



Purbeck Core Strategy Development Plan Document

Examination into the soundness of the plan

INSPECTOR'S RESPONSE TO QUESTION FROM PURBECK DISTRICT COUNCIL REGARDING THE DUTY TO CO-OPERATE

Question 1

The Council has asked the Inspector the following:

West Dorset District Council (WDDC) has approached us about developing 1,200-1,500 dwellings at Crossways, on the western boundary of Purbeck. This proposal is at the committee stage to agree publication of the Pre-Submission version of the WDDC Local Plan. The housing and employment land is within WDDC District, but some infrastructure may be required within the boundary of Purbeck District Council (PDC).

There is an opportunity for PDC to explore the possibility of a significant area of new housing within Purbeck as part of this proposal, which would help towards our housing shortfall (subject of course to appropriate heathland mitigation). WDDC is publishing the Pre-Submission in the summer, but this is too late for inclusion in the Purbeck Core Strategy.

We wonder though whether we could consider a change and consult upon this after the hearings. Officers could ask councillors if they wish to identify with a symbol on the Proposals Map adjacent to Crossways an area of search for infrastructure (and possibly housing).

The delivery of development at Crossways will probably be through an SPD hanging off the WDDC Local Plan. We would need a similar higher level hook to take any development forward as Supplementary Planning Document (SPD) in Purbeck. As it is simply an area of search/investigation, the evidence base for the Core Strategy would be minimal as the decision would be passed down to a subsequent plan (but the subsequent plan may have to be a Development Plan Document (DPD), which could create timing problems for WDDC who hope to undertake an SPD).

We propose that we refer to this cross boundary working in relevant statements (e.g. matter 15) and raise this as a possible change to the Core

Strategy, subject to Council approval. Before I do this I wonder if we could discuss the implications of this change and decide if there is a way forward through the examination process that helps WDDC deliver its housing growth through endorsement from the Purbeck Core Strategy, and provides the hook to enable PDC to further explore solutions to its housing shortfall in the longer term?

Reply to Purbeck District Council from the Inspector:

Paragraph 178 of the National Planning Policy Framework states that there is a duty to co-operate on planning issues that cross administrative boundaries, including in relation to the provision of homes, jobs and other services and facilities. However, because of the early stage that West Dorset District Council has reached, full weight cannot be given to that Council's potential proposal for development at Crossways. Nevertheless Purbeck District Council is aware of the situation and it needs to set out what it would do in the event that West Dorset adopts the proposed allocation. There may be alternative ways forward for the Council depending on precisely how and over what timescale West Dorset intends to progress the proposal. At this stage the Council's suggestion that the matter be considered as a Major Change to be consulted on following the Hearing Sessions would seem to be reasonable.