

**CHRISTCHURCH AND EAST DORSET CORE STRATEGY EXAMINATION
DRAFT STATEMENT OF COMMON GROUND**

POLICY CN2 – LAND SOUTH OF BURTON VILLAGE

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 The SOCG is intended to set out factual information and background which has led to the introduction of an allocation of approximately 45 dwellings on land south of Burton village in the Core Strategy, and how this work has been considered and responded to by the promoter of the site Meyrick Estate Management Ltd, Christchurch Borough Council and Burton Parish Council.
- 1.3 The Council has circulated this SOCG to the following parties for comments:
- Burton Parish Council
 - Meyrick Estate Management Ltd (MEM)
 - Natural England
 - Dorset County Council (Transport Planning)
- 1.4 This statement contains information as agreed with parties who have responded to the document. Information not agreed is set out in the Appendix.

2 THE VILLAGE OF BURTON

- 2.1 The village of Burton lies approximately 2 km northeast from Christchurch town centre, and 1 km from the boundary of the Christchurch urban area.
- 2.2 The Parish of Burton includes the village of Burton, where most of the population live and the hamlets of Winkton, Bockhampton and Holfleet which are all separated by open farmland. The population of the Parish is 4,177 (2011 Census).
- 2.3 Burton is located between the River Avon Flood Plain and the open landscape of the River Terrace. The bulk of the village development is contained between Salisbury Road to the east and Stony Lane to the west. Although set above the main river flood plain the village is located on low-lying ground. The area slopes gently from east to west and a small stream flows through the northern part of the housing area.
- 2.4 The difficulties in building or crossing the flood plain areas in Christchurch has resulted in divided areas of settlement and limited east/west routes within the Borough. The main routes north within the Avon Valley can be seen to relate

closely to the edge of the natural river flood plain. The villages of Burton and Winkton developed alongside this historically strategic route.

- 2.5 A major building programme in the 1970s in Burton saw an increase in population and this resulted in a significantly younger population than the remainder of Christchurch. Despite this rapid growth, Burton has retained a village identity with a village green at its centre.
- 2.6 Burton is an inset village in the Green Belt, and this has meant that it has been subject to intensification within the inset area, as development within the inset area is not restricted by the limitations of green belt policy that surround the village.
- 2.7 The village contains the following facilities:
- 2 shops (including 1 with a post office facility).
 - 1 primary school
 - 1 medical practice
 - 4 pubs
 - 2 places of worship
 - Library provision via the mobile library service.
 - A youth centre.
 - 4 play areas.
 - 1 recreation ground.
 - Independent pre-school children's day nursery.
 - Independent car garage (at Winkton).
- 2.8 The village is served by 2 bus services:
- Route 21, approximately hourly daytime, Burton-Christchurch-Bournemouth
 - Route 175, 3 times daily, Christchurch-Burton-Ringwood
- 2.9 The Parish Council is concerned that the day nursery costs are high which tends to prohibit local people from using it. The Parish Council are also concerned that local bus services are becoming more infrequent, with waits of up to 2 hours at certain times.

3 HOW GREEN BELT HOUSING SITES AT BURTON HAVE COME FORWARD.

- 3.1 There have been active discussions over a number of years between Christchurch Borough Council, Burton Parish Council, and various Housing Associations about the possibility of an affordable housing exception site to serve the needs of the Parish.
- 3.2 Most recently, these discussions have centred on a site to the rear of the Manor Arms public house, Salisbury Road. Discussions have involved the landowners of this site, Raglan Housing Association, Burton Parish Council, and Christchurch Borough Council.

- 3.3 In 2008, Tetlow King Planning, on behalf of the landowners, submitted the land to the rear of the Manor Arms site to the Council's Strategic Housing Land Availability Assessment sites consultation. The estimated capacity of the site was put at 150 dwellings. The submissions also made reference to adjoining land owned by the Meyrick Estate, affording a potential combined capacity of 600 dwellings. The site was submitted to the SHLAA consultation again in 2009. The Meyrick Estate own the majority of the site that was suggested for 600 dwellings. The SHLAA submissions in 2008 and 2009 by Tetlow King was made without the knowledge or approval of the majority landowner. MEM Ltd have never endorsed the promotion of the site for 600 dwellings.
- 3.4 In 2010, the Council met again with Raglan Housing Association, Burton Parish Council and agents for the landowners of the Manor Arms site. The Council continued to express reservations about the location of an affordable housing exception site in a location remote from the village, less well related to the village itself and to facilities and services. As a result of these discussions, Tetlow King were commissioned to undertake a form of sequential site search to provide an assessment of possible sites for affordable housing around the village.
- 3.5 Tetlow King produced a report in February 2010. This examined 9 potential sites around Burton, all within the Green Belt. Sites were assessed against constraints, landscape impact, and availability for development. This assessment was independent of, and without the permission of, the landowners of some of the sites, and they would not therefore necessarily agree with the findings. Three sites were shortlisted as having development potential:
- Site 5, Land off Vicarage Way (1.035 ha)
 - Site 8, Staple Cross Farm (the r/o Manor Arms site) (1 ha)
 - Site 9, Burton Farm/Meyrick Estate (11 ha)
- 3.6 A map of all the assessed sites is attached as an Annex to this SOCG.
- 3.7 The study concluded that site 8 was the most suitable.
- 3.8 A further meeting then took place between Raglan Housing Association and the Council. The Council again expressed reservations about the Manor Arms site, and suggested that more work should be done on the possibility of the other 2 sites, which were better related to the village. Subsequently, in 2011, the site at Vicarage Way was submitted to the SHLAA sites consultation, with a potential of 15 units.
- 3.9 A very extensive area of land adjacent to Burton village from the east of Salisbury Road across to the County boundary was considered as a potential area for green belt release when the then draft Regional Spatial Strategy (RSS) was considering an urban extension to Christchurch this is shown in Key Diagram Inset 7 of the former draft RSS. The relevant area of search is

7C which comprises land to the north of the Christchurch urban area. This was refined by the Borough Council but included all the land described above except for any land south of Burton village or to the rear of the Manor Arms public house.

- 3.10 Jackson Planning, on behalf of MEM, also submitted a site forming part of the Burton Farm land (site 9), to the 2011 SHLAA sites consultation, with an assessed potential of 60 units, at that time based on limited technical work.

4 THE BURTON PARISH HOUSING NEEDS SURVEY 2006

- 4.1 Discussions on potential housing sites at Burton have also been informed by the Burton Parish Housing Needs Survey.

- 4.2 This survey was commissioned by Burton Parish Council, and undertaken by Dorset Community Action in June 2006, reporting in December 2006.

- 4.3 The study had 8 functions:

- To raise awareness of the local housing/income affordability gap;
- To determine if there were many households whose needs were not being met;
- To report on the quantity of existing affordable housing in the community; the frequency of re-lets and whether re-lets serve the host community;
- To consult on the best ways to meet outstanding local need – i.e. ensuring local lettings of existing social housing stock; converting buildings; providing new affordable homes;
- To invite landowners to consider making land available at low cost for the benefit of the community;
- To give an impression of the general level of support for improving provision of affordable housing to meet local need;
- To provide follow up information for the community about planning policies and affordable housing providers;
- To encourage households with need to register on the District Housing register.

- 4.4 In terms of needs, the survey concluded that, for those households returning forms, 24 met the Borough Council's criterion for affordable housing need.

- 4.5 The Burton Area Profile (CD5.8) confirms the findings of the SHLAA which recommends that 309 dwellings could be built in Burton over the plan period which now equates to just under 10% of the overall housing requirement for the plan period.

5 THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT AND INCLUSION OF THE BURTON ALLOCATION.

- 5.1 Following consultation on the 'Options for Consideration' Core Strategy in 2010 the Council jointly prepared a Strategic Housing Market Assessment

(2012) and Bournemouth, Dorset and Poole Population and Household Projections (2012) which identified a need to provide 3,375 homes over the 15 year plan period.

- 5.2 The council's Strategic Housing Land Availability Assessment at the time (2011) identified a potential for 2,140 homes in the urban area and a potential of 850 dwellings had been identified for the North Christchurch Urban Extension.
- 5.3 A potential shortfall in supply was identified, primarily due to a reduction in sites coming forward within the urban area due to the on-going economic recession.
- 5.4 In order to counteract this potential shortfall, the Council identified a number of additional sites in the urban area, together with 2 Green Belt sites, both having been submitted to the SHLAA sites consultation. These were on land east of Marsh Lane (90 dwellings), and the Meyrick Estate land west of Salisbury Road (45 dwellings).
- 5.5 These two sites were included as allocations in the Pre-Submission Core Strategy due to the need to amend Green Belt boundaries, but were not included in previous stages of the Core Strategy.
- 5.6 The Burton site was retained in the Core Strategy, although some wording changes were made to the policy (CN2) at Proposed Changes stage. The Marsh Lane site was deleted due to difficulties in providing an area of SANG to the satisfaction of Natural England.
- 5.7 Meyrick Estate Management Ltd (MEM Ltd) met with the Parish Council informally on two occasions to try to start a dialogue about the nature of housing requirements in the village before formally commissioning community engagement experts Feria Urbanism.

6 TRANSPORT IMPACTS

- 6.1 The Borough Council has discussed the Burton allocation with Dorset County Council, as transport authority. Officers were asked to comment on housing figures of both 45 dwellings and 90 dwellings. The latter figure was included to test the contention in pre-submission representations by MEM Ltd that further technical work undertaken by them demonstrated a capacity for 90 dwellings on the site.
- 6.2 Officers at DCC have responded that they would not have any opposition to development in the south Burton area on sustainability grounds. Schemes to improve pedestrian and cycle movements between Burton and Christchurch coupled with expected development related mitigation schemes at Stony Lane Roundabout and Staple Cross will improve sustainable links with destinations in the town. DCC would however certainly be looking for contributions from an enlarged south Burton development towards pedestrian and cycle works, especially along Salisbury Road.

- 6.3 While vehicle trips from this development would impact on the A35 junctions at Stony Lane and Staple Cross, DCC considered that there was no reason to expect that the impact of these trips could not be mitigated. The exact level and type of mitigation would be subject to examination and discussion as part of the planning application process and may be linked with progress at the other urban extension at Roeshot Hill.

7 SUITABLE ALTERNATIVE NATURAL GREENSPACE

- 7.1 Policy CN2 states that SANG must be provided in accordance with the criteria set out in Core Strategy policy ME2 and Appendix 5.
- 7.2 In discussions with Natural England and Meyrick Estate, agreement has been reached that the allocated site at Burton may not necessarily have to provide a separate area of SANG, but rather could fund linkages to the Roeshot Hill SANG. The western component of the SANG (shown as 12.4ha in the Roeshot SANG SOCG, option maps 1-4) would be sited within 1 km of the Burton site. The SOCG with Natural England regarding SANG for site CN1 (SOCG 2) confirms that the SANG options include the capacity to accommodate 90 dwellings at Burton.

8 FLOOD RISK ASSESSMENT

- 8.1 A level 2 Strategic Flood Risk Assessment (SFRA) has been undertaken for all populated areas at risk of flooding and locations being considered for future development. Area 7 of the SFRA covers Burton. The major implications for Burton coming out of the level 2 SFRA are that parts of Burton are at risk of flooding from the Clockhouse stream (north Burton) and the Burton Brook (south Burton). The area of undeveloped land to the south west and west of Burton is at risk of flooding from the River Avon. Model results identify locations along the Clockhouse stream and to the south and west of Burton to be within flood zone 3b (functional floodplain).
- 8.2 An additional site-specific flood risk assessment was commissioned by MEM Ltd and submitted as evidence as the pre-submission consultation stage in response to the assessment that some of the proposed allocation site had areas within flood zone 2 and 3a within the Council's Strategic Flood Risk Assessment. This technical report has been completed by JPP Consulting Engineers. The report has found the source of historic flooding.

The site specific report confirms that given that part of the site is within flood zones 2 and 3a and as development proposed falls within those zones it is likely that the Environment Agency will reserve their position or keep a holding objection to the proposal until a detailed design for development and flood compensation has been completed. The report concludes that the site can be developed as shown as long as suitable flood compensation areas are provided and that drainage ditches are realigned.

9 SUSTAINABILITY APPRAISAL

- 9.1 The Strategic Sustainability appraisal by the Borough Council completed for the site CN2 tested capacity at both 45 and 90 dwellings, and found that at 90 dwellings it was inappropriate for the status of Burton as a village and was not consistent with the settlement hierarchy set out in Policy KS1 of the Core Strategy. It concluded that a development in this location of above 45 dwellings is not required in relation to the projected housing requirement set out in Policy KS3 of the Core Strategy.

Prepared by Christchurch Borough Council 7th August.

Dorset County Council have indicated their agreement with the SOCG.

Amendments from Meyrick Estate Management Ltd added 29th August.

Appendix

MATTERS AND SUGGESTED TEXT THAT ARE NOT AGREED.

A – Updated housing needs figures for Burton.

- 4.2 Meyrick Estate Management Ltd and Councillor Colin Jamieson have asked whether more up to date figures of housing need specific to Burton can be agreed, rather than relying on the 2006 Burton Parish survey. The Councils' SHMA does not contain information on housing need specific to Burton. Enquiries have been made of the Housing Service, however specific data on needs relating to Burton are not available.

B – Further comments from Councillor Colin Jamieson, Local Ward Councillor.

Councillor Colin Jamieson has made some additional comments on the Statement Of Common Ground. The Council considers these cannot be agreed as they relate to matters of soundness to be examined at the hearings, rather than factual comments on the SOCG. For completeness however, these are set out as follows:

- 3.4 *Comments on the site at the rear of the Manor Arms do not recognise the proximity of the Roeshot Development.*

The Council does not agree this comment, as this is a factual paragraph setting out discussions on a possible exception site for Burton.

- 3.8 *The further discussions with Raglan Housing on affordable housing exception sites failed to recognise the proximity of the emerging Roeshot development. Having engaged consultants, the findings were not agreed and further studies asked for until the desired outcome is obtained.*

The Council does not agree this comment, as this is a factual paragraph setting out further discussions on a possible exception site for Burton.

- 3.9 *The MEM SHLAA submissions do not take into account the Burton Conservation Area Assessment.*

The Council does not agree this comment, as this is a factual paragraph relating to when the MEM site was submitted to the SHLAA.

Statement prepared by Christchurch Borough Council

Dated: 7th August 2013