

**STATEMENT OF COMMON GROUND 22
ROESHOT HILL ALLOTMENTS
POLICY CN1**

1 GENERAL

- 1.1 This Statement of Common Ground (SOCG) has been produced by Christchurch Borough Council to assist the Inspector at the Christchurch and East Dorset Core Strategy Examination.
- 1.2 This SOCG is intended to set out factual information regarding the current position between Christchurch Borough Council and Meyrick Estates concerning the proposed relocation of the Roeshot Hill Allotments.
- 1.3 This Statement of Common Ground is agreed between Christchurch Borough Council and Meyrick Estates.

2 COMMERCIAL NEGOTIATIONS

- 2.1 Commercial negotiations for the acquisition of the allotments and provision and servicing of alternative site(s) to meet the statutory requirement for a suitable replacement between Christchurch Borough Council and Meyrick Estate Management are well advanced. Due to the commercial sensitivity of the negotiations it is not possible at this stage to confirm the final alternative allotment provision.

3.0 ALTERNATIVE SITE PROVISION

- 3.1 Christchurch Borough Council is satisfied that alternative provision can be provided to meet statutory requirements and the standards set out in the adopted Christchurch Allotment Strategy 2012 – 2028 which seeks improvements in quality and overall numbers of plots in the Borough. Detailed assessments for provision on alternative sites have been undertaken by the Council's Open Spaces & Countryside Business Unit. Soil quality has not yet been confirmed on the alternative sites, but the budgetary arrangements for alternative provision include an allowance for soil improvement should it be required. The alternative sites being considered (as set out in FD2) are not subject to floodrisk as confirmed by the Council's Strategic Flood Risk Assessment (Level 2) (ED4) and Environment Agency flood mapping. The Council is maintaining an open dialogue with the Roeshot Hill Allotments Association and last met with the Association on the 5th July 2013 concerning the consideration of alternative provision and sites.

4 ROESHOT HILL ALLOTMENT SITE – NOMINATION AS ASSET OF COMMUNITY VALUE

4.1 The Roeshot Hill Allotments Association has nominated the Roeshot Hill Allotment site as an Asset of Community Value under the Localism Act 2011. The report to Resources Committee for the 25th September 2013 confirms the Council is acting as a 'statutory undertaker' when it provides the allotments on this site and therefore the site is exempt from the Localism Act in accordance with the definition in Section 263 of the Town and Country Planning Act 1990. Indeed the Council has a duty under the Allotments Act (1908 - 1950) to replace any allotments lost through the sale of existing allotment land under this primary legislation. The Roeshot Allotment Site cannot therefore be registered as an Asset of Community Value and is excluded by the regulations. The report recommendation is as follows:

- A. The nomination to list Roeshot Hill Allotment site as an Asset of Community Value be rejected for reasons stated in paragraphs 3.6 and 3.7 of this report
- B. The nomination be listed as an unsuccessful nomination on the Council's localism webpage as required by the Act.

4.2 This does not adversely affect the delivery of the Council's Allotments Strategy.