

STATEMENT OF COMMON GROUND

19 APRIL 2012

The following statement has been prepared by **Purbeck District Council (the Council) and the Highways Agency (HA)** to ensure that housing growth in Purbeck does not exacerbate problems of out-commuting and increased traffic on the A35/A31 trunk roads.

Representations to the Proposed Changes to Pre-Submission Core Strategy (September 2011) that have been resolved:

HA concerned that employment allocation has been deleted and should instead be linked to housing growth to reduce out-commuting.

Council response: The Core Strategy is rolling forward the existing 0.7ha employment allocation alongside the allocation of 50 dwellings. The Council has strengthened the text in the Minor Changes Schedule. Change 34 highlights the need to consider employment alongside housing and change 35 emphasises that existing employment allocation will be rolled forward onto the Proposals Map. In addition the Council will ask the Inspector to insert the following new text in Policy NW: *'A new employment site at Bere Regis will provide for local job opportunities linked to housing growth. The existing allocation at North Street will be safeguarded on the Proposals Map and reviewed through a subsequent plan(s).'* These changes satisfy HA concerns.

Representations to the Pre-Submission Core Strategy (November 2010) that have been resolved:

Vision and Spatial Objectives

HA stated *"However we request that this objective refers to encouraging sustainable transport modes, with an emphasis on reducing the need to use the private car"*.

Council Response: This advice was included in the Proposed Changes version through the addition of "to reduce dependence on the private car" in the Proposed Changes, satisfying the HA concerns.

Policy NW: North West Purbeck

We would point out that Map 6 on page 26 labels the strategic route to the west of Bere Regis towards Dorchester as the A31. This is incorrect and should be amended to read A35. HA raised concerns over housing without employment at Bere Regis.

Council Response: The map in question is map 8. It will be amended accordingly and this will be put forward to the Inspector as a minor change, satisfying the HA concerns. The housing /employment issue is dealt with above in the Proposed Changes.

Policy NE: North East Purbeck

HA stated *“The Agency is concerned with the level of proposed dwellings within this area of Purbeck, given its relatively close proximity to the SRN. The current proposal lacks any new employment provision, therefore does not contribute to a balanced community.”*

Council Response: The Proposed Changes version extended the housing allocation to include employment provision, which the landowner is keen to deliver alongside the housing. In addition the Council will ask the Inspector to insert the following new text in Policy NE: *‘A new employment site at Huntick Road, Lytchett Matravers will provide for local job opportunities linked to housing growth. Existing employment sites at Factory Road (Upton), Wareham Road (Lytchett Matravers) and the Axian Centre will be safeguarded on the Proposals Map and reviewed through a subsequent plan(s).’* These changes satisfy HA concerns.

Policy GT: Gypsies, Travellers and Travelling Show People

HA stated *“We have previously sought to ensure that adequate sustainable transport infrastructure is in place prior to the occupation of such sites. We would urge the Council to extend the wording of Policy GT to include reference to this”.*

Council Response: Policy GT in the Proposed Changes version includes a criteria for sites to be located *“...within close proximity to or served by sustainable transport...”* satisfying HA concerns.

Policy E: Employment

HA stated *“New employment uses need to be accessible by sustainable transport modes, we recommend this is included in the policy wording. Furthermore, employment uses should encourage employees to use sustainable transport through the implementation of travel plans”.*

Council Response: Policy E in the Proposed Changes version includes text stating *“It will be important that new employment uses are accessible by sustainable transport modes”*, satisfying HA concerns.

Other Issues

HA has raised concerns about housing in smaller villages leading to out-commuting.

Council Response: The Council wishes to support smaller settlements by allowing infill to continue and has a strategy of providing employment sites in key services villages and towns that serve the rural villages. Only a limited amount of housing is likely to come forward in these villages and the HA would be unlikely to object to any application coming forward in these villages which generated fewer than 30 two way trips in the peak hour. The HA would assess any larger application on its own merits

and would expect any such development to demonstrate that it would not have a detrimental impact upon the operation of the Strategic Road Network.