

SOCG13

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

MATTER: Policy FWP7 – West of New Road New Neighbourhood, West Parley

STATEMENT OF COMMON GROUND

**Between the Local Planning Authority, Banner Homes, English Heritage and
Natural England**

September 2013

The Local Planning Authority (East Dorset District Council), Banner Homes (BH), English Heritage (EH) and Natural England (NE), confirm that they agree the following:

1. New Residential Development

The Christchurch and East Dorset Core Strategy (the Plan) at Policy FWP7 seeks to allocate land for about 200 dwellings to the west of New Road, West Parley.

BH control the land allocated for residential development and the SANG and support the intention to release this land for development within the Plan period.

2. SANG Provision

An acceptable SANG strategy has been discussed with NE, and Banner Homes to mitigate the impact of the residential development on the nearby protected heathlands. Natural England have expressed concern about the scale of the proposal in relation to the need to provide a functioning and accessible SANG as well as taking avoiding harm to priority species. It is anticipated that an agreed scheme will be arrived at, in accordance with the provisions of Policies ME1 and ME2.

3. Impact on Dudsbury Hillfort Scheduled Ancient Monument

The land allocated for development is on the eastern flank of the Dudsbury Hillfort, a Scheduled Ancient Monument. EDDC commissioned Land Use Consultants to assess the impact and have sought to ensure that the degree of harm to the significance of the heritage asset is minimised and accords with the NPPF's policies for the historic environment.

After further discussions with English Heritage, the view has been taken that a more modest and responsive scheme on the lower fields of the eastern flank of the hillfort would minimise the harm to the significance of the monument. This will mean that the quantity and location of housing indicated on the allocation set out in FWP7 will be reduced, and the alignment of the proposed link road moved to ensure the crest of the Dudsbury Ridge is not broken and the visual impact of development on this prominent hillside is limited.

The proposed scheme will need to be reconsidered with regard to the impact on the hill and views into the site. This will be achieved by careful consideration of building heights, lighting, landscaping and the form and construction of the proposed link road which may be helped by some reforming of the land. This may result in the new site boundary proposed by EDDC to the Inspector being further amended once more details site analysis has been carried out.

4. Heritage Strategy

East Dorset will lead on the preparation of a Heritage Strategy for the Hillfort with the local community, Dorset CC Archaeology and English Heritage to support the future management, enhancement and enjoyment of the hill fort.

This Statement has been agreed by the aforementioned parties.

Dated: 26th September 2013