

## Statement of Common Ground

The following statement has been prepared by Natural England (NE) and Wyatt Homes (WH) to set out areas of agreement in relation to the mitigation of European Protected Sites in relation to the development of approximately 190 dwellings at Cuthbury Wimborne Dorset (the Land). The Land is identified in the Christchurch and East Dorset Draft Local Plan as WMC3.

NE and WH have consulted over a number of months in an attempt to address the requirement to avoid the significant impact on Dorset Heathlands by the proposal for development of the Land. At a meeting on 6<sup>th</sup> February 2013 further detail was discussed and by a letter dated 12 February 2013 NE confirmed that it was satisfied with the adequacy of the proposed Suitable Alternative Natural Greenspace (SANG)

The parties have agreed in principle, that the potential effect on Dorset Heathlands as a result of the construction of dwellings on the Land can be mitigated by the provision of a SANG. The parties have agreed that there is unlikely to be significant levels of direct access to the protected heathland within 5 km of the Land.

There is attached to this Statement a master plan prepared by WH indicating the land which is to be designated as a SANG (the Plan). The SANG comprises a green corridor which will provide an attractive pedestrian access along the bank of the River Stour leading to two fields all of which comprise some 5 hectares of land. The green corridor will abut the new housing development to north west and there will be a number of points of access to it from the development. The first field to be entered will be laid out with all-weather paths so as to encourage dog walkers all year round. It will not be managed to the degree that it becomes urbanized. The paths will link in to paths on the adjoining field. This next field will have a much more rural feel to it and the paths will have a semi-natural feel to them. A natural play facility and view point seating area will be provided at the highest part of the SANG which will provide stunning views across the River Stour and open meadows to the south.

Within the SANG a circular walk will exist of some 1.6 km with the paths connecting to existing public footpaths giving a northern circular walk of 2.9km and a southern circular walk of 3.6 km.

Footpath map and interpretation boards will be located at various places on the SANG and an interpretation board will be provided at a suitable location within the development.

The SANG does not need a car park given its location.

Given the proximity of the SANG to the proposed development site and the distance from the nearest heathland it is considered that attractiveness of the SANG incorporating new river side walking will not only attract residents of the new dwellings but also deflect other residents of Wimborne away from the protected heathlands.

4 July 2013

# Cuthbury, Wimborne Additional SANG and Circular Walk

## KEY

- Site boundary
- Potential development area
- SANG with planting / natural regeneration areas
- SANG with all-weather paths + dog bins, as appropriate
- Other formal/informal onsite open space
- River bank protection zone
- Allotments
- Existing PROW
- National Cyclepath Network- Route 25, Bournemouth to Gillingham
- New cycle links
- New pedestrian access
- Circular walks within SANG: 1.6km Northern circular walk (2.8km) Southern circular walk (3.6km)
- National Trusts circular dog walk
- Vehicular route
- Site access points
- Car park and interpretation for visitors
- Footpath map and interpretation
- Outdoor Swimming Society recommended location: River Stour, nr. Wimborne Minster

SCALE: 1:4,500 at A3  
0 100 200 300 Metres



Ecological Planning & Research

CLIENT: Wyatt Homes  
PROJECT: Cuthbury, Wimborne  
DATE: August 2012

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