

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

MATTER: Policy WMC5 – Cranborne Road New Neighbourhood, Wimborne

STATEMENT OF COMMON GROUND

**Between the Local Planning Authority, Bloor Homes, Dorset County Council,
and Natural England**

September 2013

The Local Planning Authority (East Dorset District Council, Bloor Homes (BH), Dorset County Council (DCC) and Natural England (NE) confirm that they agree the following:

1. New Residential Allocation

The Christchurch and East Dorset Core Strategy (the Plan) seeks to allocate land to the east and west of the Cranborne Road north of Wimborne for about 600 dwellings, a First School and a local centre (Policy WMC5).

BH control the land allocated for the proposed development, including the land necessary to achieve the access to the site in the location required by the LPA and the land to provide the First School, as well as land to secure the required area and quality of land as a SANG. BH wish to see the land developed to for residential purposes, with a new school and local centre, in accordance with the provisions of Policy WMC5.

BH intends to submit an outline planning application for the development of the site, alongside a change of use application for the SANG, within the Examination Period or shortly thereafter. A PPA agrees a timetable for submission and determination of these planning applications, determination of which is programmed for within two months of the receipt of the Inspector's Report.

Subject to progression of the application, as agreed between the EDDC and BH, the timetable for development is agreed as attached.

2. SANG provision

BH and NE have reached agreement about the strategy to mitigate the impact of the development on the nearby European protected heathlands. The development will include direct provision of a SANG in accordance with the provisions of Policy ME2 of the Plan.

The SANG land extends to 16.7 hectares and a 2.3- 2.5km walking route as is shown on the enclosed indicative Masterplan.

3. Open Space provision

BH and EDDC have agreed an open space strategy for the development in accordance with the provision of Policy HE4 of the Core Strategy. This includes the provision of allotments/community orchard, an extensive Neighbourhood Equipped Area of Play (NEAP) for older children, as well as Local Equipped Areas of Play for

younger children, coupled with informal 'kick about' spaces, all of which are outside of the SANG areas.

Policy WMC5 requires the scheme to deliver a network of dedicated pedestrian and cycling routes, including a new crossing of the River Allen, which is to link into the residential allocation at Stone Lane (Policy WMC4). BH and EDDC have reached agreement to use land within EDDC's ownership and control to enable this crossing to be constructed in advance of the Stone Lane site being developed, with the opportunity for the link through to Stone Lane in the future.

4. School provision

BH and DCC, as Education Authority, have reached agreement about the location and layout of the proposed First School on the site. This will be a replacement, and extension, for the existing Wimborne First School which has no scope for further expansion due to its existing restricted site. The new school will therefore be larger, at a three form entry, than would be required to meet the needs of the allocation itself.

5. Local Centre provision

BH has appointed retail consultants to assess the size and type of facilities to be provided in this centre to meet both existing and proposed local needs.

This Statement has been agreed by the aforementioned parties.

Dated: 16th September 2013

Indicative programme for the delivery of Cranborne Road new neighbourhood, Wimborne Minster

	2013				2014												2015												2016						
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
Core Strategy																																			
Core Strategy Examination																																			
Inspector's report																																			
Core Strategy Adoption																																			
PLANNING PROCESS																																			
Submission of planning applications																																			
Registration																																			
Consultation																																			
Progress with draft section 106																																			
Determination period																																			
Committee Meeting																																			
Decision issued																																			
Discharge of pre commencement conditions and approval of first phase reserved matters and site commencement																																			
Delivery of first new homes																																			
Opening first school																																			

Please see the following page for the indicative housing delivery.

	2015												2016												2017					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
HOUSING DELIVERY	Approx. 30 homes			Approximately 100 homes									Approximately 100 homes																	

	2017						2018												2019											
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
HOUSING DELIVERY	Approximately 100 homes						Approximately 100 homes												Approximately 100 homes											

	2020												2021		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
HOUSING DELIVERY				Approximately 100 homes											

