

Christchurch and East Dorset
Core Strategy

Statement of Common Ground

Respondent No. 719394

Turley Associates for Bellway
Homes Limited (Wessex)

Suitable Alternative Natural
Green Space Provision and
Proposed New Green Belt
Boundary

Land at North of Leigh Road,
Colehill, Dorset

November 2013

Land at North of Leigh Road, Colehill

1. This statement of common ground sets out the position in relation to the provision of Suitable Alternative Natural Green Space (SANG) and a proposed new Green Belt boundary in association with the proposed mixed use residential and public open space/SANG at land north of Leigh Road, Colehill agreed with Natural England and the Council.
2. John O'Donovan of Turley Associates appeared at the Joint Core Strategy Examination hearing on 26th September 2013 and highlighted the merits of the proposed development at the north of Leigh Road omission site. Drawing No. BELW2001/3005-1-02 (Appendix 1) indicates 3.71 hectares of onsite SANG together with a 3.35 hectare developable area capable of accommodating 100 dwellings plus a proposed new Green Belt boundary.

The SANG

3. The 3.71 hectares proposed SANG provides a level of mitigation which accords with Natural England advice, giving capacity for up to 105 units (2.2 occupancy). The adjoining existing SANG at Bytheway has additional visitor capacity and a series of different length walks which complement the provision made. Together these SANG's have the potential to comply with the Guidance in Appendix 5 of the Core Strategy Consolidated Version (Feb 2013).
4. The north of Leigh Road site is remote from the SPA; the proposed SANG lies adjacent to the By the Ways Field SANG and is an attractive amenity area containing landscape features including trees and hedgerows.
5. The attached email dated 31st October (Appendix 2) confirms Natural England considers the proposed on site SANG provision is acceptable.

The Proposed Green Belt Boundary

6. At the Examination Hearing the Inspector requested the identification of omission site Green Belt boundaries to facilitate a Main Modifications public consultation exercise. Plan BELW2001/3005-1-02 indicates the existing and proposed Green Belt boundary. The proposed Green Belt boundary excludes the proposed residential area and play space (3.35 hectares) from the Green Belt and follows a clearly definable, and definable east-west hedgerow and tree boundary.
7. The attached email dated 31 October (Appendix 3) confirms that the Council consider the proposed Green Belt boundary is acceptable should the omission site be identified for residential development and SANG provision.

Appendix 1



Key

- | | | |
|---------------------------------------|--|---|
| Site boundary | Key frontage | Filtered views to surrounding landscape |
| New site access and principal gateway | Rural 'soft' edge | Pedestrian desire lines across fields |
| Gateway | New green space | Line of former railway line |
| Main access road | Existing trees | Fields |
| Residential street | Boundary planting where housing backs onto housing | Private gardens |
| Broad development parcel | Tree lined pedestrian link | |
| Key corner | Pedestrian paths | |

Project: Leigh Road, Wimborne Minster
 Client: Belway Homes
 Title: **Organising Concept**
 Status: Preliminary

Job No: BELW2001 Dwg No: 3005
 Date: July 2013 Revision: 1_1
 Scale: 1:2,000@A3 Author: JOD

TURLEYASSOCIATES
 turleyassociates.co.uk

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right (2013). All rights reserved. Ordnance Survey Licence number (100020449). This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing.



Appendix 2

John O'Donovan

From: Squirrell, Nick (NE) <Nick.Squirrell@naturalengland.org.uk>
Sent: 31 October 2013 13:01
To: John O'Donovan
Cc: Lynda King
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear John,

Natural England are able to advise you that the SoCG Doc V3 and accompanying map is acceptable to Natural England insofar as it concerns the provision of mitigation and avoidance measures (SANG). this is a requirement for proposals of this size, which lead to additional residential units within 400m and 5km of European/internationally protected sites.

Nick Squirrell
Land Use Lead Advisor
Land Use Operations
Natural England

Mob :07766133697

cc L King EDDC

Natural England is here to conserve and enhance the natural environment, for its intrinsic value, the wellbeing and enjoyment of people and the economic prosperity that it brings

From 1 April 2011 please send consultations to Natural England by email to consultations@naturalengland.org.uk.

Or, if it is not possible to consult us electronically then consultations should be sent to the postal address below.

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

From: John O'Donovan [mailto:jodonovan@turleyassociates.co.uk]
Sent: 30 October 2013 10:53
To: Lynda King (LKing@christchurchandeastdorset.gov.uk); Squirrell, Nick (NE)
Cc: david.nash@bellway.co.uk
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear nick and Lynda

I would be grateful for your comments/email confirming acceptance so that I can issue the final SoCG.

Many thanks

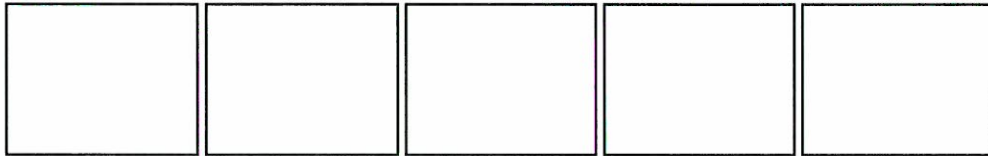
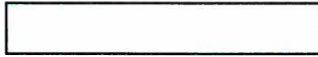
John.

John O'Donovan
Director

TURLEYASSOCIATES

6th Floor North, 2 Charlotte Place, Southampton, SO14 0TB
T: 02380 724 888 | F: 02380 724 889
M: 07976 734 280

jodonovan@turleyassociates.co.uk
www.turleyassociates.co.uk



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley Associates is a limited company registered in England and Wales Registered No 2235387 Registered Office 1 New York Street, Manchester, M1 4HD.

From: John O'Donovan

Sent: 22 October 2013 8:41 AM

To: Lynda King (LKing@christchurchandeastdorset.gov.uk); Squirrel, Nick (NE) (Nick.Squirrel@naturalengland.org.uk)

Cc: david.nash@bellway.co.uk

Subject: FW: SANG Provision, Land North of Leigh Road, Colehill

Dear Nick and Lynda

I was hoping to finalise the Statement of Common Ground over the next day or two.

Any comments?

Many thanks,

John.

From: John O'Donovan

Sent: 17 October 2013 2:25 PM

To: 'Lynda King'; Squirrel, Nick (NE)

Cc: david.nash@bellway.co.uk

Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear Nick and Lynda

Please find attached a revised Statement of Common Ground relating to both the SANG and Green Belt Boundary issues incorporating a revised Concept Plan which has been amended only by the addition

of the existing and proposed Green Belt boundaries.

I would welcome your comments.

Many thanks for your help.

Kind regards,

Appendix 3

John O'Donovan

From: Lynda King <LKing@christchurchandeastdorset.gov.uk>
Sent: 31 October 2013 13:54
To: John O'Donovan; Squirrell, Nick (NE) (Nick.Squirrell@naturalengland.org.uk)
Cc: david.nash@bellway.co.uk
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear John,

Sorry for the delay in getting back to you about this matter.

I can confirm that the Council accept the alignment of the revised Green Belt boundary shown on your plan attached to the Statement of Common Ground in respect of land north of Leigh Road, Colehill. It should be noted that the Council, by agreeing to enter into this Statement of Common Ground, do not accept the need to promote this site for possible residential development through the Core Strategy, but do accept that if the Inspector were to consider this site one suitable for additional residential development then this proposed boundary line would comply with the provisions of paragraph 85 of the NPPF.

Regards

Lynda King
Policy Planning Officer
Christchurch and East Dorset Councils
Tel: 01202 886201 ext 2429
Email: LKing@christchurchandeastdorset.gov.uk
Web: www.dorsetforyou.com

From: John O'Donovan [mailto:jodonovan@turleyassociates.co.uk]
Sent: 30 October 2013 10:53
To: Lynda King; Squirrell, Nick (NE) (Nick.Squirrell@naturalengland.org.uk)
Cc: david.nash@bellway.co.uk
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear nick and Lynda

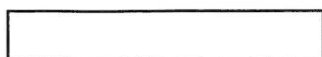
I would be grateful for your comments/email confirming acceptance so that I can issue the final SoCG.

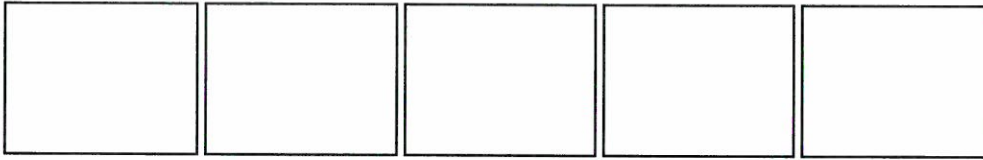
Many thanks

John.

John O'Donovan
Director
TURLEYASSOCIATES
6th Floor North, 2 Charlotte Place, Southampton, SO14 0TB
T: 02380 724 888 | F: 02380 724 889
M: 07976 734 280

jodonovan@turleyassociates.co.uk
www.turleyassociates.co.uk





Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley Associates is a limited company registered in England and Wales Registered No 2235387 Registered Office 1 New York Street, Manchester, M1 4HD.

From: John O'Donovan
Sent: 22 October 2013 8:41 AM
To: Lynda King (LKing@christchurchandeastdorset.gov.uk); Squirrell, Nick (NE) (Nick.Squirrell@naturalengland.org.uk)
Cc: david.nash@bellway.co.uk
Subject: FW: SANG Provision, Land North of Leigh Road, Colehill

Dear Nick and Lynda

I was hoping to finalise the Statement of Common Ground over the next day or two.

Any comments?

Many thanks,

John.

From: John O'Donovan
Sent: 17 October 2013 2:25 PM
To: 'Lynda King'; Squirrell, Nick (NE)
Cc: david.nash@bellway.co.uk
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear Nick and Lynda

Please find attached a revised Statement of Common Ground relating to both the SANG and Green Belt Boundary issues incorporating a revised Concept Plan which has been amended only by the addition of the existing and proposed Green Belt boundaries.

I would welcome your comments.

Many thanks for your help.

Kind regards,

John.

From: Lynda King [mailto:LKing@christchurchandeastdorset.gov.uk]
Sent: 04 October 2013 10:37 AM
To: John O'Donovan; Squirrell, Nick (NE)
Subject: RE: SANG Provision, Land North of Leigh Road, Colehill

Dear John,

I won't comment on the SANG issue as I will leave that to Nick, but I was wondering if it would be worth adding a proposed new Green Belt boundary to your concept plan as this would tie in