

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

**MATTER: Policy VTSW6 – Woolsbridge Employment Allocation. Three Legged  
Cross**

**STATEMENT OF COMMON GROUND**

**Between the Local Planning Authority, Ankers and Rawlins, Mr and Mrs Cailles,  
Messrs P and M Moule, and Natural England**

**September 2013**

**The Local Planning Authority (East Dorset District Council), Ankers and Rawlins (AR), Mr and Mrs Cailes (BC), Messrs P and M Moule (PMM) and Natural England (NE) confirm that they agree the following:**

### **1. New Employment Allocation**

The Christchurch and East Dorset Core Strategy (the Plan) seeks to provide about 13.1ha of land adjacent to Woolsbridge Industrial Estate, Three Legged Cross, to be used for employment purposes.

AR control the majority of the land allocated for employment purposes, including the land necessary to achieve the access to the site in the location required by the LPA. The Company wish to see the land developed to allow the construction of buildings for employment purposes.

The Company are currently in discussion with companies who wish to relocate to the site.

BC own land adjacent to that owned by AR and are willing to see the site incorporated into the allocation and for it to be developed for employment purposes within the Plan period. AR and BC have met to discuss and agree the comprehensive development of both parcels of land.

PMM own land fronting onto Ringwood Road which is promoted for employment uses. The site has an existing vehicular access onto Ringwood Road and could be developed independently of the majority of the allocation if required. The site has been promoted through the submissions to the Pre-Submission consultation.

### **2. Biodiversity Mitigation**

AR and NE have reached agreement about the strategy to mitigate the impact of the development on the nearby European protected heathlands and the Moors River SSSI. A SUDs strategy has been agreed which will be delivered on land within AR's ownership, as well as a scheme to re-establish areas of heathland on land currently woodland also within the company's ownership, in accordance with the requirements of Policy VTSW6. The SUDs strategy is sufficient to accommodate the whole of the allocation, including land owned by BM and PMM.

This Statement has been agreed by the aforementioned parties.

Dated: 6th September 2013