

SD99: Crossways: Allocations, Preferred Options and Planning Permissions

Introduction

This note summarises the allocations, preferred options and planning permissions at Crossways. All sites and permissions relate to land within the former West Dorset District Council area.

Allocations

Policy CRS1 in the West Dorset, Weymouth and Portland Local Plan (which was adopted in October 2015) allocates 'land at Crossways' for 'in the region of' 500 homes. This site is also known as 'land south of Warmwell Road' and is located to the south of the village.

Preferred Options

The Preferred Options for the West Dorset, Weymouth and Portland Local Plan Review were published in August 2018. The Preferred Options Consultation Document identified five 'preferred options' for housing allocations at Crossways, four of which are shown on the map below.

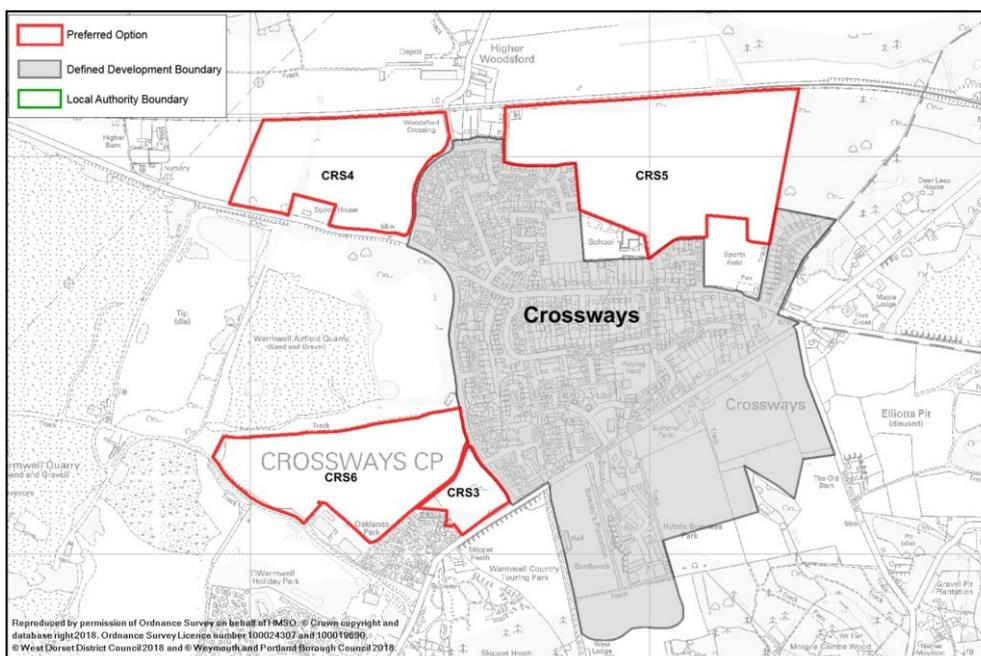


Figure 1: Preferred Option Housing Allocations at Crossways

Each 'preferred option' housing allocation is subject to a separate draft policy, as set out below:

- Draft Policy CRS2: South of Warmwell Road with an estimated supply of 500 homes. Policy CRS 2 in the Preferred Options Consultation Document seeks to carry forward the 500 home allocation in Policy CRS1 in the currently adopted local plan. It is shown 'greyed out' as part of the settlement on the map above;

- Draft Policy CRS3: Land adjacent to Oaklands Park with an estimated supply of 49 homes;
- Draft Policy CRS4: Frome Valley Road with an estimated supply of 140 homes;
- Draft Policy CRS5: Woodsford Fields with an estimated supply of 275 homes; and
- Draft Policy CRS6: West of Crossways with an estimated supply of 150 homes.

This is a total of 1,114 new homes on the 'preferred option' housing allocations at Crossways.

Extant Planning Permissions / Resolution to Grant Consent

Planning consent has been granted on two of the 'preferred option' housing allocations and another site has Planning Committee 'resolution to grant consent', subject to a planning agreement being concluded.

Preferred Option CRS3: Land adjacent to Oaklands Park

Outline planning permission was granted for the construction of 49 homes and 8 commercial units on 8 July 2015 (reference – WD/D/14/002768). Reserved matters permission was also granted on 8 August 2018 (reference – WD/D/17/002760).

Preferred Option CRS4: Frome Valley Road

Outline planning permission was granted for the construction of 85 homes on 15 July 2016 (reference – WD/D/15/001606). This has been superseded by an outline consent for 140 homes, which was granted on 27 March 2019 (reference – WD/D/17/03036).

Preferred Option CRS2: Land South of Warmwell Road

A hybrid application was given 'resolution to grant consent' from Planning Committee on 16 November 2017, subject to a planning agreement being concluded. This resolved to grant full permission for 99 homes, with outline consent for a further 401 homes (reference – WD/D/16/000378).

A further report was due to be considered by Planning Committee on 8 August 2019, the main difference being to not require the provision of a new village hall within phase 1 of the development. This change aims to improve viability in the early stages of development. The report has now been deferred to the next meeting on 5 September 2019.

Heathland Mitigation

All applications have been granted / given resolution to grant subject to the provision of measures to mitigate impacts on heathlands, including the provision of Suitable Alternative Natural Greenspaces (SANGs). The promoters of the remaining 'preferred option' housing allocations have all made provision for SANGs, which have been agreed with Natural England.

Summary

The total number of new homes proposed on 'preferred option' housing allocations at Crossways is 1,114. Of these 500 are already allocated in the West Dorset, Weymouth and Portland Local Plan, which was adopted in 2015.

There are extant planning permissions in place for 189 of the 1,114 proposed homes, with 'resolution to grant' for a further 500 homes.

There are no consents / resolutions to grant in place for the remaining 425 homes proposed on the remaining preferred options housing allocations (CRS5 and 6).