New Forest District Local Plan Review 2016-2036 Part 1 – Examination
SS18 ‘Land at Burgate’ – Site Promoters’ Statement of Common Ground
June 2019

This Statement of Common Ground (SOCG) sets out a commitment between the site promoters to work together to support the delivery of development at Site SS18 ‘Land at Burgate’, which forms an allocation for residential-led mixed use development and open space within the Submission New Forest District Local Plan Review 2016-2036 Part 1.

The site promoters comprise the following parties who are signatories to this Statement of Common Ground:

<table>
<thead>
<tr>
<th>Signatory</th>
<th>Interest in Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pennyfarthing Homes</td>
<td>Landowner and Promoter</td>
</tr>
<tr>
<td>Metis Homes</td>
<td>Landowner and Promoter</td>
</tr>
<tr>
<td>Mr Brian Currie</td>
<td>Landowner</td>
</tr>
</tbody>
</table>

A plan of site allocation SS18 is shown on Submission Document SD02 ‘Policies Map’ of the Submission New Forest District Local Plan Review 2016-2036 Part 1 (Appendix 1).

Collectively, the site promoters control the land that makes up site allocation SS18 apart from small parcels of land which comprise mainly of existing dwellings and properties fronting the A338 Salisbury Road and which are in active use and not required to deliver the development proposed as part of the allocation. All land required for the new road junctions to the A338 is under the site promoters’ control. Plans showing the land under the control of each of the site promoters are included at Appendix 2.

The site promoters agree that they will work together in a collaborative and harmonious manner. They also agree that the development will be brought forward through the preparation of individual planning applications submitted on behalf of the promoters, with the applications being consistent with the Masterplan for the whole site which will be agreed with New Forest District Council.

The site promoters have agreed that they would expect to see this approach reflected in and enforced through section 106 agreements signed with the Council and other relevant parties.

The agreed matters in this SOCG do not preclude any further written or verbal representations that parties may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG.

The parties to this SOCG agree to the following main principles for the site:

**Development principles**

- The extent of the site allocation boundary shown on Submission Document SD02 ‘Policies Map’ of the 1 of the Submission New Forest District Local Plan Review 2016-2036 Part 1 (extract at Appendix 1).
- That the land under the site promoter’s control is suitable, available, achievable and deliverable.
- That the SS18 residential-led mixed use development including at least 350 dwellings and open space is deliverable at the site but that the site can deliver considerably more dwellings over the plan period – see individual site promoter’s representations on the Local Plan for further details.
- That the site capacity and housing mix will be tested during and post the Local Plan Examination stage and thereafter in respect to planning applications.
The signatories are not aware at the date of signature of any unusual or abnormal development costs affecting the site.

On this basis the site is likely to be viable for housing-led development taking into account the typical costs that housing development in the Plan Area is likely to bear, such as:

- Provision of an element of affordable housing;
- Provision or contributions towards providing, the services and facilities that are necessary, reasonable and proportionate to mitigate the impacts of the development and/or to meet the needs of future residents of the site, in accordance with the CIL Regulation 122 tests; and
- Mitigation of the recreational impacts of development on the New Forest and Solent Natura 2000 sites.

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**Signature:**

Ben Arnold, Land and Planning Director at Pennyfarthing Homes

Date: 20\text{th} \text{July} 2019

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**Signature:**

Adam O'Brien, Managing Director of Metis Homes

Date: 21\text{st} \text{June} 2019

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**Signature:**

Adam Bennett, Town Planning Consultant at Ken Parke Planning Consultants on behalf of Mr Brian Currie

Date: 18\text{th} \text{June} 2019
Appendix 1 – SS18 ‘Land at Burgate’ – Extract from Submission Document SD02 ‘Policies Map’ of the Submission New Forest District Local Plan Review 2016-2036 Part 1
Appendix 2 – Plans showing land under the site promoters’ control

Land under Pennyfarthing Homes’ control
Land under Metis Homes’ control
Land under Mr Brian Currie’s control