

SOCG9

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

**MATTER: Policy CM1 – Lockyer’s School and Land North of Wimborne Road
New Neighbourhood, Corfe Mullen**

STATEMENT OF COMMON GROUND

**Between the Local Planning Authority, Canford Estate (CE), Harry J Palmer Ltd
(HJP), Dorset County Council (DCC), Dorset Wildlife Trust (DWT) and Natural
England (NE)**

6th September 2013

The Local Planning Authority (East Dorset District Council) , Canford Estate (CE), Harry J Palmer Ltd (HJP), Dorset County Council (DCC), Dorset Wildlife Trust (DWT) and Natural England (NE) confirm that they agree the following:

1. New Residential Allocation

The Christchurch and East Dorset Core Strategy (the Plan) seeks to allocate land at Lockyer's School and north of Wimborne Road, Corfe Mullen, to provide about 250 dwellings and a replacement school (Policy CM1).

The allocation site is effectively in two parts, with one being the existing Lockyer's School premises and the second land north of Wimborne Road which is currently paddocks and allotments, and part of the existing village Recreation Ground.

CE and HJP own the land allocated for residential development to the north of Wimborne Road. The landowners wish to see the land developed to for residential purposes and are working together to achieve this aim. This includes the provision of land for new allotments for existing allotment holders.

DCC own the land currently occupied by Lockyer's School and the land which is currently part of the village Recreation Ground.

Although part of the same allocation, the CE and HJP land to the north of Wimborne Road can be delivered separately to and in advance of the DCC owned school site.

2. New School Provision

DCC, as Education Authority, have determined that Lockyer's Middle School will require replacing as the existing buildings are now considered to be inadequate. They have also confirmed that the existing site is not large enough to accommodate a new school to meet modern standards.

Land the County Council own at the Recreation Ground has been allocated as a replacement school site.

3. SANG Provision

CE, HJP, DWT and NE have reached agreement about the strategy to mitigate the impact of the development on the nearby European protected heathlands. The development will include the provision of a SANG in accordance with the provisions of Policy ME2 of the Plan. A planning application has been made to the Borough of Poole for the provision of a SANG on land close to the site, as agreed with Natural England and DWT who will manage the site. This planning application also includes land for allotments, and is one of the options for replacement of the existing allotments that would be lost through development on land to the north of Wimborne Road.

This Statement has been agreed by the aforementioned parties.

Dated: 6th September 2013