

### **Policy H3: New housing development requirements**

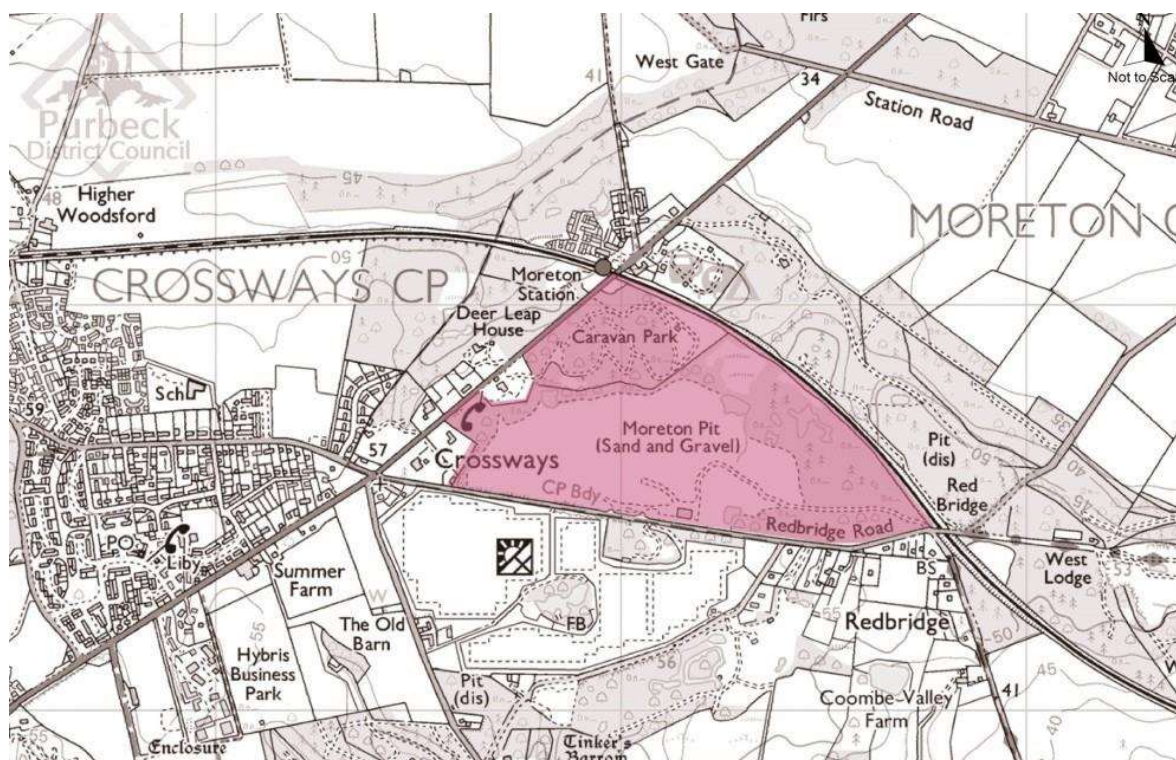
Development proposals for new homes on sites allocated in policies H4 to H7 must comply with the requirements listed in these policies in addition to those listed below and, all other relevant policies in the Purbeck Local Plan.

New housing development on allocated sites identified in policies H4 to H7 must:

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. mitigate the effects of recreational activity from the allocated new homes at Lytchett Matravers and Upton (in accordance with Policy E9);
- d. where necessary for compliance with Policy E9 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations, mitigate the effects of nutrients from allocated new homes in the Poole Harbour catchment;
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed formal and informal recreation, sport and/or open space facilities;
- g. include details of links between homes for high-speed electronic communications network and, where possible, details of charging points for electric vehicles;
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1, other than for extra care units on allocated sites in Moreton (Policy H4) and Wool (Policy H5) where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to avoid harm to and secure net gains for biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

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.

### Moreton Station / Redbridge Pit - 490 homes, 65 bed care home and SANG



144. Moreton Station / Redbridge Pit is located in the west of Purbeck close to the boundary with West Dorset area. 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 around 490 new homes. Applicants should refer to the other policies in this plan relating to the design, landscape setting and the historic environment when considering the appearance, scale, layout and detailed design of new development.
145. Sand and gravel are currently being extracted from part of the site (conditions on the planning permission require the minerals site to be restored by 31 December 2022). The new homes at Moreton Station / Redbridge Pit will have a cumulative impact which extends to Crossways. Occupants of new homes at Moreton Station / Redbridge Pit are likely to make use of existing infrastructure, services and facilities in Crossways as well as that in Purbeck.
146. Given the site's location and relationship with Crossways, the Council will continue to work with neighbouring planning authorities to coordinate infrastructure provision. Many of the needs of the proposed Moreton Station / Redbridge Pit residents will be met by services and facilities in Crossways and elsewhere. Where appropriate developer contributions will support provision elsewhere e.g. lower school and health facilities in Crossways.

- 147.** The site falls inside the catchment areas for Frome Valley CE First School in Crossways, St Mary's CE Middle School Puddletown and The Thomas Hardy School Dorchester. The size and capacity of Frome Valley CE First School means that financial contributions are needed to fund extensions to the school. The level of contribution per home will be calculated by applying Policies H3 and I1.
- 148.** The closest local general practitioners' surgery to Moreton Station / Redbridge Pit is Crossways Surgery. The Surgery runs various clinics and includes a dispensary. Five Doctors practice from the surgery which is open Monday to Friday. The Clinical Commissioning Group has advised the Council that financial contributions are needed to fund the costs of building an extension to the existing surgery building. The level of contribution per home will be calculated by applying Policy I1.