

**Christchurch and East Dorset Core Strategy Statement of Common  
Ground 23**  
**Policy KS5 The Broad Location and Scale of Employment Land**

**1 GENERAL**

- 1.1 This Statement of Common Ground (SOCG) has been produced by Christchurch and East Dorset Councils to assist the Inspector at the Christchurch and East Dorset Core Strategy Examination.
- 1.2 This SOCG is intended to set out factual information and background which has led to the strategy to provide 80ha of employment land in Christchurch and East Dorset.
- 1.3 The Council has circulated this SOCG to the following parties for comments, and information on the extent to which agreement has been reached on each part of the SOCG is set out:
- Bournemouth Borough Council
  - Borough of Poole
  - Purbeck District Council

**2 CORE STRATEGY POLICY KS5 PROVISION OF EMPLOYMENT LAND**

- 2.1 Policy KS5 of the Christchurch and East Dorset Core Strategy identifies a requirement to provide 80 hectares of employment land (for B1, B2 and B8 uses) on sites across Christchurch and East Dorset including Bournemouth Airport and the Ferndown Industrial Estate. This land will contribute in part to the wider strategic requirement for the Bournemouth and Poole Strategically Significant City and Town for the period 2011 – 2031 set out in the Workspace Study.
- 2.2 The amount and distribution of employment land, and types of site proposed in the Core Strategy across Christchurch and East Dorset is appropriate and necessary in contributing towards land and premises requirements to meet business needs for the SSCT for the period 2011 - 2031.

## **Appendix A: Schedule of Proposed Changes not Agreed**

### **Bournemouth Borough Council & The Borough of Poole**

#### **Proposed Amendment:**

2.2 However, it should be noted that Bournemouth Borough Council and the Borough of Poole have jointly objected to Policy BA2, particularly to the promotion of 'significant' land for the 'financial and business services and the ICT sectors'. Such development could adversely impact on the vitality and viability of office development and the wider economy in Bournemouth and Poole town centres. In accordance with the adopted Core Strategies for Bournemouth and Poole such uses will be more appropriately and sustainability located in the town centres.

#### **Council Response:**

The Council disagrees with this proposed amendment. Although demand has been identified for financial and business services and ICT this is not envisaged to be of a scale to have a significant impact on Bournemouth or Poole town centres. Reference to financial and business services and ICT is taken out of context of the policy as a whole and the strategy for the Airport Northern Business Parks. The relevant section of Policy BA2 is follows which reflects the overall strategy for the Airport Business Park.

Economic assessments identify the following sectors with significant requirements for land and premises at the airport.

- General manufacturing
- Advanced engineering
- Financial and business services
- ICT
- Distribution / Logistics

The following types of premises are required to support this sector activity:  
Small business units / industrial (B1c, B2 predominantly)

- Larger business units/ industrial
- Small purpose built office units
- Warehousing
- Start-up incubator premises
- Recycling / environmental industries