

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

MATTER: Policy FWP4 –Coppins New Neighbourhood, Ferndown

STATEMENT OF COMMON GROUND

Between the Local Planning Authority and Barratt David Wilson Homes

September 2013

The Local Planning Authority (East Dorset District Council) and Barratt David Wilson Homes confirm that they agree the following:

1. New Housing Development

The Christchurch and East Dorset Core Strategy (the Plan) seeks to provide about 30 homes on land at Coppins Nursery, south of Ferndown.

Barratts David Wilson Homes control the land where the dwellings can be delivered, including the land necessary to achieve the access to the site in the location required by the LPA. The Company intend to submit detailed planning application for the residential development of the site for 36 dwellings during the Examination period.

2. Heathland Mitigation

The proposed development is of insufficient size to warrant the requirement for a SANG to be provided as part of the development, although it is recognised that there is potential for on-site open space to enhance the existing open space at Poor Common. The developer will be required to make a contribution to mitigate the harm of the development on the nearby Dorset Heaths in accordance with the provisions of Core Strategy Policy ME2.

This Statement has been agreed by the aforementioned parties.

Dated: 5th September 2013