrude onto SNCIs.



5.3. Chickerell drop-in session

- 5.3.1 68% of the red stickers opposed development at the option at the north/east Chickerell. Of the 144 red stickers, 56 were placed at the east of Chickerell and 42 at the north.

- 5.3.2 23 red stickers were placed at Southill and 10 were at Littlemoor. 10 red stickers were placed at the south of Chickerell village and 11 at the west.
- 5.3.3 Of the 76 yellow stickers, 17 were placed at the east of Chickerell and 4 at the north. 27 were at Littlemoor and 9 at Southill. (21 were placed at other locations).
- 5.3.4 Nearly half (70 of the 150) of the green stickers were placed at Littlemoor. A third (49) were at Chickerell east, 19 at Chickerell north and 6 at Southill.
- 5.3.5 45% of the green stickers supported development at the north/east Chickerell option. 28% supported development on part of this option.



- 5.3.6 There were about 40 comments written on the Chickerell/ Southill map and 55 comments on post-its. Many comments on the maps relate to traffic matters, flooding information and community facilities. The greatest concern on the post-its is the potential amount of new housing at Chickerell, given that 200-300 are already planned; also reference to community facilities.

5.4. Southill drop-in session

- 5.4.1 Of the 225 red stickers, 145 (64%) were placed on land adjoining Southill. 16 were placed at Chickerell east, 1 at Chickerell north, 13 at Littlemoor, and 45 at Southill within Weymouth and Portland Borough.
- 5.4.2 64 of the 132 (48%) yellow stickers were placed at Chickerell east, 34 at Littlemoor, 24 at Chickerell north and 7 at Southill.
- 5.4.3 100 of the 165 (61%) green stickers were placed at Littlemoor, 58 at Chickerell east, 1 at Chickerell north and 4 at Southill.
- 5.4.4 There were about 80 separate comments written on the Chickerell/ Southill map and post-its, with almost all relating to the Southill area. These mostly refer to traffic problems at Southill, flooding issues, also community facilities.

Stickers on the Southill map at the Southill 'drop-in- day



6. RESPONSES FROM COUNCILS, ORGANISATIONS AND UTILITIES

6.1. Winterborne Farrington Parish Council

- 6.1.1 The Littlemoor option lies within this parish. The Parish Council is unable to support this option and considers that there is a strong policy basis to justify this stance. It considers such large-scale development would be contrary to the West Dorset Adopted Local Plan Policies SA1 (Area of Outstanding Natural Beauty), SA3 (Landscape Character Area) and the District Council's recently adopted Landscape Character Assessment. Also, careful consideration should be given to the working dairy at Littlemoor, one of only a small number now remaining locally.

6.2. Chickerell Town Council

- 6.2.1 At the Town Council's meeting on 15 September 2009 the Town Clerk referred members to the presentation given by West Dorset District Council officers in June and asked for a formal response to the consultation exercise on the three potential development options presented. After a full debate it was proposed, seconded and agreed "That West Dorset District Council be informed that this Council is not totally opposed to further future development of Chickerell provided that the necessary infrastructure is improved and extended to meet current and future needs following any additional development".

6.3. Weymouth and Portland Borough Council

- 6.3.1 W&PBC's Management Committee considered the report of the Council's Strategic Planning Manager on 1 September regarding a response to WDDC's consultation. The Committee recommended the following response for consideration by W&PBC's full Council, which the full Council endorsed on 24 September:

- i) The most appropriate direction for growth around Weymouth is a combination of an extension to Southill and an extension to Chickerell village.
- ii) The eastern part of the Littlemoor urban extension should be protected from future development, in order to maintain a wildlife corridor linking north to south through to the Lorton Valley.
- iii) That development within the Important Open Gap/Strategic Gap between Chickerell and Southill is limited.
- iv) The total housing growth should be no more than 700 units to 2026 in accordance with the South West Regional Strategy.
- v) That the extension option at Southill should be minimised on the grounds this option was strongly rejected by local residents at the joint consultation events.

6.4. Dorset County Council

- 6.4.1 Dorset County Council officer comments, endorsed by the portfolio holder, are summarised below.

	1 Extension to Littlemoor	2 Extension to Southill	3 Extension to Chickerell
Spatial Planning	This option would meet the requirements of the Regional Spatial Strategy for 700 new homes at Weymouth. However, the option is less well related to the identified area of search than the two other options. ⁴	This option proposal would meet the requirements of the Regional Spatial Strategy for 700 new homes at Weymouth.	This option would meet the requirements of the Regional Spatial Strategy for 700 new homes at Weymouth.
Landscape	This option is located within the Dorset AONB. It will be highly visible when viewed from the high ground to the north. This is therefore the least appropriate of the options from a landscape and visual point of view.	Both options have the potential to create less significant landscape and visual impacts on the surrounding landscapes than option 1. These options are outside the AONB, which at its nearest point is about half a mile to the west. However, there are still potential landscape/townscape and visual impacts on the rising open landscape of the Ridge and Vale landscape character area. A plan shows that, if new development is excluded from land at the north of Chickerell, this would help to minimise landscape/ townscape and visual impacts. It will help to maintain the northern edge of the existing built edge and maintain the character of the open countryside to the north. Beyond this point any development would create more of an impact when viewed from the south, (Lanehouse) as it would extend the urban edge into the rising open landscape of the Ridge and Vale landscape character area. Any development up to this point would start to break the skyline.	
Transport	Design considerations to integrate the new community with the existing one will be important. This option has the potential to create a community that is separated from the existing community at Littlemoor particularly if it is severed by the Weymouth Relief Road.	Design considerations to integrate the new community with the existing one will be important. This option will be more difficult to integrate with the existing community due to the structure of the existing fabric. The existing network is closed to the site and 'turns its back'	

⁴ NB this refers to the indicative diagram in the RSS. The text of the RSS does not specify a location for the urban extension, other than that it should be within West Dorset District.

		on the option area.	
	Need to incorporate walking and cycling links between the new and existing development.		
	This option raises concerns about the likely drift towards Dorchester rather than Weymouth. This would require a public transport approach which would reduce such a drift.		
Education	<p><u>Primary</u> - During this decade pupil numbers have shown a significant reduction. However, the downward trend now appears to have stopped and pupil numbers are likely to rise again.</p> <p>There may be potential for expansion of the existing primary schools at Littlemoor and Chickerell.</p> <p>The ability of other primary schools to expand is limited. Therefore, it will be necessary to register the fact that the proposed housing development planned for the region (5600 at Weymouth/Portland and 700 as an extension to Weymouth) to 2026 is expected to result in the need for additional educational facilities, ie. extensions to existing schools/new schools.</p> <p><u>Secondary</u> - The decline in student numbers began in 2005/06. This is expected to continue to the middle of the next decade, when numbers are expected to rise again. By the end of the decade intakes are expected to return to the levels currently being experienced. To meet the reduction admission numbers are being reduced in some schools. For the same reasons set out above the proposed development will eventually impact upon the secondary schools, initially by reversing the trend in reducing the admission numbers and potentially through the need for additional educational facilities, ie. extensions to existing schools.</p>		
Culture	The library service is bidding for capital funds to refurbish and improve all libraries over a period. Substantial housing development in the catchment area of a library would be a reason for looking at escalating the library's priority within the programme for improving provision, for example if the housing development areas suggested at Littlemoor and Chickerell are confirmed.		
Adult Services	In terms of care for the elderly, there is a move away from building-based services towards more care being provided in service users' homes. By making people aware of alternatives and increasing the provision of alternative means of care, it is envisaged that the demand for 'mainstream' residential care for frail older people will fall. It is recognised, however, that there is a growing demand for specialist residential care and residential care with nursing, for people with dementia. Such private developments would be supported.		

	<p>The provision of community based facilities as part of development is supported. Such facilities provide venues for various groups, particularly the voluntary sector, from which to provide services, activities and events which help to enrich and support the community within which they are located.</p>
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6.5. Highways Agency

- 6.5.1 Initial observations on the proposals: the proposed development is likely to have an impact on the A35 Strategic Road Network (SRN). The extension to Littlemoor would appear to be least favourable in terms of both its overall sustainability and impact it might have on the SRN. Although development would be close to existing services and facilities in Littlemoor, the area is significantly further away from the centre of Weymouth than the other two options. As such, it would seem to offer less potential in terms of increasing the self sufficiency of Weymouth. This, plus easy access to the relief road, could encourage more commuting between Weymouth and Dorchester.
- 6.5.2 Option 2 (Southill) in particular and option 3 (Chickerell) are closer to Weymouth centre and would seem to offer greater potential for the creation of a sustainable urban extension.
- 6.5.3 Options for mixed uses, including employment, are welcome but would favour a broader mix of uses including community uses, retail and leisure – these should not form a destination in their own right which would encourage car based movements from outside the locality. No strong preference between options 2 and 3; development could be partly at both.

6.6. Natural England

- 6.6.1 **Option 1 – Littlemoor:** This lies within the Dorset AONB a designation of national importance with the highest status of protection in relation to landscape and scenic beauty. Natural England notes that the Options leaflet recognises that major development within the AONB would need “exceptional reasons for development”. Given that there are alternative options available it is unlikely that a major development at Littlemoor that damaged AONB interests could meet this exceptional circumstances test. Option 1 would therefore only be viable if it can be demonstrated that the scheme would not harm the AONB.
- 6.6.2 The interface between the AONB and Littlemoor is currently poor with the existing housing development, road infrastructure and electricity pylons all detracting from the protected landscape of the AONB. This is reflected in the AONB landscape character assessment for the area which has an objective to, 'Re-create and improve the urban fringe landscapes with new woodland planting, green space provision and reduce the impact of urban fringe land uses'. It is also likely that the construction of the Weymouth Relief Road will result in a further deterioration of the urban fringe.
- 6.6.3 The relatively poor quality of the urban fringe landscape in this location lends potential for a well designed, high quality development to provide a substantial landscape improvement that would therefore avoid harm to the

- AONB. However, Option 1 would only be acceptable if the necessary enhancements to the AONB were a precondition of any scheme.
- 6.6.4 Natural England also objects to any further constriction of the Wyke Oliver open gap (to the east of the option for growth), which may act as a wildlife corridor into the Lorton Valley, an area that includes nationally important wildlife sites. However, provided this strategic gap was safeguarded Option 1 would appear to have substantially less impact on wildlife interests than either Option 2 or 3. Natural England also recognises that Option 1 has the advantage of being accessible to both main road and rail infrastructure.
- 6.6.5 “Provided we could be fully satisfied that any scheme put forward would provide an enhancement to the AONB, as well as protect the Wyke Oliver gap wildlife corridor, Natural England would have no in principle objection to the option. **Indeed, with the important caveats set out above, in our view Option 1 has the *potential* to be less damaging to environmental interests than either Option 2 or 3.**”
- 6.6.6 **Option 2- Extension of Southill:** includes land which may act as a key wildlife corridor. In order to maintain an adequate east west and north south corridor the land to the west of the stadium and south of the transformer station should be excluded from the developed area. Any scheme should also aim to provide a north south green link to the east of the transformer site with a view to maintaining ecological connectivity between the wider countryside and the Radipole Lake SSSI to the south.
- 6.6.7 Natural England is also concerned that major development at Option 2 will reduce the green buffer between the settlements of Chickerell and Southhill. This buffer includes an area of pasture with boundary hedges that helps separate and define the two settlements. Irrespective of issues relating to the identified wildlife corridors, any option in this location should aim to safeguard the integrity and identity of the two settlements.
- 6.6.8 “Provided the wildlife and green buffer issues were adequately addressed, Natural England would have no in principle objection to the option. **Indeed, in the absence of any guarantees that Option 1 would deliver the necessary enhancements to the AONB, this is our favoured option.**”
- 6.6.9 **Option 3 – Extension of Chickerell Village:** The northern section of Option 3 lies adjacent to and would be visible from the Dorset AONB. Natural England is concerned that major development within this locality would have a detrimental impact on views to and from the AONB. Any scheme would therefore need to be supported by a comprehensive landscape assessment and incorporate appropriate measures to minimise impacts to the setting of the AONB.
- 6.6.10 Option 3 also includes land which may act as a key wildlife corridor. In order to maintain an adequate north south corridor development should not extend east of the existing development on Lower Putton Lane. Natural England is also concerned that major development at Option 3 will reduce the green buffer between the settlements of Chickerell and Southhill. This buffer includes an area of pasture with boundary hedges that helps separate and define the two settlements. Again, irrespective of issues relating to the identified wildlife corridors, any option in this location should aim to safeguard the integrity and identity of the two settlements.
- 6.6.11 Provided the issues outlined above can be satisfactorily addressed I can confirm that Natural England would have no in principle objection to the

option. However, given that the option is potentially harmful to the AONB Natural England considers Option 3 to be the less favourable than Option 2.

6.7. Wessex Water

- 6.7.1 A general review of these areas of search has been carried out and a high level assessment prepared for each site based upon demand from 700 dwellings. This assessment does not form a definitive review of strategic options to serve development proposals. When preferred options are agreed a detailed engineering appraisal can be carried out to develop a robust strategy to satisfy capacity planning for water and sewerage infrastructure.
- 6.7.2 Summary details are outlined for each site below with indicative infrastructure costs based upon the high level assessment and a characteristic requirement for improvements to water supply and waste networks. Where estimated costs are shown these are likely to be funded by developers when the works are implemented. Sewage treatment capacity and improvements are considered with longer term design parameters and are funded directly by Wessex Water – no costs are provided for sewage treatment.

Option 1 – Extension to Littlemoor - for 700 new dwellings	
Water	<ul style="list-style-type: none"> • This site can be connected to local trunk main system in Littlemoor Road, with spine main to serve local distribution mains. • Peak demand from the completed development site will require off site network reinforcement to provide satisfactory capacity. • Network modelling required to confirm the scope of capacity improvements. Estimated cost of these improvements is likely to be within a range of £0.5 - 1 million.
Waste	<ul style="list-style-type: none"> • On site sewers provided by developers with separate systems of drainage • Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25 • Off site connecting sewer to agreed point of connection, where capacity is available to accept future foul flows. Engineering appraisal needed with network modelling to confirm scope of works. Estimated costs approx £500k • Incremental phasing of the development from the downstream catchment will provide the most sustainable solution for sewerage infrastructure • The developer will be able to requisition off site sewers from Wessex Water
STW	<ul style="list-style-type: none"> • <i>Existing catchment drains to Weymouth STW – see note below</i>

Option 2 – Extension to Southill - for 700 new dwellings	
Water	<ul style="list-style-type: none"> • This site can be served from the existing trunk main on the western edge of the development area at Putton Lane – School Hill. • Spine main to serve local distribution mains subject to site layout

Waste	<ul style="list-style-type: none"> On site sewers provided by developers with separate systems of drainage Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25 Limited capacity in existing foul water networks for a dOff site link sewer and downstream improvements subject to engineering appraisal and potential constraints from assets located within SSSI. Estimated range of costs £750k - £1million Incremental phasing of these developments from the downstream catchment will provide the most sustainable solution for sewerage infrastructure
STW	<ul style="list-style-type: none"> <i>Existing catchment drains to Weymouth STW – see note below</i>

Option 3 – Extension to Chickerell - for 700 new dwellings	
Water	<ul style="list-style-type: none"> This option can be served from the existing trunk main located on the eastern boundary. No network reinforcement will be required. The existing trunk main will require a dedicated easement or diversion to alternative location subject to site layout.
Waste	<ul style="list-style-type: none"> On site sewers provided by developers with separate systems of drainage Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25 Limited capacity in existing foul water networks for a development of this scale. Off site link sewer and downstream improvements subject to engineering appraisal and potential constraints from assets located within SSSI. Estimated range of costs £750k - £1million
STW	<ul style="list-style-type: none"> <i>Existing catchment drains to Weymouth STW – see note below</i>

Weymouth Sewage Treatment Works – There are plans to improve process capacity at the works by upgrading aeration plant during the next 5 years. However the works were completed circa 1999 and sufficient capacity is available to accommodate development proposals to the plan period 2026.

6.8. Dorset Area of Outstanding Natural Beauty Partnership

- 6.8.1 In terms of impact upon the AONB, the Littlemoor option lies within the AONB and is discussed in terms of its impact upon the designation. Option 2 (Southill) and 3 (Chickerell) lie within close proximity to the AONB (in particular the northern portion of option 3) and are discussed in terms of the residual impact upon the designation and the impact upon its setting.
- 6.8.2 Overall, on consideration of all of the options, higher regard should be given for the protection of the AONB **and** its setting. Any development affecting the AONB should be proven to conserve and enhance the designation. Each development option is discussed below.

Option 1 Littlemoor:

- 6.8.3 The planning authority should have regard for the impact of development upon the primary purpose of the designation that is to conserve and enhance the natural beauty of the landscape. Furthermore, any development here would have to demonstrate that it would be an enhancement within the AONB and not of any adverse impact upon its natural beauty.
- 6.8.4 Regard should be given for the impact of potential development upon the landscape character. The area lies within the South Dorset Ridge and Vale landscape character area as defined within the Dorset AONB Landscape Character Assessment (Conserving Character). The landscape is characterised by a series of small limestone ridges and clay vales running east to west, enclosed by the South Dorset Escarpment to the north.
- 6.8.5 Part of the overall objective for the Ridge and Vale area is to, 'Re-create and improve the urban fringe landscapes with new woodland planting, green space provision and reduce the impact of urban fringe land uses'.
- 6.8.6 Littlemoor resides within the low lying and shallow slopes of the vale, enclosed by the raised escarpment to the north. The option proposes an extension to the northern edge of the settlement, and due to the dramatic and open landform, there are sweeping views between the development area and the wider undeveloped landscape of the AONB.
- 6.8.7 Development within this area would therefore be of high landscape and visual impact upon the AONB and the AONB team would only support development here if it could be proven to be an enhancement. This would involve the integration of a comprehensive mitigation strategy to include soft landscape measures such as the provision of open space to accommodate groups of large scale trees, plus innovative high quality design, materials and standards of workmanship.
- 6.8.8 In line with the relevant planning guidelines above, where appropriate, the planting of small scale community woodlands to reduce visual impact of urban area, taking an integrated approach to increased access, nature conservation and green space provision would also be encouraged.
- 6.8.9 Consideration should also be given to the settlement pattern. A key characteristic of the ridge and vale landscape is the location of settlements within the valley floor. It is therefore vital that any further development does not encroach upon the slopes of the escarpment to the north.
- 6.8.10 Both the requirement for open space within the new development, and the constraint of the rising landform, will impact upon the number of units that can be accommodated within this area.

Option 2 Southill

- 6.8.11 This does not lie within the AONB boundary however it is in relatively close proximity. The area is not of any significant visual impact upon the AONB due to the screening effect of the ridgeline that runs between the development area and the designation; however regard should be given for the potential impact upon the designation in terms of increased pressure for recreation.

Option 3 Chickerell

- 6.8.12 This does not lie within the AONB boundary and the Options for Growth leaflet recognises this. However, the area does lie in close proximity to the designation, and regard should be given for the impact of development upon the designation in terms of increased pressure for recreation.

- 6.8.13 With particular reference to the area to the northern side of the village, development encroaches upon the elevated and open ridgeline and there are views between the area and the AONB to the north and west. Regard should therefore be given for the landscape and visual impact of development upon the designation's setting.
- 6.8.14 The area lies within the Ridge and Vale landscape type and tall and bushy hedgerows are a recognised feature of the landscape towards the settlement edge of Chickerell. A notable hedgeline and public footpath run along an east-west axis between the B3157 at Chickerell Hill and North Mead Farm. It is considered that the hedgeline creates an appropriate natural boundary to the extent of new development and it should be protected and enhanced in the interest of maintaining landscape character and softening the landscape and visual impact of the settlement edge upon the wider open countryside and the AONB. The option for further landscape mitigation measures along the ridge is limited as the ridge tops and higher slopes are characterised by their openness.

6.9. Environment Agency

General comments relevant to all options

- 6.9.1 At this stage we do not have a preference for the location of the new growth. However we would stress that the chosen option should be located in the most sustainable place with the least impact on the environment. We consider that climate change issues should be at the top of your list of considerations for all of the options.

Flood risk

- 6.9.2 We stress the importance of taking into account the West Dorset District Council Strategic Flood Risk Assessment work when considering the options. This in particular would enable your planning team to sequentially test the options with regard to flood risk, in accordance with Planning Policy Statement 25 (PPS25).
- 6.9.3 The majority of the land for all three options falls in Flood Zone 1 (the lowest flood risk level) of the Environment Agency's (EA's) Flood Map. Please note our Flood Map only takes into account fluvial and tidal flooding, and no other sources. Also the Flood Map only gives the current conditions, and does not take into account the future potential impact on flood risk from climate change. Therefore it is very important you also refer to the relevant SFRA(s) when assessing the options.
- 6.9.4 In addition, as the majority of the land for the three options appear to be located within Flood Zone 1, surface water drainage is likely to be the most important flood risk consideration. This must be taken into account in your SFRA work. Space for appropriate Sustainable Drainage Systems (SuDS) must be allowed for in order to provide sufficient attenuation of surface water run-off. These SuDS systems will also have the benefit of improving water quality and enhancing biodiversity habitat, and is linked to the green infrastructure requirements discussed below.

Green infrastructure

- 6.9.5 Space should be planned for to enable various types of green infrastructure to be provided. This should include space for wildlife, recreation, SuDS, etc. Use of this space could be multifunctional; however care needs to be taken

that this would not compromise each of the uses e.g. some undisturbed areas may be needed for wildlife.

Foul drainage and water supply

- 6.9.6 It is important that the capacity of foul drainage and water supply systems are assessed when considering the options. This should include sewerage infrastructure such as pumping stations, pipes, as well as the capacity of the sewage treatment works proposed to receive the flow from the additional growth. We recommend that you discuss this with Wessex Water.

Sustainable construction

- 6.9.7 We recommend that all of the development should be built in accordance with the Code for Sustainable Homes/ BREEAM, whichever is appropriate, achieving the highest standard that is feasible. For residential development this should be at least Code for Sustainable Homes Level 3, but with aspirations to achieve higher where possible. This includes the requirement for water efficiency measures to be incorporated into development, which will help reduce demand on water supplies.

Waste management

- 6.9.8 As part of a sustainable development sufficient space should be provided for recycling and other appropriate waste management facilities.

Renewable energy

- 6.9.9 The use of on-site and/or off-site renewable energy sources should be incorporated into development, in order to minimise the potential impact on climate change issues.

Transport

- 6.9.10 We would support improvements to encourage the increased use of the public transport system, pedestrian and cycling routes.

Specific comments on each of the Options

- 6.9.11 **Littlemoor- Option 1:** the majority of the area appears to fall within Flood Zone 1. Provided development is focused in the Flood Zone 1 parts of the site, and is appropriately designed to manage surface water run-off, we would not have any significant issues relating to flood risk at this stage. However SFRA work must be referred to which would provide the evidence base for assessing this option.
- 6.9.12 There are several watercourses running either through or adjacent to the proposed site. It is important that ecological surveys are undertaken, and wildlife corridor/ buffer provided along these watercourses, as there are known to be important biodiversity species in the vicinity, such as otters.
- 6.9.13 **Southill – Option 2:** the majority of the area appears to fall within Flood Zone 1. However, there may be significant flooding issues from surface water drainage and other sources of flooding associated with this area. It would be particularly important for you to refer to your SFRA work when assessing this option. The drainage engineer at your Authority may also be able to provide some comments on this matter.
- 6.9.14 There are several watercourses, including some that are culverted. The biodiversity value of these would need to be assessed, protected and where required enhanced. Where possible the culverts should be opened up, but

this should only be considered where it is demonstrated this would not increase flood risk either within or outside of the site.

- 6.9.15 **Chickerell – Option 3:** the majority of the site falls within Flood Zone 1. Provided development is focused in the Flood Zone 1 parts of the site, and is appropriately designed to manage surface water run-off, we would not have any significant issues relating to flood risk at this stage. However SFRA work must be referred to which would provide the evidence base for assessing this option.
- 6.9.16 There are several watercourses running either through or adjacent to the proposed site. It is important that ecological surveys are undertaken, and wildlife corridor/ buffer provided along these watercourses, as there are known to be important biodiversity species in the vicinity, such as otters.
- 6.9.17 There is a small Historic Landfill located in the vicinity of the east Chickerell part of this option, located at Green Lane. The potential impact from this landfill should be taken into account, along with the assessment of the potential risk to the integrity of the landfill from the proposed development.

6.10. Dorset Wildlife Trust

- 6.10.1 The Green Infrastructure plan that Weymouth & Portland Borough Council are producing needs to be considered in WDDC areas around Weymouth as wildlife movements do not stop at the district boundary. All developments should incorporate sustainable urban drainage systems to minimise surface run-off and provide wetland habitats. All developments should have cycle/walking routes to shops/train station and into Weymouth town centre to reduce the use of the car.

6.11. Woodland Trust

- 6.11.1 The Trust owns the Chickerell Downs Woodlands. The site is likely to be affected by an increase in public use as a result of the proposed development options at Southill and Chickerell. Whilst we welcome public access on all our sites, we nevertheless have concerns about the effect of new settlements on the doorstep of a valuable environmental asset that has not been designed to accommodate this level of extra public usage. We would like to see appropriate measures to mitigate this, such as infrastructure measures to deal with the effects of increased public access (improved footpaths, signage, entrance points, less able access etc). In addition, mitigation works may be required to deal with the increased likelihood of storm run-off from development sites.
- 6.11.2 We are surprised that the Options for Growth map does not show either of the Woodland Trust sites - Chickerell Downs and Two Mile Coppice - or the Radipole and Lorton SSSIs or the RSPB and Dorset Wildlife Trust reserves as 'National/Local Nature Conservation'. This is misleading and should be rectified, as it masks the areas of biodiversity that are likely to be degraded by the proposed development areas

6.12. National Grid

- 6.12.1 Options for development at Southill and Chickerell are near to National Grid's Chickerell substation. While National Grid does not object to future redevelopment in this area, they point out that the substation is an essential part of the transmission network and that the site is therefore "Operational

Land" and there may need to be further essential utility development at the site in the future.

- 6.12.2 All of the potential development options are in the vicinity of National Grid's high voltage overhead electricity transmission lines. Potential developers of the sites should be aware that it is National Grid policy to retain the existing overhead lines in-situ. National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons: the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed.
- 6.12.3 Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can, for example, be used for nature conservation, open space, landscaping areas or used as a parking court.

6.13. RSPB

- 6.13.1 All three options raise significant environmental issues. These include potential direct and indirect impacts on wildlife habitats. Of particular concern to the RSPB is the prospect of indirect impacts, especially in relation to 'downstream' impacts on water quality and water level management.
- 6.13.2 We understand that the Littlemoor site may be hydrodynamically linked to the Lodmoor nature reserve, a designated SSSI important for its wetland habitats and species. Similar links may exist between Southill/Chickerell and Radipole Lake SSSI.
- 6.13.3 We are currently unclear as to whether there may also be hydrodynamic links between Southill/Chickerell and the internationally important Chesil Beach and the Fleet nature reserve, which is designated a Special Protection Area, Special Area of Conservation, Ramsar site and SSSI. Strict measures apply to developments potentially affecting such sites.
- 6.13.4 The central issues stemming from these potential linkages are those of water quality (pollution passing downstream to sensitive receptors') and implications of increased run off volumes (affecting the ability to manage water levels on wetlands and causing environmental damage and flooding).
- 6.13.5 Without prejudice to the above, if confirmed the extension(s) also potentially provide significant opportunities for sustainable development. This might include biodiversity enhancement and open space, climate change adaptation/mitigation measures and other positive measures to reduce the impact of the development on the local and wider environment. These should be vigorously pursued and secured should the extension(s) be confirmed.

6.14. English Heritage

- 6.14.1 Regarding Littlemoor, we would like to point out the proximity of the site to the Scheduled Ancient Monument at Chalbury Camp. While some distance away, this monument is sited on a prominent hilltop site with strong visual links to the surrounding area. In addition, there is further unscheduled archaeology close to the site in the form of mediaeval field systems. A full understanding of these assets and their significance will inform the decision making process.

- 6.14.2 There needs to be a thorough consideration of the direct and indirect impact on Chickerell having regard to its conservation area status, the nine listed buildings including the Grade II* Parish Church, the setting of these and the integrity of the settlement itself.
- 6.14.3 In more general terms we would like to highlight the importance of a comprehensive understanding of the wider landscape around Weymouth and the particular sites selected as options for development. We would suggest that there are several assessment tasks that can be undertaken in order to ensure as full an understanding as is required. Historic Landscape Characterisation (HLC) focuses on aspects of the landscape that have not always been regarded as archaeological, and considers components of the landscape that are 'natural' but nevertheless the product of centuries of human action such as hedgerows, woodland and ponds. It also takes account of more intangible matters reflected in its physical structure: patterns such as settlement, land-use and the mixture of enclosed and nonenclosed land. HLC provides a framework for broadening our understanding of the whole landscape, and this will help to inform future decisions about development sites.
- 6.14.4 An additional tool that will complement characterisation work is Landscape Character Assessment (LCA). LCA is defined as: The tool that is used to help us understand, and articulate, the character of the landscape. It helps us identify the features that give a locality its 'sense of place' and pinpoints what makes it different from neighbouring areas. A sound understanding of the wider landscape and issues affecting it, which will be informed by tools such as HLC and LCA, will ensure that the options for urban extensions around Weymouth are subject to a full and proper assessment in the decision making process. We would also recommend that any decisions made are fully in line with the European Landscape Convention, which was ratified in the UK in 2007.
- 6.14.5 Even where there are no designated heritage assets on or near a particular site, English Heritage would strongly recommend that the historic environment is given due weight in the assessment process. Systematic and comprehensive assessment of the present historic components and the value of their various parts will provide a solid basis from which to make a decision regarding urban extensions to Weymouth, and ensure that local distinctiveness is conserved and enhanced.

6.15. CPRE

- 6.15.1 We see little justification for the development of 700 houses just outside the Weymouth and Portland area simply for the reason that the Regional Spatial Strategy (RSS) places a responsibility on West Dorset planning area, especially since it is understood that the RSS has been put 'on hold' pending the next General Election. We believe that all development should take place in the most appropriate areas irrespective of planning boundaries and which are in this instance 'brownfield' sites within Weymouth and Portland. CPRE will continue to campaign for the development of brownfield sites before green field sites. We support Policy SA1 in the Local Plan and will therefore campaign vigorously against any urban sprawl which would encroach upon, or affect views into or out of, the West Dorset AONB.

6.16. Weymouth and Portland Transition Town

- 6.16.1 The Transition Town Movement works with local people to rediscover the skills of past generations in low carbon living. Whilst the submission does not refer to the specific options, it points out the merits in an approach to development where, for example, greenfield development retains its greenfield component with 10-15% of employment designed for smallholders and market gardeners and where a proportion of new homes could be for low impact build by local people. Energy conservation and generation must be planned at the beginning of development.

6.17. Weymouth Civic Society

- 6.17.1 Option 1, Littlemoor – not in favour of development north of Littlemoor Road, which forms a logical boundary. Option 2, Southill – there should not be development on upper slopes. Option 3, Chickerell – we hope that no development will be allowed on the upper slopes of the ridge north of the village as this would be visually intrusive, with an impact on the landscape. There may be scope for small-scale light employment uses but not employment on large scale – this is provided in the main employment centres.

7. RESPONSES FROM LANDOWNERS AND COMMERCIAL INTEREST

- 7.1.1 RPS on behalf of Littlemoor Development Consortium have submitted an illustrative masterplan with supporting information showing how option 1 could potentially be accessed, integrated with existing development and developed with residential, employment and community uses, including open spaces and underpinned by sustainability principles, taking account of the existing landform and landscape matters.
- 7.1.2 The submission compares the options and considers that Littlemoor is the more sustainable location insofar as accessibility to existing services and facilities is concerned. It has more local retail, education and leisure facilities than the Chickerell and Southill sites which will allow for more trips to be by foot or bicycle within the local area. Littlemoor also has a more frequent bus service and direct access to the train station. They consider there is the opportunity to enhance and expand the existing centre at Littlemoor and keep the need to travel to a minimum; whereas expanded communities at Chickerell and Southill would be more dispersed.
- 7.1.3 WYG Planning and Design on behalf of a landowner support the option for growth at Littlemoor. Planning of the site could be integrated with the development of the strategic site in Weymouth at Littlemoor. They consider that the constraints are more significant on the alternative sites in terms of landscape, the setting of Weymouth, nature conservation interests, past planning history and the benefits that development will bring. The introduction of significant levels of development will help support and sustain a range of community facilities.
- 7.1.4 DLA Town Planning Ltd fully supports the option at Southill as the open land (ie all apart from the Wessex Stadium) is in one ownership and available for development, access is readily available, part already has planning permission for employment uses, and a mixed use development could be achieved. They consider that development could deliver a mixed use scheme including community facilities and linear parks connecting to new public open space at the northern elevated part of the area.
- 7.1.5 Terence O'Rourke on behalf of Wessex Delivery LLP is promoting land to the west and north of the existing housing at Radipole Lane, Southill plus the Wessex Stadium site, considering this to be the most appropriate strategy for the expansion of Weymouth when main issues are considered. They consider it could accommodate 700 residential units, employment and community uses plus open spaces and include an indicative masterplan. They draw on evidence within a preliminary transport assessment, a desk-top heritage assessment, a landscape assessment and a preliminary ecological assessment.
- 7.1.6 Pegasus Planning Group on behalf of Persimmon Homes (South Coast) Ltd are promoting the land at the east of Chickerell. In addition to explaining how the land could be developed, they include a critique of the other options, a plan showing constraints and opportunities, and a concept plan how the area could potentially be developed. The concept plan includes more land at the north east than is shown in the option. It shows residential and community uses, green infrastructure and potential vehicular access points.
- 7.1.7 Barton Willmore has submitted representations on behalf of C G Fry and Sons Ltd supporting the development of land at Bank and Ridge Farms at the

north of Chickerell. This includes a detailed landscape and visual appraisal by Environs Partnership. The representations include a comparison with the options at the east of Chickerell, at Southill and at Littlemoor. They consider that the land at the north could deliver part of the 700 dwelling requirement with land to the east of Chickerell or at Southill.

- 7.1.8 Pro Vision Planning on behalf of Harry J Palmer Holdings Ltd has submitted representations in support of development on land south of Green Lane, Chickerell. They consider that this site should be developed as part of option 3 instead of land at the north as it is in a more sustainable location and can be accessed via the existing link road. A green wedge between development and the link road could still be retained.
- 7.1.9 Symonds and Sampson and Betterment Properties (Weymouth) Ltd are supporting the Chickerell option for growth.

8. WHAT HAPPENS NEXT

8.1. Publicity and distribution of this report

- 8.1.1 This document was reported to the District Council's Policy Scrutiny Committee on 22 September 2009 and to the Executive Committee on 13 October 2009. It is available to view at the District Council offices in Dorchester and at Chickerell Town Council office and has been forwarded to the libraries at Weymouth Town Centre, Chickerell, Littlemoor and Dorchester. It is also on the Council's web site at www.dorsetforyou.com

8.2. Taking comments forward

- 8.2.1 The comments and opinions expressed will be taken into account in the preparation of the preferred options for the Core Strategy. There will be further consultation at that stage, programmed for autumn 2010.
- 8.2.2 The consultation results to date, as reported in this document, do not show a consensus view about the three options. Amongst local residents, there was a mix of opposition and support for all three options, though the greatest level of opposition appears to be to the Southhill option, with some support for both the Chickerell and Littlemoor options.
- 8.2.3 Clearly a major issue is the location of the Littlemoor option within the Area of Outstanding Natural Beauty: if development is to be located here there must be clear justification as to why it is the best option. Consultees have not however ruled this option out entirely on environmental grounds, pointing out that there is the potential for environmental enhancement, depending on how development is carried out. The Highways Agency considers that this option is the least favourable because of its distance from Weymouth town centre and potential to encourage commuting.
- 8.2.4 Southhill has local surface water flooding issues which need to be investigated (though this does not necessarily rule out development) and there may be less potential to address the need for additional school places with this option. In landscape terms, development on the higher land to the north of the site is likely to be particularly prominent, and this also applies to the northern part of the land at Chickerell.
- 8.2.5 Further investigation of all three options may be needed to assess the potential drainage connections to surrounding nature conservation interests such as the Fleet and Radipole Lake. Land at the eastern part of the Littlemoor area of search (running north-south to the Lorton Valley) and land between Chickerell and Southhill potentially form wildlife corridors which need to be maintained.
- 8.2.6 These issues will be examined further before the next consultation stage, and additional landscape and urban design assessment will take place to look in more detail at potential site capacities.

9. APPENDIX: DETAILS OF RESPONSES TO QUESTIONS 1, 3 AND 5

Q1. Which do you think is the most appropriate direction of growth for Weymouth?

143 people responded to this question
NB People could tick more than one option

Overall responses

	Number of responses	Responses as a percentage of submitted questionnaires (163*)
Littlemoor	88	53%
Southill	35	21%
Chickerell	66	40%
No option ticked	19	12%

* there were 206 responses to the consultation. Of these, 12 were from groups/ organisations who submitted letters relating to their expertise. 31 responses were on the W&PBC forms instead of the WDDC questionnaire.

	Number of responses	Responses as a percentage of submitted questionnaires
<u>Littlemoor and Southill</u>	16	10%
<u>Littlemoor and Chickerell</u>	20	12%
<u>Southill and Chickerell</u>	20	12%
<u>Littlemoor and Southill and Chickerell</u>	10	6%

We looked at responses from residents who live near to the options for growth

People who live in Littlemoor, Preston and Bincombe: 9 people submitted questionnaires

	Number. of total responses
Littlemoor	1
Southill	2
Chickerell	6

People who live in Southill: 45 people submitted questionnaires

	Number of responses	Responses as a percentage of questionnaires submitted by Southill residents
Littlemoor	33	73%
Southill	3	7%
Chickerell	10	22%

People who live in Chickerell: 47 people submitted questionnaires

	Number of responses	Responses as a percentage of questionnaires submitted by Chickerell residents
Littlemoor	37	79%
Southill	7	15%
Chickerell	12	26%

51 people who do not live in Littlemoor, Southill or Chickerell responded to the consultation. 45 of these responded to Q1.

	Number of responses	Responses as a percentage of the 51 questionnaires
Littlemoor	14	27%
Southill	20	39%
Chickerell	30	59%

Q3. What do you think would be the best use or mix of uses for the following areas if they were developed?

Extension to Littlemoor : 114 people responded to this question

	No of responses	Responses as a % of responses to this question
All housing	29	25%
Mostly housing/ some employment	50	44%
Equal mix	23	20%
Mostly employment/ some housing	9	8%
All employment	3	3%

Extension to Southill : 77 people responded to this question

	No of responses	Responses as a % of responses to this question
All housing	7	9%
Mostly housing/ some employment	36	47%
Equal mix	19	25%
Mostly employment/ some housing	9	12%
All employment	6	8%

Extension to Chickerell village : 74 people responded to this question

	No of responses	Responses as a % of responses to this question
All housing	22	30%
Mostly housing/ some employment	31	42%
Equal mix	19	26%
Mostly employment/ some housing	1	1%
All employment	1	1%

Q5. Do you object to any of the possible directions of growth?

129 respondents answered this question.

	Number of responses	Responses as a percentage of submitted questionnaires (163)
Littlemoor	49	30%
Southill	79	48%
Chickerell	59	36%
No option ticked	34	21%

No. of respondents who objected to:

Littlemoor <u>and</u> Southill	26
Littlemoor <u>and</u> Chickerell	11
Southill <u>and</u> Chickerell	26
Littlemoor <u>and</u> Southill <u>and</u> Chickerell	5

People who live in Littlemoor, Preston and Bincombe: 9 respondents

Number of people who objected to	
Littlemoor	7
Southill	4
Chickerell	1

People who live in Southill: 45 respondents

Number of people who objected to	
Littlemoor	3
Southill	35
Chickerell	9

People who live in Chickerell: 47 respondents

Number of people who objected to	
Littlemoor	6
Southill	15
Chickerell	31