

SD94: Explanation of changes to housing numbers at Moreton Station / Redbridge Pit

Introduction

1. At the first set of public hearings for the Purbeck Local Plan 2018-2034 a query was raised regarding the evolution of housing numbers at Moreton Station / Redbridge Pit and how the final figure of 490 homes was reached.

Evolution of numbers

2. Moreton Station / Redbridge Pit was submitted as two separate Strategic housing land availability (SHLAA) sites¹. SHLAA site 0049 was assessed in 2018 as having capacity for 1071 homes. SHLAA site 0048 was assessed in 2018 as having capacity for 257 homes. The capacity was based on applying 30 dwellings per hectare which is the approximate density of nearby Crossways.
3. When assessing the capacity of the site in more detail and factoring in 18ha for a SANG on the SNCI as well as open space, the Council believes the true capacity of the site to be more like 600 homes. The Issues and Options consultation 2015² proposed up to 900 homes. The Options consultation 2016³ proposed up to 600 homes at Moreton Station / Redbridge Pit. The New Homes for Purbeck consultation 2018⁴ proposed options from 440 to 600 homes at Moreton Station / Redbridge Pit.
4. After discussions with the developer regarding potential as well as taking into account constraints of the site, the Council settled on a proposal of 490 homes at this site as explained in the housing background paper⁵. This is in addition to 65 unit care facilities. Should this be delivered as a form of C3 use, this would take the total capacity of the site to 555 dwellings and therefore very close to the original capacity assessment of 600 homes. The homes make an important contribution toward meeting Purbeck's housing needs and represent an effective use of the land.

¹ SHLAA (2019) <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/submission-documents/sd22-shlaa-jan-2019.pdf>

² Issues and Options Consultation (2015) <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/consultations/issues-and-options/reviewing-the-plan-for-purbecks-future-issues-and-options-consultation-document.pdf>

³ Options consultation (2016) <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/consultations/options/options-consultation-document-2016.pdf>

⁴ New Homes for Purbeck Consultation (2018) <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/consultations/new-homes-for-purbeck-consultation-document-january-2018.pdf>

⁵ Housing Background Paper (2019) <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/submission-documents/sd19-2019-01-17-housing-background-paper.pdf>