

Memorandum of understanding between:

- **Dorset Council;**
- **Moreton Estate; and**
- **Natural England**

The memorandum relates to housing sites proposed for allocation at Moreton Station / Redbridge Pit, referred to in the Purbeck Local Plan (2018-2034) and supporting evidence

May 2019

Contents

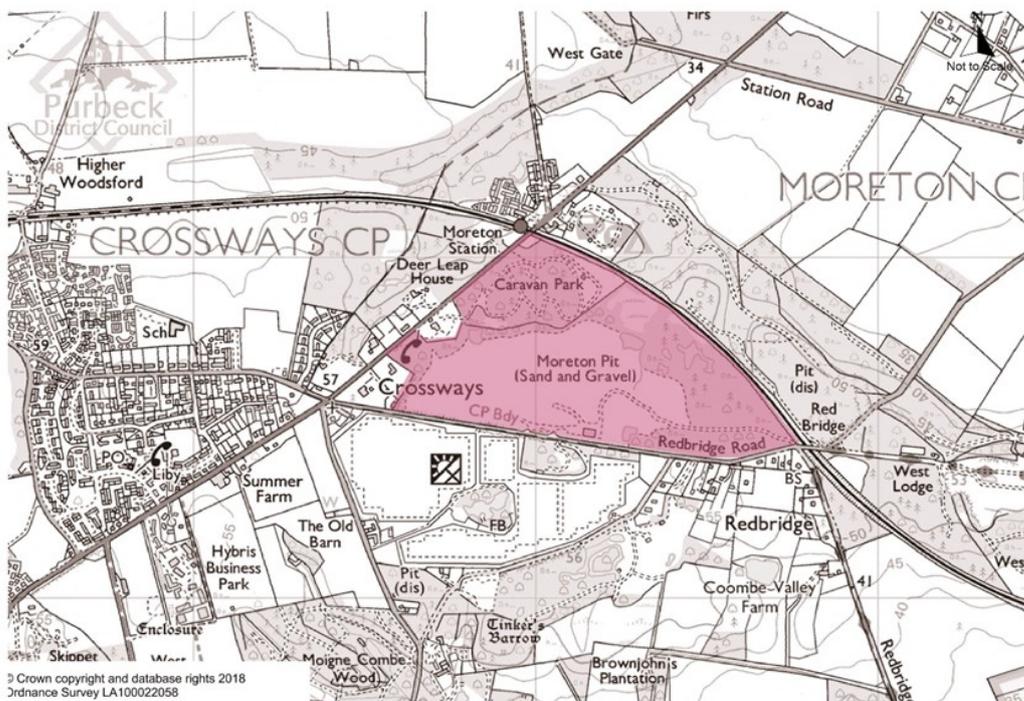
Introduction	3
Description of site	3
Matters agreed	4
Possible modifications to policies in the submission draft Purbeck Local Plan	4
Suggested modifications that may impact on Moreton Station / Redbridge sites	4
Policy H4: Moreton Station/Redbridge Pit	5
Policy H4: Moreton Station / Redbridge Pit	6
Specific matters for discussion	7
Housing mix (Policy H9)	7
Retail (Policy EE3)	7
Accessibility	7
Highways improvements - Five-Ways junction	7
Cycle connections to Dorset Innovation Park	8
Cycle/footway connections between the housing site and Moreton Station and Crossways	8
Additional car parking to service railway	8
Enhancements to railway station.....	8
Flood risk and drainage	8
Ecology	8
Sites of nature conservation interest	8
European sites	9
Facilities	10
Care Home	10
Open Space	10
GP surgery	10
School facilities.....	10
Local government reorganisation in Dorset	10
Viability	11
Trajectory	11
Summary of areas of agreement	12
Summary of areas of disagreement	12
Declaration	14

Introduction

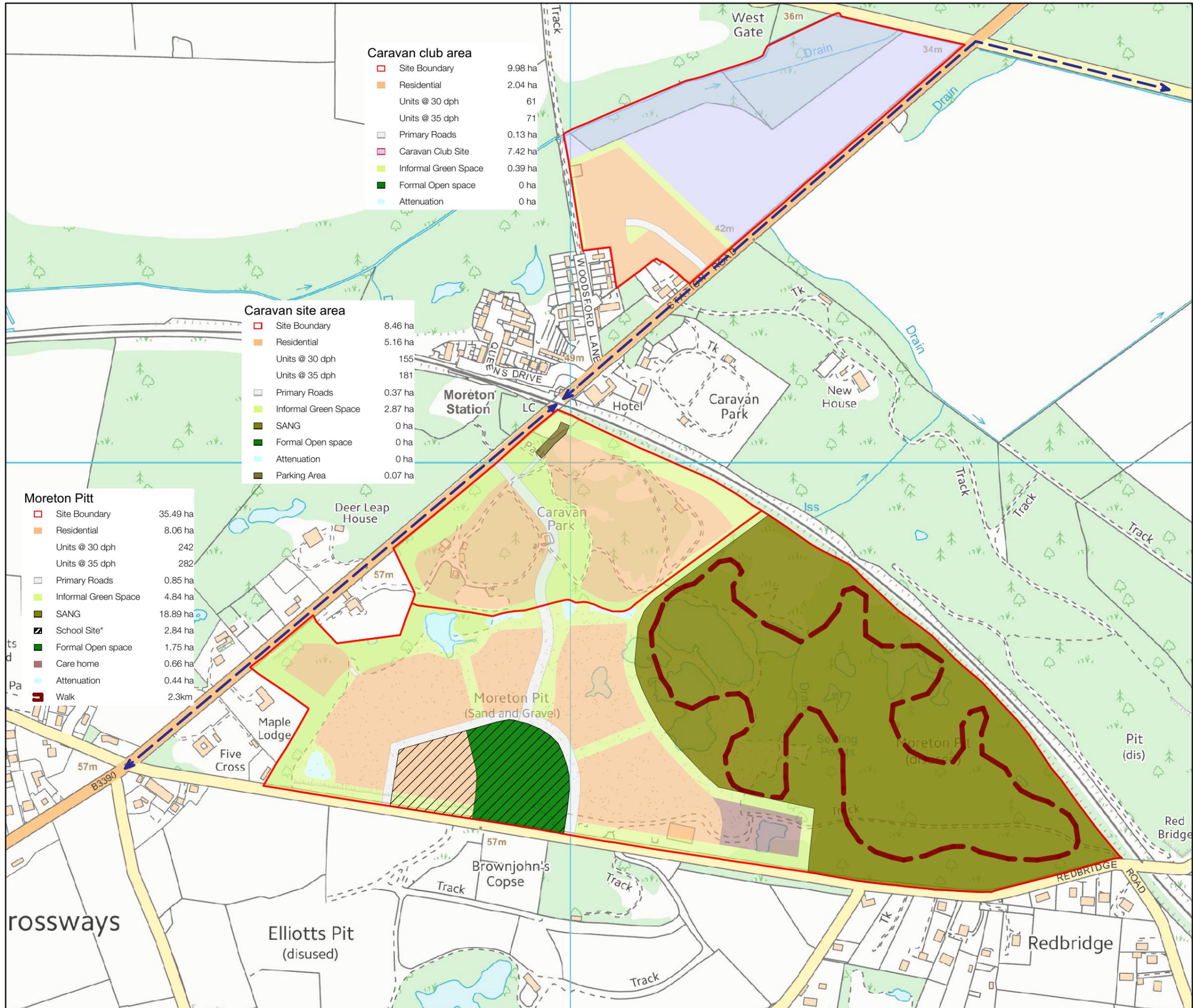
1. This document has been jointly prepared by Dorset Council (DC), and Moreton Estate (hereafter referred to as 'the parties'). Where relevant, and as specified in the appropriate places in this statement, Natural England have also confirmed that they agree to the statements presented in the memorandum.
2. The Council's strategy for addressing the District's housing needs includes allocations for a total of 490 homes and a 65 bed care home at Moreton Station / Redbridge Pit. This memorandum of understanding discusses some of the key considerations for the housing policy allocations in this area and sets out where there is agreement or otherwise between the parties.

Description of site

3. Moreton Station / Redbridge Pit is located in the west of the plan area close to the village of Crossways. It is also close to Wool and Dorset Innovation Park (located around 6 kilometres to the east of the site). The Council has identified a suitable site (formed from an existing sand / gravel pit and an adjoining caravan site in the same ownership) for 490 new homes and a 65 bed care home. The part of the site being used as a sand / gravel pit is due to be restored by 31st December 2022. The site totals 44.27 ha including a Suitable Alternative Natural Greenspace. The topography of the site fluctuates due to the nature of its use. Whilst pedestrian access can be provided from Redbridge Road or B3390 in some locations, due to significant changes in ground levels vehicular access is likely to be easiest from Redbridge Road.



Moreton Station/Redbridge Pit



Caravan club area

Site Boundary	9.98 ha
Residential	2.04 ha
Units @ 30 dph	61
Units @ 35 dph	71
Primary Roads	0.13 ha
Caravan Club Site	7.42 ha
Informal Green Space	0.39 ha
Formal Open space	0 ha
Attenuation	0 ha

Caravan site area

Site Boundary	8.46 ha
Residential	5.16 ha
Units @ 30 dph	155
Units @ 35 dph	181
Primary Roads	0.37 ha
Informal Green Space	2.87 ha
SANG	0 ha
Formal Open space	0 ha
Attenuation	0 ha
Parking Area	0.07 ha

Moreton Pitt

Site Boundary	35.49 ha
Residential	8.06 ha
Units @ 30 dph	242
Units @ 35 dph	282
Primary Roads	0.85 ha
Informal Green Space	4.84 ha
SANG	18.89 ha
School Site*	2.84 ha
Formal Open space	1.75 ha
Care home	0.66 ha
Attenuation	0.44 ha
Walk	2.3km

Key

Site Boundary	53.93 ha
Residential	15.26 ha
Units @30dph	458
Units @35dph	534
If school is provided	
Units @30dph	431
Units @35dph	502
Primary Roads	1.35 ha
Proposed Caravan Club Site	7.42 ha
Informal Green Space	8.1 ha
SANG	18.89 ha
School Site*	2.84 ha
Formal open space, including changing facilities	1.75 ha
Attenuation	0.44 ha
Parking Area	0.07 ha
Care home	0.66 ha
Walk	2.3km
Footpath/ Cycleway	

Notes/Revisions

*Over provision allows for assumed shared use of facilities (Results in loss of 0.9 Ha residential land and 27 units @ 30 dph and 32 units at 35 dph)

1.8ha required for 2fe school site

Moreton Station
Moreton Estate

LUB DRAFT

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Matters agreed

4. The parties agree that the housing site at Moreton Station / Redbridge Pit, as identified on the map above and in the Purbeck Local Plan (2018 – 2034), is a suitable location for 490 homes with associated SANG, and a 65 bed care home, and will be available for development after 31st December 2022.

Possible modifications to policies in the submission draft Purbeck Local Plan

Suggested modifications that may impact on Moreton Station / Redbridge sites

5. The parties discussed the modifications schedule, SD14, that the Council has prepared for the Inspector to consider. Those modifications which are likely to be relevant to Moreton Station / Redbridge Pit, as well as those put forward to address matters raised in responses of the Moreton Estate, are summarised below.

Policy H3: New housing development requirements

Amend policy H3 clause g to read:

'include details of ~~charging points for electrical vehicles and~~ the infrastructure needed to achieve superfast broadband connectivity ~~for the new homes~~ and, where possible, details of charging points for electrical vehicles;'

Matters agreed:

Moreton Estate support this amendment.

Policy H4: Moreton Station / Redbridge Pit

Amend policy H4 clause b to read:

'~~provide~~ make a financial contribution toward improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrian crossing over the railway line.'

Matters agreed:

Moreton Estate support this amendment.

Preamble to Policy I4: Recreation, sport and open space paragraph 253

Amend paragraph so as to read:

'The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision. A rural

Dorset wide playing pitch strategy is also in preparation and will be completed by July 2019. The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision. The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.'

The Council propose an additional modification to the supporting text for Policy I4 to make the expectations between the supporting text and the policy consistent:

'The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to ~~meet~~ follow the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.'

Matters agreed:

Moreton Estate support these amendments.

Policy I4: Recreation, sport and open space

Amend drafting of the policy to read:

'New facilities

Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site ~~to achieve the identified~~ following Fields in Trust Benchmark guidelines.'

Matters agreed

Moreton Estate support this amendment.

Policy H4: Moreton Station/Redbridge Pit

6. Below is the policy on the Moreton Station/Redbridge Pit site as drafted in the submission version of the Local Plan

Policy H4: Moreton Station / Redbridge Pit

Land at Moreton Station / Redbridge Pit and caravan site, as shown on the policies map, will help to meet the District's development needs by providing up to 490 new homes, a 65 bed care home, community facilities and supporting infrastructure. The type of care home provided will be dependent on the changing needs of older people in Purbeck and in consultation with local health and social care providers. Delivery of the homes will be phased, commencing after the current use of part of the site as a sand and gravel pit has stopped (expected December 2022) and the site has been restored in accordance with the relevant minerals and waste planning permission.

Subject to the requirements of other policies in this plan, development on this site will be expected to:

- a. improve accessibility between the site and nearby employers, services (including Moreton Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- b. provide improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrian crossing over the railway line;
- c. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line, unstable ground and any possible contamination on new homes within the development site;
- d. identify important trees in the part of the site being used as a caravan site, as well as those growing around the site's southern and western edges, and design suitable layouts for development which allow these trees to be retained;
- e. provide financial contributions for local health infrastructure and education (as required by Policy I1);
- f. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority; and
- g. include details of improvements / alterations to the local roads including junction improvements along the B3390 (at Fiveways in Crossways), including pedestrian and cycle access to Crossways.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Specific matters for discussion

Housing mix (Policy H9)

7. The parties have discussed the interpretation of clause b of policy H9 of the Council's local plan.

8. Matters agreed:

The parties agree that a bungalow and a ground floor flat are both examples of single storey accommodation.

Retail (Policy EE3)

9. Policy EE3 of the Councils local plan states that:

'The Purbeck Local Plan supports provision of an additional 700sqm (net) convenience retail floorspace.

The delivery of the additional need will be encouraged on associated housing allocations; Policy H4: Moreton Station / Redbridge Pit and Policy H5: Wool. Identified provision at these locations will be of an appropriate scale and type relative to the allocations.'

Matters on which the parties disagree:

The Council consider that it would be viable to deliver retail development at Moreton Station / Redbridge Pit housing site. Whilst Moreton Estate is not against the principle of convenience retail floor space being provided at the site the implications of such provision on viability of the site has not been tested.

Accessibility

10. The parties have discussed the infrastructure needed to support the movement of people and vehicles associated with the proposed 490 homes on the housing site.

Matters agreed:

The parties agree that the following improvements to infrastructure listed below are necessary for the homes being considered at Moreton Station / Redbridge Pit.

Where work is required off-site the developer will agree appropriate financial contributions.

Highways improvements - Five-Ways junction

11. Improvements to Five-Ways junction will be required to ease the flow of traffic, from the new development onto the B3390 and into Crossways and pedestrians and cyclists into Crossways.

Cycle connections to Dorset Innovation Park

12. To reduce motorised traffic and encourage cycling to the enterprise zone Dorset Innovation Park, an improved cycle connection is required from the new development to the enterprise zone. The exact route and cost is to be determined.

Cycle/footway connections between the housing site and Moreton Station and Crossways

13. The most appropriate way of creating a link between the housing site and Moreton Station is through the northern corner of the site. Pedestrian crossings will need to be formed along Station Road (B3390). Pedestrian crossing facilities will also be required to allow pedestrian access from the housing site and Crossways.

Additional car parking to service railway

14. Further car parking is needed for Moreton Station – the most appropriate place to deliver this car parking on the housing site is on the triangular parcel of land on its northern corner close to the junction of the railway line and Station Road (B3390).

Enhancements to railway station

15. A contribution to enhancing Moreton railway station and any safety improvements which may be necessary.
16. Where work is required off-site the developer will agree appropriate financial contributions.

Flood risk and drainage

17. Council records indicate that small areas of the housing site are prone to surface water flooding – a detailed site specific flood risk assessment is needed to fully assess potential risk.

Ecology

18. The parties have discussed the effects of the proposed homes on nature conservation sites (including local, national and internally designated habitats).

Sites of nature conservation interest

19. Moreton Estate will explore opportunities to create and improve wildlife habitats in the housing site, and where appropriate on other land in their control. These measures will be guided by a detailed ecological survey of the housing site and presented as part of a planning application.

European sites

20. The parties, and Natural England, agree that the adverse effects from 490 new homes and a 65 bed care home on Dorset Heathlands and Poole Harbour European sites can be mitigated through:

- Suitable Alternative Natural Green Space which is provided within the housing site; and
- Changes in the way agricultural land is managed/used to offset nitrogen emissions from the development into Poole Harbour.

Matters agreed:

The parties and Natural England agree that full details of the measures to mitigate the effects of the new homes on European sites, and local biodiversity will be submitted with the planning application.

Facilities

21. The parties have discussed the facilities needed to support the 490 homes and a 65 bed care home on the proposed housing site.

Matters agreed:

The parties agree that the following facilities/infrastructure is necessary for the homes being considered at Moreton Station / Redbridge Pit or will positively contribute to the Council's strategy for meeting the District's housing needs:

Care Home

22. A 65 bed care home provided on the housing site. The size, design and type of care home provided will be agreed at a later stage after consultation between the parties and the social care provider.

Open Space

23. The masterplan for the housing development will incorporate open space in accordance with the modified versions of policy H4 and I4.

GP surgery

24. Provide a contribution of £80 per dwelling towards additional general practitioner service provision, as set out in policy I1.

School facilities

25. Provide a contribution of £6,161 for each new home with two or more bedrooms, not aimed at older people, to deliver infrastructure in primary and secondary schools needed to support the development, as set out in policy I1.

Local government reorganisation in Dorset

26. The Moreton Station / Redbridge Pit housing site differs from the other housing allocations in the local plan as both parties expect new homes to start to be built on the site in years 6-10 of the plan period (from 2023/24 onwards). Councils in Dorset have recently re-organised, which means that the previous boundary between the former Districts of Purbeck and West Dorset will no longer be maintained. The former Purbeck and West Dorset District Councils worked with one another to plan for the new homes being considered in the area around the village of Crossways originally in West Dorset District Council (this work includes considering the collective requirements for infrastructure and exploring the opportunities for master-planning).

Matters agreed:

Both parties expect that local government reorganisation in Dorset creates a potential opportunity for further detailed master planning work to be undertaken covering the housing site at Moreton Station / Redbridge Pit.

Viability

27. The Council considers that its economic viability assessment of the Purbeck Local Plan, and the housing developments on allocated sites, is sound. It considers that new homes could be viably developed at Moreton Station / Redbridge Pit housing site in years 6 to 10 of the Purbeck Local Plan (2023/24 to 2028/29).

Matters where the parties disagree:

The parties disagree on whether the Council's economic viability assessment of the Purbeck Local Plan 2018-2034 and the allocated housing has accurately considered relevant costs and values.

Moreton Estate is not able to confirm viability on the housing site at Moreton Station / Redbridge Pit that allows delivery of the proportions of affordable homes required by policy H11 or the housing mix required by policy H9 of the Purbeck Local Plan (2018-2034).

In particular Moreton Estate have made comment on:

- The assumptions around the size of homes used in the Council's viability assessment;
- The values assigned to abnormals, contingencies, professional fees, build/sales rate, and cost of achieving nitrogen neutrality;
- Under-estimates of the benchmark and build costs in the Council's viability assessment;
- Whether the Council's assessment takes account of the costs relating to the provision of the station car park, land remediation, contamination and site preparation included in site works; and
- The requirement in policy H11: affordable housing for 40% affordable housing.

Trajectory

Matters agreed:

The trajectory within the Local Plan was derived from information given by agents. The site is currently a working quarry but approaching the end of its active life. Subject to there being two developers on board, it will be in a position to deliver new homes in the middle period (year 6 onward), with around 50 dwellings per year anticipated.

Development	Year 1-5 (18/19–22/23)	Year 6-10 (23/24-27/28)	Year 11-16 (28/29-33/34)
Moreton Station/Redbridge Pit	0	250	240
Cumulative total (variance on target)	0	250	490

Summary of areas of agreement

- Moreton Station/Redbridge Pit is a suitable site for the delivery of 490 homes, a 65 bed care home and a Suitable Alternative Natural Greenspace;
- Amendments to paragraph 253 preamble to Policy I4: Recreation, sport and open space have been agreed;
- Amend policy H4(b) so that the development makes a financial contribution toward, rather than provide in isolation improving facilities at and access to Moreton Station;
- Amendments to Policy H3: New housing development requirements were agreed – this removes the need to provide charging points for electrical vehicles for every home but require it where it is possible;
- It is acknowledged by all parties that Habitats Regulations requirements can in principle be met. The details of SANG provision and nitrogen mitigation will be agreed between the Estate, Natural England and the Planning Authority;
- The Moreton Estate will explore opportunities to create and improve wildlife habitats in the housing site and, where appropriate, on other land in their control to support any SINC characteristics, guided by an ecological survey;
- Single storey dwellings can include ground floor flats, as well as bungalows;
- The site's development will contribute towards improved cycle and pedestrian access to the station;
- Improved cycling access to Dorset Innovation Park.
- Additional car parking to serve the station.
- Improvements to five-ways junction, including cycle and pedestrian access to Crossways centre.
- A care home can be provided on site.
- The masterplan will incorporate open space in accordance with modified H4 and I4 policies.
- Contributions will be made to GP and education facilities, as set out in I1.
- Development at the Moreton Station/Redbridge Pit site will commence between years 6 and 10 of the plan (2023/24 to 28/29).

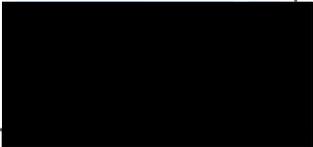
Summary of areas of disagreement

- The parties disagree on the accuracy and assumptions of the Council's economic viability assessment of the Moreton Station/Redbridge Pit allocation.

- The Moreton Estate does not believe the viability of retail development at the site has been established.
- Moreton Estate considers it highly likely that the full range of policy expectations for the site will not be capable of being delivered and that a future planning application for development at this site will need to be accompanied by a viability assessment.

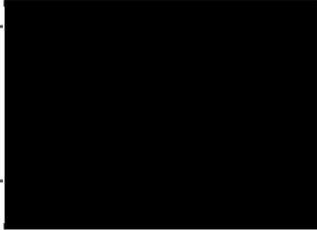
Declaration

Signed on behalf of the Moreton Estate

MARTIN MUIR	DIRECTOR TERENCE O'LOUGHEE		7/6/19
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Name, Position, Signature, Date

Signed on behalf of Natural England

Nick Squirrell	Conservation and Planning Lead Advisor		7 June 2019
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Name, Position, Signature, Date

Signed on behalf of Dorset Council

Anna Lee	Planning Policy Manager		7/6/2019
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Name, Position, Signature, Date