

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

**MATTER: Policy VTSW7 St Leonards Hospital Previously Developed Site in the
Green Belt
(Nature Conservation)**

STATEMENT OF COMMON GROUND

**Between the Local Planning Authority, Tetlow King, Natural England, Dorset
Wildlife Trust and Environment Theme Action Group**

September 2013

The Local Planning Authority (East Dorset District Council), Tetlow King on behalf of the prospective developers, Natural England (NE), Dorset Wildlife Trust (DWT) and the East Dorset Environment Theme Action Group (ETAG) confirm that they agree the following:

1. Previously Developed Site in the Green Belt

The Christchurch and East Dorset Core Strategy (the Plan) identifies land at St Leonards Hospital as a Previously Developed Site in the Green Belt in accordance with the provisions of the National Planning Policy Framework.

The site lies within a sensitive environment, as it has an SNCI within it, along with known priority species and habitats. It lies adjacent to the Moors River SSSI and is near to internationally protected heathland. NE, DWT and ETAG are of the opinion that the wording of Policy VTSW7 as currently set out does not ensure that any development proposals would pay due regard to the protection of priority species or habitats within the wildlife strategy, nor does it make specific reference to the potential need for a SANG.

The parties have therefore agreed to suggest the following additional wording to the second bullet point of Policy VTSW7 as a Minor Amendment to the Core Strategy:

'A wildlife strategy to be agreed with the Council that ensures that no harm to the Moors River SSSI, the Site of Nature Conservation Interest on the site and the adjacent internationally protected heathland will derive from the development. **THE APPLICANT WILL NEED TO SHOW THAT THEY HAVE AVOIDED HARM TO PRIORITY HABITATS AND SPECIES. THE LAYOUT OF THE SITE IS LIKELY TO REQUIRE COMPENSATORY MEASURES WHICH MAY INCLUDE SANG PROVISION WHERE RECREATIONAL PRESSURE IS GENERATED.** Particular regard to the water environment will be needed and in this respect the use of Sustainable Drainage Systems to mitigate any potential impacts will be expected to form part of this strategy.' (Proposed changes, using Natural England's wording, are in bold).

This Statement has been agreed by the aforementioned parties.

Dated: 5th September 2013