

Statement of Common Ground

The following statement has been prepared by Natural England (NE) and Wyatt Homes (WH) to set out areas of agreement in relation to the mitigation of European Protected Sites in relation to the development of approximately 320 dwellings at Parley Cross Ferndown Dorset (the Land). The Land is identified in the Christchurch and East Dorset draft Local Plan as FWP6.

NE and WH have consulted over a number of months in an attempt to address the requirement to avoid the significant impact on Dorset Heathlands by the proposal for development of the Land. At a meeting on 6th February 2013 NE confirmed that it was satisfied with the adequacy of the proposed Suitable Alternative Natural Greenspace (SANG)

The parties have agreed in principle that the potential effect on Dorset Heathlands as a result of the construction of dwellings on the Land can be mitigated by the provision of a SANG.

There is attached to this Statement a master plan prepared by WH indicating the land which is to be designated as a SANG (the Plan). The Plan has been developed through an iterative process following a number of meetings between the parties where the comments of NE have been addressed.

The area of the SANG is some 16.5 hectares. The aim is to provide an attractive and convenient walking destination for residents of the new houses who might otherwise walk to the nearby Parley Common which is a Special Protection Area (SPA). It is also anticipated that some existing users of the SPA from the surrounding area can be diverted away from the SPA and encouraged to use the SANG. It is also proposed to improve the quality of the Stour Valley Way in the vicinity to encourage walkers from further afield away from the SPA and improve the quality of the walkway by decreasing the length of roadside path.

The SANG is within 100 metres of the proposed new housing. The SANG will be landscaped to create a variety of walking routes. Within the SANG a circular walk of 2.3 kilometres will be provided. A small car park will be provided together with i) an adventure playground, ii) a formal play area and iii) allotments. The provision of i), ii) and iii) shall not exceed 0.5 hectares in total. All of these features together with seating areas and public art will make the SANG an attractive area and added to the ease of access when compared with access to the SPA (which requires crossing a very busy road) a very convenient area to existing and new residents alike.

Away from the SANG itself, direction signs to the SANG will be provided. Pedestrian crossings to New Road are proposed to allow easier access to the SANG from the existing residents to the West of New Road. Finally, car parking within the improved Village Centre will be created as part of the development for users of the SANG and Stour Valley Way.

It is considered that given the size of the proposed SANG, the ability to provide a number of attractions and extensive natural informal open space, the proximity of the SANG to the proposed development site, the potential to improve the experience of walkers using the Stour Valley Way and the ability to attract other existing users of the SPA away from it, will when combined, provide ample mitigation to the impact of the proposed development .

4 July 2013

West Parley - FWP 6 Mitigation to Avoid Impact on Dorset Heaths

KEY

- Dorset Heaths SPA & SAC; Dorset Heathlands Ramsar Site; Parley Common SSSI
 - Formal footpath entrance
 - Informal footpath entrance
 - 400m linear distance from boundary of SPASAC/Ramsar/SSSI
 - Stour Valley LNR
 - Potential neighbourhood extent with indicative landscape areas
 - Informal open space/SANG link
 - Extension to local centre. Car park to include spaces allocated to walkers.
 - PROW/cycle route
 - Existing Stour Valley Way
 - Proposal for improved Stour Valley Way
 - Potential new footpath route (2.3km circular walk)
 - Potential new footpath & cycle route
 - Potential new vehicular & cycle route
 - Interpretation board showing walking routes including links to Stour Valley Way
 - Pedestrian crossing
 - Bus stop
 - Parley Meadow SANG
 - Woodland
 - Low scrub
 - Meadow grassland with scattered individual trees
 - Adventure play (0.11ha)
 - Allotments (0.16ha)
 - Formal Play Area (0.09ha)
 - Car park (0.13ha)
 - Feature
 - Existing pond
 - Dog pond (illustrative)
- Formal area total 0.49ha
- SCALE: 1:6,000 at A3
- 0 100 200 300 400 Metres



Ecological Planning & Research

CLIENT: Wyatt Homes

PROJECT: West Parley

DATE: April 2013

