

## **Question from Nick Ireland to the Cabinet Member for Natural and Built Environment regarding Silverlake - West Stafford Bypass.**

### **Question**

As part of an S106 agreement back in 2014, the owners/developers of Warmwell Quarry (now known as Silverlake) agreed to provide land to Dorset County Council for the provision of a new, safer road between Crossways and the West Stafford bypass.

As an additional sweetener, Network Rail would also provide funding to DCC as the new route would enable a level crossing to be closed.

This agreement was the result of the 1000 unit/holiday home permission granted to Silverlake.

Since then, Crossways has had an additional 500 homes granted planning permission on a site South of Warmwell Road, 85 homes (likely to be increased to 140) granted permission adjacent to Frome Valley Road, and 49 next to Oaklands Park.

With the WDDC Local Plan Review underway, it seems certain that yet another 500 homes will be green-lit for the land between Frome Valley School and the railway line.

Four years on from the agreement, DCC have shown no signs of getting the new road built and the main route for Crossways residents to reach Dorchester and the A35 is a tortuous, unsafe 'D' class road (the D21332) which isn't even on the priority salting network.

It is unfair on the village of Crossways (and also its neighbours of Warmwell, Owermoigne and Moreton) to be used as the go-to dumping ground for satisfying housing allocation targets without receiving any benefit from transport infrastructure improvements.

Can the Cabinet explain this lack of progress and why the new road isn't being given the priority it deserves?

### **Answer**

Cllr Ireland has summarised the current headline position correctly, the chronology behind these headlines is below:

#### History

1. The Silverlake Development s106 does obligate the developers to provide land to enable the construction of a road between Highgate Lane (West Stafford Bypass and the D3222 ( Highgate Lane towards Crossways). A&B<sup>1</sup> on the attached plan. This is the land within the application site.
  - o Network Rail, raised an objection to the application. In order to overcome this objection therefore negotiations, culminating in the s106, took place between Silverlake developers, Network Rail, WDDC and DCC.
2. The negotiations were based on construction costs for the road. The cost estimates were provided by the developer. Most of the funding, would be from Network Rail, as beneficiary because they would be able to close the crossing once the road was constructed

3. Construction of the road is however not wholly on land within the Silverlake Land. To join with the rest of the network requires approx 0.5 mile of road to the east of the site. There is already a road (also called Highgate Lane) in this location. The preliminary design works suggest that it may be possible to widen this lane within existing highway extent. We do not however have a detail design so this is not absolute.
4. The Silverlake development has built up the land within their site as part of the quarry restoration in accordance with the s106.
5. The s106 limits the development to 190 units until the road is constructed. This point has not reached yet.

#### Current Considerations

1. There are 3 planning applications in Crossways. Each application would have been examined on its merits. Incrementally and cumulatively these developments do not require the road – in relative or absolute traffic terms.
2. Nonetheless moving forward with the potential for more development through the Local Plan Review DCC representations highlight the need look at Crossways holistically recognising that in the future this road could form part of a solution with other measures.
3. The main issues on for future consideration are :
  - Need – when is it needed
    - i. Is it needed in its own right or
    - ii. as a consequence of known development – or potential future proposed development?
    - iii. What is the Cost Benefit (BCR) of the scheme which will have a bearing on funding