

Executive Committee

9 August 2016

Purbeck Local Plan Partial Review – Response to Options Consultation

For Decision

Portfolio Holder

Cllr Ian Gardner - Planning

Senior Leadership Team Contact:

S Hill, Strategic Director

Report Author:

T Sneller – Local Plans Team Leader

Statutory Authority

Planning and Compulsory Purchase Act 2004

Purpose of Report

1. To seek members' endorsement of the response to consultation on options for the Purbeck Local Plan Partial Review attached as Appendix A.

Officer Recommendations

2. To agree the officer response attached in Appendix A as West Dorset District Council's response to consultation on options for the Purbeck Local Plan Partial Review.

Reason for Decision

3. In order to provide a response to the public consultation on the Purbeck Local Plan Partial Review.

Background and Reason Decision Needed

Background

4. The Purbeck Local Plan was adopted in November 2012. At the examination of this plan, Purbeck District Council agreed to review the plan by 2017. As part of this review, Issues and Options consultation was undertaken in early 2015.
5. The current consultation is the next stage of the plan review with preferred options being put forward for delivering growth over the period to 2033. Purbeck District Council anticipates that pre-submission consultation will take place over winter 2016 with submission and examination in spring/summer 2017.

6. The duty to cooperate, introduced in the Localism Act 2011, places a legal duty on local planning authorities to cooperate on strategic cross boundary matters. Strategic cross boundary matters encompass issues such as:
 - the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management,
 - water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
7. Having regard to the duty to cooperate, the Inspector for the adopted Local Plan required Purbeck District Council to engage *“constructively, actively and on an ongoing basis with neighbouring local authorities”* particularly in relation to development opportunities at Crossways/Moreton Station. Similarly, the Inspector for the adopted West Dorset, Weymouth and Portland Local Plan highlighted the need for a joint approach to delivering growth in the Crossways/Moreton Station area.
8. West Dorset District Council, Purbeck District Council and Dorset County Council have been working together to jointly gather evidence to inform development proposals in the Crossways/Moreton area. This joint working will continue through the reviews of the Purbeck Local Plan and the West Dorset, Weymouth and Portland Local Plan and through the development of the Dorset Minerals Sites Plan.

Proposals at Moreton Station

9. The Purbeck Local Plan Review options consultation document includes a proposal for 350 homes at Moreton Station along with improved pedestrian, cycle and public transport links to the railway station and to Dorchester. In addition, Suitable Alternative Natural Greenspaces (SANGs) are proposed around the site to mitigate impact on nearby heathlands.
10. Although Purbeck District Council’s preferred approach is for a development of 350 homes, the site has a theoretical capacity to delivery up to 600 homes. In the consultation document it is acknowledged that, should other sites in the plan not deliver at the expected level, there may be pressure to deliver more homes in this location.

Main implications for West Dorset

11. If inadequate mitigation is included to support the development proposals at Moreton Station, there could be a negative impact on Crossways. This impact, in combination with the impact resulting from developments proposed in West Dorset, will need to be given careful consideration through joint working with Purbeck District Council and Dorset County Council.

12. Potential impacts where mitigation may need to be incorporated into the Purbeck Local Plan include the highways impact, in particular the increased levels of traffic along the local roads including the routes through Crossways village itself. Mitigation could include improved pedestrian and cycle links to the railway station and to the facilities within Crossways village such as shops, doctor's surgery and primary school.
13. The cumulative impact of all developments proposed in the area needs to be considered with adequate mitigation proposed. Any mitigation proposed in the Purbeck Local Plan should be coordinated with that already proposed as part of the West Dorset, Weymouth and Portland Local Plan allocation and other developments in the Crossways area.
14. It is also a concern that the level of residential growth at Moreton Station may negatively impact on the delivery of housing in the Crossways area and the ability of West Dorset District Council to meet its housing targets.

Community Infrastructure Levy

15. Alongside the consultation on the options for the Purbeck Local Plan review, Purbeck District Council are consulting on their Community Infrastructure Levy (CIL) preliminary draft Charging Schedule.
16. The nearest charging zone to West Dorset is the Purbeck Rural Fringe which has a charge of £100 per square metre. This is consistent with the charge currently in place in West Dorset and therefore does not pose a conflict. There are however differences in other zones, particularly where strategic sites are proposed which trigger a significant reduction in the Levy to £10 per square metre. In addition, retail developments are also charged CIL.

Timing of response

17. Consultation on the Purbeck Local Plan Review options document commenced on the 9 June and finishes on the 12 August. Consultation responses need to be made before this end date for them to be considered by Purbeck District Council. Consideration of this report at the Executive Committee on 9 August will enable a formal response (As set out in Appendix A) to be submitted before the closing date of the consultation.

Implications

Corporate Plan

18. Corporate Plan Priority: C1. Creating a planning framework which balances environmental protection with meeting community and economic needs. Contributing to the Purbeck Local Plan Review will help to deliver this priority.

Financial

19. There are no financial consequences associated with responding to the current consultation on the Purbeck Local Plan Review

Equalities

20. The Purbeck Local Plan Review is accompanied by an equalities impact assessment which will evaluate the equalities issues associated with the proposals in the local plan.

Environmental

21. The Purbeck Local Plan Review will be accompanied by a full sustainability appraisal and habitats regulations assessment which will consider the environmental implications of the development proposals.

Economic Development

22. Having an up to date local plan will enable Purbeck District Council to meet the housing needs arising in their area and therefore have more control over future development. This will enable developments to be focused on sustainable locations and enable supporting infrastructure to be delivered alongside development and helping support economic growth.

Risk Management (including Health & Safety)

23. It is important to respond to the consultation on the Purbeck Local Plan Review to ensure that the council's views are taken into account as the plan progresses towards adoption.

Human Resources

24. Responding to consultations on plans is part of the duties of officers in the Spatial Policy and Implementation Teams so responding to this consultation has no human resources implications.

Consultation and Engagement

25. There are several stages of public consultation in the review of a local plan. The next opportunity for the council to engage with the Purbeck Local Plan Review will be when the pre-submission draft of this plan is produced. This is currently timetabled for winter 2016.

Appendices

Appendix A – Response to the Purbeck local plan review as already submitted.

Background Papers

Partial Review of Purbeck Local Plan: Part 1 – Planning Purbeck's Future

<https://www.dorsetforyou.gov.uk/Purbeck-partial-review>

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Appendix A

West Dorset District Council's response to consultation on the Purbeck Local Plan Review options document

West Dorset District Council (WDDC) welcomes the opportunity to comment on the partial review of the Local Plan for Purbeck. WDDC are committed to working together with Purbeck District Council and other organisations with a local interest, to positively plan for the future of the Moreton / Crossways area. The boundary between West Dorset and Purbeck divides the area where physical and social linkages are obvious. It is therefore essential that the cross boundary issues are discussed and dealt with in a strategic, cross boundary way.

The existing facilities and railway station at Moreton / Crossways make the area a theoretically sustainable location. However, the West Dorset, Weymouth and Portland Local Plan Inspector highlighted that Crossways functions as a dormitory settlement for Dorchester and stated 'without substantial enhancements to transport links I do not consider it (i.e. Crossways) is a particularly sustainable options for meeting the longer term needs of the county town'. Any areas adjacent to Crossways, but in Purbeck District, which are to be developed should be considered in the same way, with a strong emphasis on trying to make the Moreton / Crossways area itself more sustainable.

We note that a number of options were proposed for the Moreton / Crossways area and that the preferred option is to develop a site at Moreton Station (Site 4 – Redbridge Pit) for around 350 dwellings. In addition, reference is made to the potential for the provision of employment land, train station parking and a primary school should these additional elements be needed.

Other options proposed a lesser or greater level of development in the Moreton / Crossways area. No matter what level of development is finally allocated, it is essential that the cumulative impact on Crossways is fully considered with mitigation incorporated into the proposals.

The allocation of 350 additional dwellings at Moreton Station, adjacent to the West Dorset / Purbeck district boundary will have an impact on the nearby settlement of Crossways in West Dorset. In particular West Dorset District Council has concerns about the impact on the delivery of housing in the Crossways area and the ability of West Dorset to meet its housing targets.

The adopted West Dorset, Weymouth & Portland Joint Local Plan includes an allocation south of Warmwell Road, Crossways for 500 additional dwellings. This site will provide for a new doctors' surgery, a new village hall, highway improvements to the Max Gate junction on the A35, improved pedestrian/cycle linkages between Crossways and Moreton Station and improvements to access at Moreton railway station itself.

It is noted in the consultation material, that mitigation is proposed to reduce the impact of the proposed allocation including the provision of pedestrian, cycle and public transport improvements to facilities in Crossways, Moreton Station and Dorchester. To enable the impact of the development on Crossways to be minimised, it is suggested that any pedestrian, cycle and public transport proposals are coordinated with that being proposed as part of the allocation south of Warmwell Road, Crossways and other proposals in the Crossways area.

In addition to the above mentioned pedestrian, cycle and public transport improvements, the extension of the West Stafford bypass to avoid the low railway

bridge and level crossing, has been highlighted as something to be explored. Contributions towards this extension to the West Stafford bypass should be collected from the proposed allocation to help facilitate its delivery and improve road and rail safety on these routes to Dorchester.

In addition, the proposals being considered as part of this consultation should fully consider the impacts on the existing facilities in Crossways including the primary school, doctor's surgery, the existing shops and parking for these, to ensure that undue pressure is not placed upon them.

Space for jobs is provided locally at Hybris Business Park however, there are significant levels of commuting to Dorchester. Further employment land may be needed to help deliver more self contained settlements. The continued support for Dorset Green Technology Park at Winfrith is therefore supported.

Retail in the area is provided in Crossways whilst the train station is on the Purbeck side of the boundary. The traffic on the local roads is a concern and traffic from the allocation would, more than likely travel through Crossways to access Dorchester and Weymouth. Further work will need to be done to consider the implications of this additional traffic with a view to minimising the impact through highway improvements where feasible. A particular issue is the need to provide improved access to Moreton Station to facilitate increased use of the railway and more sustainable modes of transport. This would reduce reliance on the private car and also assist in improving access to the existing and proposed facilities in Crossways. Further retail and community facilities will be needed in the area to support any increase in population. Currently there is a significant reliance on other centres for retail needs as the retail offer in Crossways is limited.

Provision of Suitable Alternative Natural Greenspaces (SANGs) will be necessary to support proposals for development in Purbeck and should be coordinated with and linked where possible to the provision of SANGs at Crossways in West Dorset.

It is noted that the Purbeck CIL Preliminary Draft Charging Schedule is also subject to consultation. The level of charge for the area closest to West Dorset is consistent with that being charged in West Dorset and therefore it is considered that there is no conflict between the two levies. It is also noted that retail will be charged CIL and the rate of CIL on some large allocations elsewhere within Purbeck, is reduced significantly.