

West Dorset, Weymouth and Portland Local Plan Examination

Crossways - Addition of New Policy CRS2 and associated supporting text

Arising in Matter 1



West Dorset District Council and
Weymouth & Portland Borough Council

At the EIP session on Tuesday 25 November, Matter 1 Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal, the Inspector asked the councils to consider whether it would be helpful to have a policy which clarified the joint working arrangements with Purbeck District Council, particularly in relation to development in the Crossways area. This would amplify what had already been stated at the Pre Hearing Meeting and developed through the note of the meeting with Purbeck District Council in October 2014. This note has already been submitted to the Examination Library as WDWP/EX01.

The councils agree that such a policy would be helpful and has discussed suggested draft wording with Purbeck District Council.

1. Policy clarifying the joint working arrangements with Purbeck District Council, particularly in relation to development in the Crossways area.

The councils suggest the following wording change to paragraph 12.2.5:

12.2.5 *In terms of the development site identified in CRS1, cross boundary cooperation with Purbeck District Council is needed to ensure that the road and rail connections and impact on nearby heathlands is reflected in both local plans. Looking to the future, a Partial Review of the Purbeck Local Plan has recently commenced and West Dorset, Weymouth and Portland Councils will work closely with Purbeck District Council to ensure that any development opportunities in the Crossways and Moreton Station area are fully coordinated through joint master planning work.*

The councils suggest a new policy CRS2 is as follows:

CRS 2. LAND AROUND CROSSWAYS

- i) *The district council will work with Purbeck District Council, Crossways Town Council adjoining Parish Councils, Dorset County Council and Network Rail to undertake joint evidence gathering, including on constraints to ensure that over the long term, the most appropriate solutions to meeting the needs of both authorities are fully understood and explored and thereafter expressed in future planning policy documents, including master planning work.*

Suggested changes to the Plan

12.2 LAND AT CROSSWAYS

- 12.2.1 Development of land around Crossways provides a unique opportunity to enhance the character of the settlement and provide more of a community focus. The provision of additional employment and community facilities in conjunction with any housing development is important to increase the village's relative self-containment and reduce the need to travel. Development should also take advantage of the village's proximity to the railway line, and provide safer pedestrian and cycle access to it. Following further local consultation, land to the south east of the existing village, on the southern side of the Warmwell Road, has been identified as the most appropriate location for growth. The development could deliver in the region of 500 new homes and a minimum of 3.5 ha for employment. In terms of the distribution of uses, the area to the north-east is likely to be more suited to employment uses as a Key Employment Site. Opportunities for district heating networks along with other sustainable development issues for the site should be explored through a nationally recognised assessment, such as BREEAM Communities
- 12.2.2 There are internationally protected heathlands in the wider surrounding area and it is essential that sufficient, attractive informal recreational land is available in easy walking distance, through the provision of a strategic network of green spaces, to ensure that any adverse impacts from additional recreational pressure on the sensitive heathland sites are avoided. It will also be necessary to mitigate any impact that the development, and the associated recreational land, upon the setting of the earthworks in Bowley's Plantation which are a Scheduled Monument.
- 12.2.3 Although development in this area can come forward, further work is required to properly plan the development, including the necessary phasing of infrastructure. In addition, there are potentially viable deposits of sand and gravel around Crossways and these will need to be safeguarded from sterilisation by the development. Work will be needed to establish if any viable mineral deposits will be affected and the possibility of prior extraction.
- 12.2.4 On and off-site provision and contributions to community infrastructure will be sought in line with policy COM 1 and secured through a section 106 legal agreement.
- 12.2.5 In terms of the development site identified in CRS1, cross-boundary cooperation with Purbeck District Council is needed to ensure that the road and rail connections and impact on nearby heathlands is reflected in both local plans. Looking to the future, a Partial Review of the Purbeck Local Plan has recently commenced and West Dorset, Weymouth and Portland Councils will work closely with Purbeck District Council to ensure that any development opportunities in the Crossways and Moreton Station area are fully coordinated through joint master planning work.

CRS 1. LAND AT CROSSWAYS

- i) **Land at Crossways, as shown on the Proposals Map, will provide for a comprehensive mixed-use development to include new homes, local community facilities and at least 3.5ha of employment land.**

- ii) The development will be required to mitigate any adverse effects upon internationally designated heathlands.
- iii) The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.
- iv) The development will deliver highway improvements necessary for the development to go ahead. The site should be developed in accordance with a comprehensive masterplan for the village prepared in conjunction with Crossways Parish Council, adjoining parish councils, Dorset County Council, Purbeck District Council, Network Rail and the local community, and agreed by West Dorset District Council. In order to address sustainable development issues, the masterplan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor. The masterplan should ensure that:
 - There is an appropriate mix and layout of uses, including community facilities within the village there is adequate provision of community infrastructure
 - the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. This will include the provision and location of Suitable Alternative Natural Green Space (SANGS).
 - good links to the wider footpath and cycle network are provided through the village. This should include pedestrian/cycle links to Moreton station
 - the design and layout relates positively to the surrounding area, enhances local character and does not have an adverse impact on the landscape setting of the village or scheduled monuments. Existing hedgerows, trees and woodland within the development are retained where possible and provision for their future retention and management put in place
 - Sustainable drainage methods are implemented to manage surface water flooding issues and ensure flood risk is not exacerbated elsewhere
 - the development is appropriately phased

CRS 2. LAND AROUND CROSSWAYS

- i) The district council will work with Purbeck District Council, Crossways Town Council adjoining Parish Councils, Dorset County Council and Network Rail to undertake joint evidence gathering, including on constraints, to ensure that over the long term, the most appropriate solutions to meeting the needs of both authorities are fully understood and explored and thereafter expressed in future planning policy documents, including master planning work.