

**Christchurch and East Dorset Partnership Core Strategy  
Examination  
Statement of Common Ground**

**MATTER: Policy VTSW4 and The Green Belt Boundary  
– North Western Verwood**

**STATEMENT OF COMMON GROUND**

**Between Mr and Mrs T Hayden, Mr and Mrs N Burrows and  
Eastworth Farm Ltd**

**Mr and Mrs T Hayden, Mr and Mrs N Burrows and Eastworth Farm Ltd confirm that they agree the following:**

## **1 Green Belt Boundary to the North of Verwood**

The above parties believe the boundary proposed by the Council will not meet the needs of Verwood during this Plan period.

Government guidelines advise that boundaries should be along existing tree or hedge lines, however, the boundary that was set in the last plan period does not adhere to that in field 7067 as shown on the plan. By extending that boundary to the existing hedge line, the field could be used in the future for necessary amenities. This is within 400m of the SSSI at Stephen's Castle and would therefore not be suitable for housing but could accommodate other types of building.

The boundary shown in the unmarked field beyond field 3683 should follow the contour of the land and in order to map this properly, a topographical survey would need to be undertaken. If the Green Belt was extended to this point, the land owners would undertake to plant a hedge along its boundary which would be at the highest edge and then it would give a very clear definition and screen the lower land from the fields beyond.

The Green Belt at the Northern end of Verwood would then be very solid and defensible should the Council not be able to meet housing targets.

## **2 Additional Land to be Considered**

The above parties would like some of the additional land included on the attached plan to be considered for housing development to the north of Edmondsham Road for 400 homes (instead of 230), of which 160 could be affordable if there are no unforeseen problems concerning the site, and a large area of land for a SANG which would be very beneficial to the whole community, linking the housing to the south of Station Road to the centre of the town by way of a footpath along the course of the old railway line which would also link to Verwood Forest on the Northern edge.

The additional housing was put forward informally by Chesterton Humberts, Eastworth Farm's former planning advisors on two separate occasions, in September 2010 and January 2011, and was also sent by Ken Parke Planning Consultants on their behalf via e-mail on Friday 22<sup>nd</sup> June at 17.12h. The representation was apparently not received by East Dorset District Council although the Directors of Eastworth Farm Ltd were unaware of this until November. The Council were unable to

consider these as duly made as they believed they were not made during the official Pre-Submission consultation period ending on 25<sup>th</sup> June 2012.

We are informed that this land is not able to be considered unless the Inspector decides that additional land is required for housing due to the circumstances which have prevailed and this will then be subject to a period of further consultation.



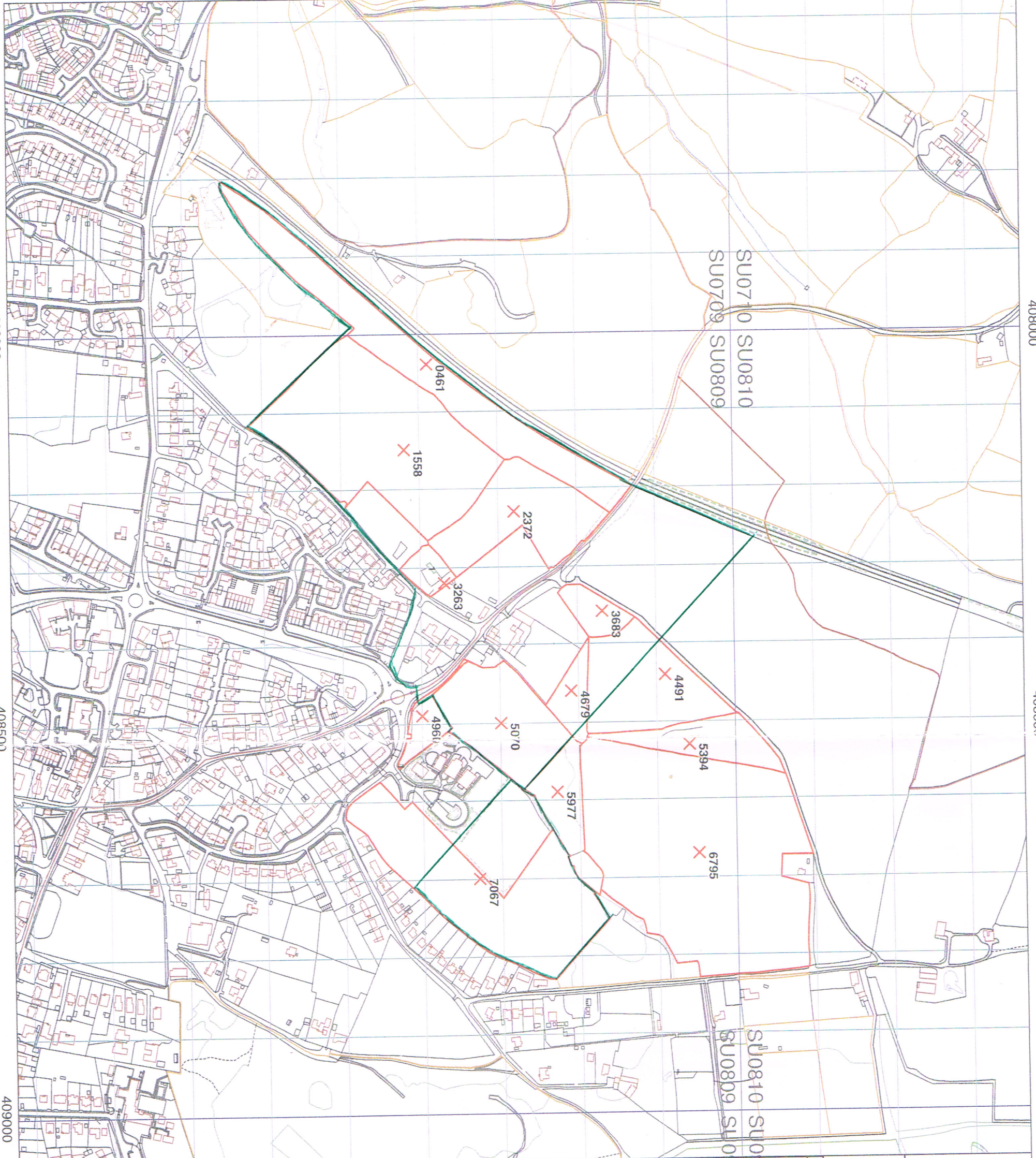
408000

408500

409000

110000

109500



**rpa**  
rural payments agency

**Rural Land Register (RLR) Map**  
SBI - 111009253  
RLR/DRR009  
Map 1/1

- Legends**
- Your RLR Parcel(s)
  - SPS Permanent Ineligible Features
  - Adjacent Parcel Boundary

**RLR Information**

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SU0809	0461	2.62	2.62	N
SU0809	1558	4.29	4.29	N
SU0809	2372	1.72	1.72	N
SU0809	3263	0.26	0.25	N
SU0809	3683	0.37	0.37	N
SU0809	4491	1.73	1.73	N
SU0809	4679	0.38	0.38	N
SU0809	4960	0.31	0.31	N
SU0809	5070	1.63	1.63	N
SU0809	5394	0.85	0.85	N
SU0809	5977	0.77	0.77	N
SU0809	6795	6.76	6.76	N
SU0809	7067	3.32	3.32	N



Reproduced by permission of Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2008. All rights reserved.  
Ordnance Survey Licence number 100022861

RLR/DRR009 Date: 22/08/2009

Please return this sheet to us if you want to make any changes to the parcels shown on it.

109500

110000

408000

408500

409000