

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

MATTER: Policy WMC4 – Stone Lane New Neighbourhood, Wimborne Minster

STATEMENT OF COMMON GROUND

**Between the Local Planning Authority, Natural England,
ACG Developments, David Bros and Bloor Homes**

September 2013

The Local Planning Authority (East Dorset District Council), Natural England, ACG Developments, David Bros, and Bloor Homes confirm that they agree the following:

1. New Housing Development

The Christchurch and East Dorset Core Strategy (the Plan) seeks to provide about 90 homes as a New Neighbourhood on the Stone Lane Industrial Estate site. The land is in multiple ownership.

ACG Developments and David Bros support the housing allocation. They are concerned at the viability of the site should they need to upgrade the Stone Lane junction including the purchase of two dwellings, and to provide a bridge across the River Allen.

2. Bridge over the River Allen

Bloor Homes, who control the land at WMC5 at the Cranborne Road New Neighbourhood, have agreed to fund the provision of a bridge for pedestrians and cycle access to cross the River Allen near to Walford Mill. This will support the designation of the land north of Walford Mill at Cranborne Road as a New Neighbourhood, providing circular footpaths and key links across the River Allen to Walford Mill and enable footpath links to the Stone Lane New Neighbourhood at some stage in the future.

3. SANG Provision

A SANG strategy has not yet been drawn up to support this development. A bridge to access open space across the River Allen has been agreed in principle to be funded by Bloor Homes in support of their development site to the north. NE will be required to approve any proposed SANG strategy and suitable land and footpaths prior to the approval of the development, and the need for developers to carry out a basic biodiversity survey eg Phase 1 habitat survey including assessment of the likely presence or evidence of other features likely to restrict or delay development.

4. Pollution Measures

Records indicate that Fuel Tanks were stored on the site and Sand and Gravel extraction has taken place in the past. Given these facts and its current industrial use, a desk based survey will be required to support any application for residential uses on site. This is also very likely to lead to some form of intrusive investigations to check for hotspots of pollution. This investigation and results will need to be approved by the Head of Planning and Health at the Local Planning Authority.

5. Highway Improvements

The existing access to the site from Stone Lane is substandard for new development. EDDC own the two dwellings adjacent to the access which may need to be demolished to allow for the highway improvements; so the improvements can be delivered if required. The access will need to be improved to a standard agreed by Dorset County Council as Highways Authority prior to the approval of the development commencing. The developer will fund this highway improvement. No terms have yet been agreed for this work.

This Statement has been agreed by the aforementioned parties.

Dated: 12th September 2013