



Core Strategy Submission

Christchurch New Neighbourhoods Delivery

FD2



Prepared by Christchurch Borough Council and
East Dorset District Council

June 2013

**Christchurch New Neighbourhoods
Christchurch Urban Extension Delivery – SANGs Strategy /
Allotments
June 2013**

Introduction:

This paper deals with the following question concerning the deliverability of the Christchurch Urban Extension (Policy CN1).

1) Is the SANGs strategy to support the Christchurch Urban Extension deliverable and what is the outcome of Duty to Co-operate Engagement with the New Forest National Park?

2) How will the proposals for the extraction for sand and gravel in Dorset and Hampshire affect the Christchurch Urban Extension?

3) Have suitable sites been identified for the relocation of the Roeshot Hill Allotments?

Delivery of SANGs

1) Is the SANGs strategy to support the Christchurch Urban Extension deliverable and what is the outcome of Duty to Co-operate Engagement with the New Forest National Park?

Stakeholders Involved: Christchurch Borough Council, Dorset County Council, Hampshire County Council, New Forest District Council, New Forest National Park Authority, Natural England, Meyrick Estates.

Christchurch Council has worked closely with Meyrick Estates (landowner) and Natural England in the production of a SANGs strategy for the North Christchurch Urban Extension to mitigate the impact of increased recreational pressure on the Dorset heathlands and the New Forest National Park. The SANGs strategy has been progressed following the 'Options for Consideration' stage of consultation of the Core Strategy in early 2011. Since 2011 regular meetings have been held with the landowner and Natural England to develop the strategy.

The proposed layout of the SANG is north of the railway line in the area between Salisbury Road and the Cat & Fiddle PYO and adjacent to the urban extension. The current SANGs strategy is appended to this document.

The SANGs layout includes an area which extends into Hampshire within the administrative control of the New Forest National Park Authority. The Council and Meyrick Estates have engaged the New Forest National Park Authority and New Forest District Council in the production of the strategy. At a liaison meeting on the 24th April 2012 with the New Forest National Park Authority and the New Forest District Council copies of the draft SANGs Strategy maps were circulated and discussed and subsequently copies sent to both authorities. Meyrick Estates has also directly engaged the New Forest National Park Authority and the New Forest District Council regarding the proposed strategy.

Most recently, the Council has met with Hampshire County Council, the New Forest National Park Authority and the New Forest District Council (23rd May 2013) to discuss the current position with the SANGs strategy. The NFNPA and NFDC are supportive of the SANGs strategy which will require a planning application for

delivery of the principal SANG within the NFNPA. The Council, Natural England, NFDC and the NFNPA have agreed that a Statement of Common Ground will be prepared.

A draft Statement of Common Ground has been prepared by Meyrick Estates, Natural England and Christchurch Borough Council and to be agreed by the New Forest National Park Authority, the New Forest District Council, Taylor Wimpey and the minerals planning authorities of Hampshire County Council and Dorset County Council. The SCOG covers the following:

- Provision of SANG
 - Location & layout
 - Capacity of SANG
 - Phasing and implementation
 - SANG delivery alongside proposed minerals working in Hampshire and Dorset including the location of permanent SANG and 'rolling SANG' to allow for prior extraction of minerals
 - Detail of physical works to be put in place for the laying out of the SANG

SANGs Strategy and Minerals Working

2) How will the proposals for the extraction for sand and gravel in Dorset and Hampshire affect the Christchurch Urban Extension?

The SANGs strategy has been prepared quite deliberately to minimise impact on the proposed minerals workings in Dorset and Hampshire at Roeshot, which is also on Meyrick Estate land. The layout of the SANG has been devised with the landowner to avoid significant impact on minerals safeguarded land.

The SANGs strategy has adopted the principle of a 'rolling SANG' which allows for the implementation of SANG commensurate with the phased progress of the Urban Extension while also achieving prior extraction of minerals. It is proposed that there are areas of permanent SANG and areas of SANG which will be created following minerals restoration.

The Council has engaged with Dorset County Council through the preparation of the Bournemouth, Dorset and Poole Minerals Core Strategy (examination hearings complete) and Bournemouth, Dorset and Poole Minerals Site Allocation document which has reached issues and options stage. As part of the Minerals Core Strategy Examination a Statement of Common Ground has been agreed whereby DCC and the Council have agreed to work together in order to ensure relevant statutory responsibilities including the delivery of SANGs are discharged. A copy of the draft SCOG is appended to this document.

Christchurch Borough Council has also engaged on an on-going basis with Hampshire County Council through the production of the Hampshire Minerals Plan. The Council participated in the examination of the Hampshire Minerals Plan and debated the issue of proposed minerals extraction at Roeshot in Hampshire and the need for this not to prejudice implementation of the SANG.

In relation to proposed minerals working at Roeshot in Hampshire, the principal SANG in Hampshire has been located to avoid conflict with the minerals haul road. Details of meetings with the key stakeholders are set out in the Christchurch and East Dorset Consultation Statement.

On-going Engagement and Delivery:

Christchurch Borough Council will continue to work closely with Dorset County Council, Hampshire County Council, Natural England, Meyrick Estates, the New Forest National Park Authority and New Forest District Council concerning the sustainable delivery of the SANG to support the North Christchurch Urban Extension.

Relocation of the Roeshot Hill Allotments

3) Have suitable sites been identified for the relocation of the Roeshot Hill Allotments?

Stakeholders Involved: Christchurch Borough Council, Meyrick Estates, Roeshot Hill Allotments Association, New Forest District Council, Natural England.

As part of the proposed Christchurch Urban Extension strategic housing allocation it is proposed to relocate the Roeshot Hill Allotments to a suitable site in accordance with statutory requirements.

The Council has explored alternative options for replacement allotments and all of the options under consideration are within the land ownership of Meyrick Estates. Meyrick Estates is also the landowner for the majority of the urban extension site and has a common interest in securing replacement allotments.

An initial option of replacement allotments north of the railway line was consulted on at the 'Options for Consideration' stage of the Core Strategy. At the Pre Submission stage this was refined to a location north of the railway line, to the east of Salisbury Road. Due to the consideration of additional options for the location of replacement allotments the Schedule of Proposed Changes to the Core Strategy removed reference to a specific site.

The Council and Meyrick Estates are actively exploring a number of suitable sites according to the requirements contained in the recently adopted Christchurch Allotment Strategy (<https://www.dorsetforyou.com/allotments/christchurch>).

Five potential sites have been under consideration and the site or sites that best meet the requirements of our tenants and the Council's adopted allotment policies are being shortlisted for detailed analysis and further development. The Council is looking to provide sites to replace any plots which are lost through development of the Urban Extension. It also wants to develop additional (new) plots to bolster the number of plots to meet current undersupply.

The minimum site size to replace all Roeshot Hill Allotments is 4.8 hectares, although this could vary slightly depending on the finalised site layout agreed. The preference is to provide between 280-310 plots on a site up to 6.5 hectares, which

would accommodate all 224 plot holders on an average size plot of 200m² and also cater for the 50 or so who are on the Roeshot Hill Waiting List.

Both parties are fully committed to securing a site which provides suitable replacement allotment facilities that are better than those currently leased to plot holders. The council is close to signing a Memorandum of Understanding with Meyrick Estate.

Site Plans

The shortlisted sites being considered by the Council and Meyrick Estates include:

Site location	Site name	Size
50% Land A + Land B	pt Station Road site (B) & Hintonwood Lane (A)	6.05h
Land B	Station Road	5.88h/ 4.8h
Land C	Ringwood Road	5.88h
Land E	Salisbury Road	6.5h/ 4.8h

Land A & B: Station Road and Hinton Lane



Land C: Ringwood Road



Land E: Salisbury Road



Engagement with the Roeshot Hill Allotments Association

The Roeshot Hill Allotments Association has been engaged throughout the production of the Core Strategy and with the development of options for the urban extension. Representatives of the Roeshot Hill Allotments Association have been part of the Christchurch Urban Extension Advisory Group which has met on a regular basis throughout production of the Core Strategy to inform the preparation of policy for the urban extension and the production of master planning for the site.

The Council has also engaged directly with the Roeshot Hill Allotments Association and attended an AGM meeting of the Allotments Association on the 15th April 2010 to discuss the emerging master plan report and the Core Strategy 'Options for Consideration' consultation.

Following the finalisation of deliverable options with the landowner, the Roeshot Hill Allotments Association will be formally engaged concerning these options. Informal discussions have already taken place with the Chairman and Secretary of the Association to advise them about the work in progress and the consideration of site options. This on-going dialogue will continue. Formal consultation with the Roeshot Hill Allotments Association is anticipated to commence before September in addition to a Memorandum of Understanding.

Relocation of Roeshot Hill Allotments - Schedule of Meetings with Meyrick Estates
12 th January 2012
20 th March 2012
26 th March 2012
25 th May 2012
29 th May 2012
4 th October 2012
17 th October 2012
19 th November 2012
6 th February 2013
8 th May 2013

MATTER 10: SAFEGUARDING

**BOURNEMOUTH, DORSET AND POOLE MINERALS LOCAL PLAN:
CORE STRATEGY EXAMINATION**

STATEMENT OF COMMON GROUND

**BETWEEN THE MINERAL PLANNING AUTHORITY AND
CHRISTCHURCH BOROUGH COUNCIL**

MAY 2013



MATTER 10: SAFEGUARDING

**BOURNEMOUTH, DORSET AND POOLE MINERALS LOCAL PLAN: CORE
STRATEGY EXAMINATION**

**STATEMENT OF COMMON GROUND BETWEEN THE MINERAL PLANNING
AUTHORITY AND CHRISTCHURCH BOROUGH COUNCIL**

The Mineral Planning Authority and Christchurch Borough Council confirm that they agree the following:

[Issue 8]

1. Policy CN1 of the Christchurch and East Dorset Submission Core Strategy proposes a development of 950 dwellings to the east of Burton, south of the railway line to the borough boundary at Roeshot Hill. As part of this policy there is a requirement to provide Suitable Alternative Natural Green Space (SANG) north of the railway line within the minerals safeguarding area.
2. Christchurch Borough Council is required to provide effective SANGs of suitable quality and to meet the requirements of the Conservation Regulations. Dorset County Council as Mineral Planning Authority is required to make provision for an agreed quantity of sand and gravel, some of which could come from the land to the north of the railway, and to seek to avoid the sterilisation of minerals in the ground.
3. Dorset County Council and Christchurch Borough Council are agreed that they need to work together to achieve these objectives. The following Additional Modification is proposed as (new) ¶ 14.14 to confirm the commitment to work together:

'14.14 The Mineral Planning Authority and the districts and boroughs of Dorset will cooperate to minimise conflict between development options and proposals within their existing and emerging planning documents and to ensure that relevant statutory responsibilities, including provision of SANGs, are discharged. '