



Purbeck Local Plan Examination:

Interim mitigation strategy for heathland habitat sites (2018/19 to 2023/24)

Dorset Council

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Introduction

1. This paper responds to the matters and issues raised through responses on proposed Main Modifications to the Purbeck Local Plan (2018-2034). The consultation on proposed Main Modifications was held between November 2020 and January 2021. The representations received during the consultation are published on the council's website along with a consultation response document.
2. The council found merit in the representations relating to proposed Main Modifications to 'Policy V2: Green Belt' and its supporting text (proposed Main Modifications 6 and 7) and to 'Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park' and its supporting text (proposed Main Modifications 76 and 77). In response to these matters the council has invited the Planning Inspector examining the local plan to consider Further Proposed Main Modifications to these policies which would delete reference to release of Green Belt at Morden for a holiday park.
3. The council and Charborough Estate intended that the holiday park would act as enabling development to support delivery of the strategic SANG. The council continues to support delivery of a strategic SANG at Morden independently of the proposed holiday park. Charborough Estate have confirmed that the land where the SANG is identified is not available for this use without the enabling development. The council will continue to investigate the opportunities to deliver the SANG (and therefore seeks to retain Policy I5 in the emerging local plan), but given the uncertainty around its delivery we have sought to investigate interim measures to mitigate the impacts of residential development on Dorset Heaths Special Area of Conservation (SAC), Dorset Heathland Special Protection Area and Ramsar and Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC (here after collectively referred to as Dorset heaths habitat sites).
4. This interim strategy in this document specifically relates to Dorset heaths habitat sites. As part of submitting the Local Plan for examination, and in the course of the hearing sessions, we have submitted detailed evidence and prepared planning policies relating to other habitat site issues in Purbeck including: Habitat Regulation Assessments, Policies E7 and E9 and supplementary planning documents¹. This evidence outlines our approach to mitigating the impacts on these habitat sites (including Poole Harbour and New Forest Heaths). Matters and issues relating to this approach to mitigation have been considered at length during the examination and will not be affected by the Further Proposed Main Modifications. For these reasons this paper has a limited scope around considering the implications on Dorset heaths habitat sites.
5. This paper:

¹ Poole Harbour Recreation 2019-2024 Supplementary Planning Document, Nitrogen Reduction in Poole Harbour Supplementary Planning Document 1 April 2017 and Dorset Heathlands Interim Air Quality Strategy (March 2021).

- a) summarises the matters and issues raised in representation on proposed Main Modifications to Policies V2 and I5 and provides an explanation of the council's position on these matters and issues;
- b) re-examines the evidence around the need for heathland infrastructure projects to mitigate the impacts of residential development on Dorset Heathland Special Protection Areas, Dorset Heathland Ramsar and Dorset Heaths SAC in Purbeck;
- c) considers housing supply, housing delivery and delivery of heathland infrastructure projects in adopted local plans, the emerging Purbeck Local Plan (2018-2034) and neighbouring areas;
- d) proposes an interim approach to habitat site mitigation for Dorset heaths habitat sites in Purbeck; and
- e) outlines Further Proposed Main Modifications to Policies V2 and I5 (the council has outlined Consequential Further Proposed Main Modifications that are linked to the proposed changes to Policies V2 and I5 – for the most part these include updating the text or policy of the plan which cross references an earlier draft of either Policy V2 or I5).

Matters and issues raised through consultation representation on proposed Main Modifications

6. Following receipt of a Post Hearing Note (March 2020) from the Planning Inspector examining the Purbeck Local Plan, the council opened a consultation on series of proposed Main Modifications (MMCD1). The consultation took place between November 2020 and January 2021. An overview of the consultation process and summary of the matters and issues raised is presented in the consultation response document.
7. Except for representations relating to Policies V2 and I5 (and their supporting text), the council is satisfied that the proposed Main Modifications presented in MMCD1 are sound and legally compliant.
8. The proposed Main Modifications relating to V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park which were subject to consultation are presented in Appendix 1 of this paper. For the purposes of this paper the council has summarised the content of the matters and issues raised through consultation on these policies below for ease of reference and then indicated the key issue that the representation relates to. Copies of the representations in full are presented on the council's website.
9. Representations on policies V2 and I5 have raised the following key issues:
 - a) the council has not considered reasonable alternatives for strategic SANG. (**Key Issue: the council's approach to release of Green Belt and delivery of a holiday park at Morden have not been fully evidenced and justified**);
 - b) it not being appropriate to take account of the delivery of strategic SANG/delivery of biodiversity net gain (holiday park)/positive management for habitats (holiday park), as exceptional circumstances (**Key Issue: the council's approach to release of Green Belt and delivery of a holiday park at Morden have not been fully evidenced and justified**);
 - c) the council has not considered alternative ways of funding SANG or evidenced/justified the joint approach to funding the SANG (**Key Issue: the council's approach to release of Green Belt and delivery of a holiday park at Morden have not been fully evidenced and justified**);
 - d) the quantity of land released from the Green Belt for holiday homes is not proportionate with the size of the strategic SANG (**Key Issue: the council's approach to release of Green Belt and delivery of a holiday park at Morden have not been fully evidenced and justified**);
 - e) the proposed SANG at Morden will not provide strategic mitigation to development in the north of Purbeck (**Key issue: the council's local plan policies and strategy for habitat site mitigation do not meet the requirements of The Conservation of Habitats and Species Regulations 2017**);

- f) inadequate screening for likely significant effects on Special Protection Area, Special Area of Conservation and Ramsar (**Key issue: the council's local plan policies and strategy for habitat site mitigation do not meet the requirements of The Conservation of Habitats and Species Regulations 2017**);
 - g) tourist accommodation / SANG / other uses are positioned within 400 metres of Dorset heath and therefore inconsistent with other policies in the local plan (Policy E8) (**Key issue: the council's local plan policies and strategy for habitat site mitigation do not meet the requirements of The Conservation of Habitats and Species Regulations 2017**);
 - h) the HRA is unlawful and does not meet the requirements of the Conservation of Habitats and Species Regulations 2017 and related Habitats Directive (**Key issue: the council's local plan policies and strategy for habitat site mitigation do not meet the requirements of The Conservation of Habitats and Species Regulations 2017**); and
 - i) there are no adequate safeguards around delivery of the SANG through Policy I5 if land for the holiday park is released from the Green Belt (**Key issue: the council's local plan policy is not effective**);
10. After long consideration (including review of earlier representations, Memorandum of Understanding relating to Morden Park, national planning policy and the evidence that the council presented on this matter in SD93) the council is satisfied that there is merit to some (summarised in paragraphs a) to d)) of the matters raised through representation. The next sections of this paper summarise the matters and issues which the council considers have merit.

Key Issue: the council's approach to release of Green Belt and delivery of a holiday park at Morden has not been fully evidenced and justified

11. To assist in the discussion in this paper the council has elaborated on the assertions in the representation and presented in paragraphs 9 a) to d). (The council has sought to refer to relevant paragraphs of the National Planning Policy Framework (NPPF) which was extant at the time the consultation on proposed Main Modifications took place (i.e. February 2019 draft), as referenced in the responses to the consultation, and the revised NPPF subsequently published in July 2021). The main points are
- a) the council has failed to fully examine alternative options for a strategic SANG in the north of Purbeck and for these reasons the policy relating to the release of Green Belt is inconsistent with national planning policy (paragraphs 136 and 137 of the NPPF February 2019 (revised to paragraphs 140 and 141 in NPPF July 2021));
 - b) that the council has not fully or properly explored the potential to independently acquire land for a strategic SANG here or elsewhere using contributions collected from planning obligation / Community Infrastructure Levy (CIL) receipts. Nor has the council considered compulsory purchase of the land to deliver a strategic SANG at Morden or elsewhere. Nor has the council fully or properly explored through viability assessment that level of Green Belt release / number of proposed holiday homes is

- justified. And for these reasons the policies for Green Belt release and delivery of the holiday park are inconsistent with national planning policy (paragraphs 136 and 137 of the NPPF February 2019 (revised to paragraphs 140 and 141 in NPPF July 2021)); and
- c) the amount of Green Belt land released to allow delivery of the SANG is disproportionate. And for these reasons the policies for Green Belt release and delivery of the holiday park are inconsistent with national planning policy (paragraphs 136 and 137 of the NPPF February 2019 (revised to paragraphs 140 and 141 in NPPF July 2021)).
12. Examination document SD93: Mitigation Strategy Green Belt was published after the first examination hearings in public (the first hearing session was held in July). Paragraphs 36 to 40 of SD93 relate to the council's consideration of alternative strategic SANG for northern Purbeck.
13. Alternative options for development (comprising options for new homes with accompanying SANG) were presented in the Partial Review Options Consultation (2016). Opportunities were identified as follows: around Lytchett Minster (referred to as Site 2, on pages 27 and 28), between Lytchett Minster and Lytchett Matravers (referred to as Site 14, on pages 54 to 55) and the site at Morden Park (currently referenced as Policy I5 and referred to 'Morden Country Park' on pages 87 to 89). All the options considered included an element of enabling development in the form of homes or holiday park. Changes to Green Belt boundaries would be required to support delivery of the enabling development.
14. National planning policy describes the fundamental aims and purposes of Green Belt (paragraphs 137 and 138 of the NPPF July 2021) and sets out the process for examining alternative means of meeting an identified need for development (paragraph 141 NPPF July 2021) before a council may conclude that exceptional circumstances exist to change Green Belt boundaries.
15. In this instance the council considers that there is a need for heathland infrastructure projects in Purbeck as part of the measures required to mitigate the impacts from unplanned (including extant minor/major planning permissions, 'windfall' and development arising from small sites) residential development² on Dorset heaths habitat sites. Paragraph 141 of the NPPF July 2021 states that consideration of 'other reasonable options' for meeting an identified need for development will be assessed through the local plan examination having regard to whether the strategy:
- a) 'makes as much use as possible of suitable brownfield sites and underutilised land;
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and

² Natural England have also drawn attention to the council's responsibility of bringing existing habitat sites into a favourable condition when exercising its functions.

- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.’ (Paragraph 141 of the NPPF July 2021).
16. The council evaluated the effectiveness of alternative SANG at Bere Farm and Lytchett Minster in comparison with the proposed SANG at Morden taking guidance from Natural England. Its assessments are presented in SD93³. The council sought to define options using development sites/SANG which were made available at earlier consultation stages of the local plan. All the options which the council considered involved release of Green Belt to allow delivery of homes/holiday homes. In each instance the SANG would also need to mitigate the impacts of enabling development. In most instances the council considers that SANG have the potential to be an appropriate form of development within the Green Belt as their use for recreation can take place while preserving the Green Belt’s openness in a way that is consistent with the purposes listed in paragraph 138 of the NPPF July 2021. Use of SANG also has the potential to enhance beneficial use of the Green Belt (for example use of SANG provides an opportunity for public access and recreation) in accordance with paragraph 145 of the NPPF July 2021.
17. The council accepts that it did not demonstrate through SD93, that it had fully examined the opportunity to deliver heathland infrastructure projects (including strategic SANG) in locations outside the Green Belt where they would serve a similar function or on sites within the Green Belt without the need for changes to Green Belt boundaries. As part the process of examining alternatives the council did not fully explain its approach to funding the proposed Morden SANG or explore the opportunity to fund (through contributions collected via planning obligations or CIL contributions) heathland infrastructure projects independently of enabling development that required release of Green Belt. As part of this process nor did the council consider making use of compulsory purchase powers to secure delivery of heathland infrastructure projects.
18. The council also accepts that its comparison of alternatives did not include an evaluation of whether land to be released from the Green Belt as enabling development was proportionate with the SANG to be delivered (having regard to both its size and its function as part of the Green Belt).
19. For the reasons outlined above the council accepts that the proposals in Policy I5, involving release of Green Belt for a holiday park (also referenced in proposed Main Modifications to Policy V2), were not justified or consistent with national planning policy.
20. The respondent also asserts that it was not appropriate for the council to take account of delivery of a strategic SANG, net gains in biodiversity or positive environmental land management at the proposed holiday park as ‘exceptional circumstances’ when assessing whether Green Belt release was justified at Morden Park. The council does not accept the respondent’s position on this issue. National planning policy does not define what can be treated as exceptional circumstances. All of the matters which were referenced by the council in its pre-submission Green Belt study (where it considered

³ The council also assessed whether there were exceptional circumstances for release of enabling development at each of the three options in its pre-submission draft Green Belt study (SD56).

whether there were exceptional circumstances for Green Belt release, SD56: Green Belt Study) are relevant to planning and the site at Morden. The council specifically referenced the following as exceptional circumstances:

- the site will deliver a strategic SANG; and
- the effects of the holiday park can be partially offset through compensatory improvements.

21. The council has determined the nature and extent of harm to the Green Belt arising from the release and the potential to ameliorate or reduce the harm to Green Belt via compensatory improvements to remaining Green Belt. It considers that it has exercised appropriate discretion, within the parameters set by the NPPF, on what could legitimately amount to exceptional circumstances in this instance.

Key issue: the council's local plan policies and strategy for habitat site mitigation do not meet the requirements of The Conservation of Habitats and Species Regulations 2017

22. Paragraph 10 e) to h) above summarise the grounds, which the respondents consider, demonstrate that this part of the local plan is not compliant with the habitat regulations.

23. The respondent considers that the proposed SANG at Morden will not be effective. The council considers that the Morden site is a suitable location for a strategic SANG. (Further justification is set out on pages 126 and 127 of the Partial Review Options Consultation Report (2017)).

24. The respondent considers that the council's screening for likely significant effects on habitat sites is not satisfactory. The council does not accept that its screening of likely significant effects from both the proposed holiday park and SANG is flawed. The council specifically considered whether Policy I5 would give rise to issues of likely significant effects on functionally related habitat, habitat site fragmentation and on mobile species endemic at the habitat site. (It has provided further response on this matter through paragraph 205 of its consultation response document). The council has considered and screened out water availability as a potential pathway for likely significant effects for all elements of the local plan (see page 124 of the Partial Review Options Consultation Report (2017)).

25. The respondent considers that development will be positioned close to habitat sites where other planning policies in the local plan indicate that adverse impacts are unavoidable. The council has specifically considered the relationship between the proposed holiday accommodation and the Dorset heath habitat sites. Following discussion and clarification (provided through the Memorandum of Understanding between the council, Charborough Estate and Natural England) it is satisfied that the chalets could be set back north and east of the lake beyond the 400 metre boundary of the habitat site (this allowed the council to rule out adverse effects, including: noise/light/fire etc.).

26. The council does not accept that its HRA is unlawful, to the contrary it considers its assessments comply with the requirements of the Habitats Regulations.

Key issue: the council's local plan policy is not effective

27. The council understands that the respondent considers that the detailed drafting of Policy I5 does not limit Green Belt release to that necessary to deliver the SANG or impose specific controls on the intensity of development within the holiday park. The respondent considers that for these reasons the policy is not effective or consistent with national planning policy (paragraphs 35 c and 136 to 137 of the NPPF February 2019 (now paragraphs 140 and 141 NPPF July 2021)).

28. The supporting text to Policy I5 (proposed Main Modification 76) does refer to an upper limit on the amount of holiday accommodation (of up to 100 units) permitted on the holiday park site⁴. Proposed Main Modification to Policy I5 (MM 77) also states that 'The holiday park will only be permitted to facilitate the delivery of the SANG. The SANG must be completed and open for use before use of the holiday park begins.' Through MM 77 the council also specifies criteria for design and management of the SANG and a masterplan. The council accepts that there might be merit in the policy text referring to a limit on the amount of holiday accommodation permitted to ensure the effectiveness of the policy.

29. The proposed Main Modifications which were consulted upon are presented in Appendix 3 – Proposed Main Modifications (November 2020 to January 2021) relating to policies V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park.

30. The council accepts that the proposed changes to Green Belt boundaries at Morden have not been justified (in accordance with national planning policy). The council has invited the Inspector to consider Further Proposed Main Modifications to policies V2 and I5 to reflect its position on this matter. These modifications are presented in Appendix 5.

31. In brief the Further Proposed Main Modifications comprise:

- Removing reference to changing Green Belt boundaries at Morden from the supporting text relating to Policy V2 (paragraphs 43 to 46 of the local plan) (Further Proposed Main Modification 6);
- Amending the justification for the proposed Main Modification (Further Proposed Main Modification 6);
- Removing reference to the holiday park at Morden Park from Policy V2 (Further Proposed Main Modification 7);

⁴ The council did not use viability evidence to explicitly justify the limit on holiday units as minimum number of units required to enable delivery of the strategic SANG. The limit on the number of units was guided by design considerations, consultation with the landowner and the impacts of the development on habitat sites.

- Removing reference to the holiday park at Morden Park from the supporting text of Policy I5 (paragraphs 256 to 257) (Further Proposed Main Modification 76);
 - Amending the justification for the proposed Main Modification (Further Proposed Main Modification 76); and
 - Removing reference to the holiday park at Morden Park from Policy I5 (including the requirement to prepare a masterplan for the holiday park) (Further Proposed Main Modification 77).
32. The council also proposes to revise the local plan policies maps (specifically the inset map relating to Morden) to take out reference to the release of Green Belt and the policy area which encompassed the proposed strategic SANG and the land to be released from the Green Belt. The proposed strategic SANG will continue to be identified on the inset policies map.
33. Given the reliance on the proposed Morden SANG to mitigate the impact of residential development on Dorset heaths habitat sites, and the clarification that has now been provided by the Charborough Estate that the land for the SANG will not be made available without the enabling development, the next parts of this paper consider the need of heathland infrastructure projects, delivery of homes/heathland infrastructure projects and outline an interim approach to achieving suitable mitigation for Dorset heath habitat sites.

The need for strategic habitat site mitigation in Purbeck

34. As presented in SD93, a strategic SANG is needed in northern Purbeck to:

- a) 'provide an alternative location specifically for those people visiting Morden Bog SSSI, SPA, SAC and Ramsar which is within the wider Wareham Forest area (visitor data from Sherford Bridge, immediately south of the proposed SANG and north east of Morden Bog indicates that the majority of visitors to the protected Morden Bog access the site along the A35 corridor, Bere Regis in the west and Lytchett Matravers, Corfe Mullen and Poole in the east); and
- b) address the additional effects of new housing development expected in this part of the area (including completed and expected windfall development, and allocations from earlier plans).' (Paragraph 35, SD93).

35. The 'Habitats Regulation Assessment of the Purbeck Core Strategy, Proposed Changes to the Pre-submission Version, Sept 2011' identifies several broad locations which would be ideally suited for larger SANG in the context of growth in the five spatial areas⁵ identified in the Purbeck Local Plan Part 1 (Paragraph 5.53). These included: in northern Purbeck, near to Wareham and north of Studland. (Paragraph 5.52). Subsequently the council's latest HRA of all proposed main modifications states that 'The HRA for PLP 1 identified the need for a SANG in the north of the then Purbeck District, and the need for strategic SANG in this area was confirmed by Natural England at examination. In the HRA report at Options stage, the potential for part of the proposal to come forward as a strategic SANG is discussed, i.e. a SANG that provides capacity for absorbing recreation pressure from other developments in the Purbeck area.' (Paragraph 5.62).

36. The latest HRA goes onto state:

'At the local plan level, it can be concluded that it would be possible for a strategic SANG [with reference to the proposed strategic SANG at Morden] to function and in many ways the location is ideal. New facilities here could be linked with management of roadside parking along the B3075 to better manage access across this part of Wareham Forest. Ideally parking locations at Great Ovens and at Sherford Bridge could be closed/reduced in order to push existing use towards the SANG. As such there are some clear positive benefits for the European sites. Potential constraints relate to the chalet accommodation and how these can be made compatible with the SANGs delivery, which need to be developed in more detail at project level HRA.' (Paragraph 5.66).

37. A summary of the issues relating to mitigation of Dorset heaths habitat sites is shown in Appendix 3.

⁵ Including North West Purbeck, North East Purbeck, South West Purbeck, South East Purbeck and Central Purbeck (see Map 6: Distribution of Housing Supply 2006-2027 (at 1 April 2011) of the Purbeck Local Plan Part 1 (2012))

38. Natural England wrote to the council 26 July 2019 (their letter is presented as an Appendix to SD93 and included in Appendix 1 of this report) and stated there was a need for a strategic SANG in the north of Purbeck. In respect to the operation of the proposed strategic SANG at Morden Natural England note in their letter that:

‘The strategic SANG at Morden Bog/Wareham Forest will be required to operate in a different way compared to SANGs linked directly to allocation sites. This is in part because of a requirement under the Habitats Regulations to implement measures to bring sites into favourable conservation status where they are not, in this case by reducing existing adverse effects as well as avoiding new effects from plans and projects.’

39. And that:

‘The authority should note that it unlikely to function in a way directly linked to specific developments across this area rather in a way which intercepts residents who are attracted by the wider appeal of the combined natural area of Morden Bog/Wareham Forest. It is also likely to intercept additional recreational pressure from existing and new residents in the BPC area.’

40. The assessments and evidence which has been gathered for the local plan’s examination clearly indicates that the proposed Morden SANG would contribute to the preservation of the Morden Bog and Hyde Heath (Special Area of Conservation, Special Protection Area and Ramsar - by absorbing recreation pressure, in accordance with Regulation 10 of The Conservation of Habitats and Species Regulations 2017) and make a contribution to mitigating the effects of recreational pressure arising from new homes in the wider area (including those new homes to the east in Bournemouth, Christchurch and Poole Council) through its function as a SANG.

41. The assessments and evidence also indicate that strategic SANG around Wareham and to the north of Studland could function effectively as mitigation for unplanned development |(including extant minor/major permissions, windfall and the development expected from small sites) in the Purbeck area. Natural England’s letter of the 26 July 2019 indicates that the proposed Morden SANG would serve the role of contributing toward bringing Morden Bog and Wareham Forest habitat sites into a favourable condition by ‘intercepting’ the recreational pressure from those visitors (including existing residents and those residents connected with new development) to this part of Purbeck.

42. The council has taken account of the evidence summarised in this section of its paper when developing its interim approach to habitat site mitigation.

New homes and Dorset heaths habitat site mitigation

43. Dorset and Bournemouth, Christchurch and Poole Councils have jointly prepared a strategy for the avoidance and mitigation of the impacts of new residential development upon Dorset heaths habitat sites. This strategy is presented in the Dorset Heathlands Planning Framework 2020-2025 (adopted as supplementary planning document by both councils in April 2020). The strategy covers a five-year period to 2025 (this overlaps the date when the council expects to adopt the Dorset Council Local Plan in 2023). The approach in the strategy relies on two broad policy mechanisms established in local planning policy, namely:

- restrictions on development within the 400m heathland area (i.e. an area defined around the boundaries of Dorset heath habitat sites); and
- mitigation associated with some types of development within the 400 metre to 5-kilometre heathland area (i.e. a wider area defined around the boundaries of Dorset heath habitat sites).

44. The mitigation strategy within the 400 metre to 5-kilometre heathland area comprises:

- strategic access management and monitoring (SAMM); and
- heathland infrastructure mitigation projects (HIP).

Purbeck homes and strategic access management and monitoring (SAMM).

45. There are established processes for funding (via planning policies and the Dorset Heathlands Planning Framework 2020 – 2025) and delivering SAMM. SAMM includes wardening (of designated sites), raising awareness (through working with local schools [the work has been targeted to focus on particular schools], community initiatives [Firewise Communities Project] and community groups [Dorset Dogs]), partnership working (including with the emergency services⁶ and the Dorset Urban Heaths Grazing Partnership) and monitoring (focusing on SPA birds and targeted visitor surveys) the effectiveness of the strategy. As one half of the council's approach to mitigating the impact on Dorset heaths habitat sites, delivery of SAMM will not be affected by the Further Proposed Main Modifications to policies V2 and I5 suggested by the council.

46. Working with organisations, Dorset Council and Bournemouth, Christchurch and Poole Council rely on the Urban Heaths Partnership to deliver SAMM. Contributions (collected through CIL or planning obligations) from eligible residential development will continue to fund delivery of this component of the Dorset Heathlands Planning Framework mitigation strategy, irrespective of heathland infrastructure projects.

⁶ Local police and fire services have developed 'Firesetters' which is a targeted initiative aimed at working with children that encourages them to stop (extinguish) fires when they first appear.

Purbeck homes and heathland infrastructure mitigation projects - housing and habitat site mitigation delivery between December 2006 and April 2018

47. As context for the preparation of the Purbeck Local Plan 2018-2034, this part of the paper summarises delivery of homes and heathland infrastructure projects (HIPs) up to the submission of the new Local Plan. As part of this the council has referenced the adopted Purbeck Local Plan (2006 to 2027) (adopted 2012) and the Swanage Local Plan (adopted in 2017 setting out the vision up to 2027).

Purbeck Local Plan Part 1 (2012) and Swanage Local Plan (2017)

48. The Purbeck Local Plan Part 1 identifies several different sources of supply capable of delivering new homes (Policy HS: Housing Supply). It estimates that these sources would deliver 2,520 new homes between 2006 and 2027. The council identified settlement extensions, council owned sites, windfall development (assessed through character area potential) and commitments/completions as different components of supply. The Swanage Local Plan (Policy SS: Swanage Settlement) identifies three separate sites (for policy allocation to provide settlement extensions) capable of delivering 200 homes.

Settlement extensions – Purbeck Local Plan Part 1

49. The table below lists the proposed settlement extensions, updates progress around delivery of homes allocated through the Purbeck Local Plan Part 1 and clarifies whether habitat site mitigation has been delivered.

Proposed settlement extension	Expected numbers of homes to be delivered	Numbers of homes delivered/with planning permission through settlement extensions	Habitat site mitigation delivered
Bere Regis – North West Purbeck	50	0	
Bovington – South West Purbeck	30	0	
Wareham – Central Purbeck	200	153 ⁷	SAMM and 13.98 ha SANG ⁸

⁷ The council granted planning in January 2014 to 'Erect 153 dwellings with associated open space, sewage pumping station, electricity sub-station and landscaping. Construct new vehicular and pedestrian accesses.' (6/2013/0278).

⁸ The applicant entered into a planning obligation 'To provide the SANG Land to be operational and available for use by the public prior to the Occupation of the 1st Dwelling of the Development' And 'Not to cause or permit the Occupation of the 1st Dwelling of the Development until the SANG Land is operational and available for use by the public'. The SANG land is edged in blue on Plan 1 of the planning obligation and was subject to a separate planning application 6/2013/0285. Building work on the approved homes is now completed and the SANG is operational. The SANG is referred to as 'Bog Lane SANG'.

Proposed settlement extension	Expected numbers of homes to be delivered	Numbers of homes delivered/with planning permission through settlement extensions	Habitat site mitigation delivered
Upton – North East Purbeck	70	70 ⁹	SAMM and 4.83 ha SANG ¹⁰
Lytchett Matravers – North East Purbeck	50	46 ¹¹	SAMM ¹²
Total	400	269	SAMM and a total of 18.81 ha SANG

Table 1: Delivery of homes and habitat site mitigation on allocated settlement extensions in the Purbeck Local Plan

Settlement extensions – Swanage Local Plan

50. The table below lists the proposed settlement extensions, updates progress around delivery of homes allocated through the Swanage Local Plan and clarifies whether habitat site mitigation has been delivered.

⁹ Planning permission allowed at appeal in November 2015 for ‘Erection of 70 dwellings with associated open space, noise attenuation bund, accesses and onsite roads/footpaths; off-site transport improvements including footpath along Policemans Lane; creation of sustainable drainage system including new pond; and use of land for recreational purposes (Suitable Alternative Natural Green Space).’ (6/2014/0299).

¹⁰ The applicant entered a planning obligation with the council ‘to carry out the SANG Works in accordance with the approved SANG Land Maintenance and Management Plan and to complete the SANG Works prior to Occupation of the first Dwelling’. For the purposes of the planning obligation ‘SANG Lane’ ‘means the land shown for identification purposes edged blue on the Plan.’ Building work on the approved homes is now completed and the SANG is operational.

¹¹ Planning permission granted May 2019 for ‘Erection of 46 dwellings (including affordable homes), new vehicular access via Huntick Road, associated landscaping, & all other development works’. (6/2018/0063). Work on implementing the planning permission has begun but no homes have been completed to date.

¹² In response on the planning application Natural England advised that ‘The application is of a size *approaching* the agreed threshold to require consideration of a Heathland Infrastructure Project. Natural England has carefully considered the scale, local green infrastructure, location and separation from the designated sites and concludes that in this case the authority can rely on the mechanism set out in the Dorset Heathlands Planning Framework 2015 - 2020 Supplementary Planning Document (SPD). Specifically the authority should secure the necessary mitigation sums for HIPs and SAMM from its CIL contribution of S106 prior to first occupation.’

Proposed settlement extension	Expected numbers of homes to be delivered	Numbers of homes delivered /with planning permission (net)	Habitat site mitigation proposed/delivered
Northbrook Road East	90	52 ¹³ and 39 ¹⁴	SAMM and SANG ¹⁵ (see below)
Northbrook Road West	90	90 ¹⁶ (15 homes completed)	SAMM and 6.72ha SANG ¹⁷
Prospect Farm	20	20 ¹⁸ (completed)	SAMM
Total	200	201	SAMM and a total of 6.72 SANG

Table 2: Delivery of homes and habitat site mitigation on allocated settlement extensions in the Swanage Local Plan

51. The SANG identified for the allocations to the west of Northbrook Road has been delivered and is now operational. The SANG relating to those homes with planning permission on the eastern side of Northbrook is identified and secured through planning obligation but has yet to be delivered. The council expects the homes, and SANG, on the eastern side of Northbrook Road to be delivered in the next five years (MMCD5: Five Year Housing Land Supply 2020).

Completions (including windfall)

52. At the time of preparing the Purbeck Local Plan Part 1 for examination 830 homes had been completed (2006 to 2011/12) and the council expected 790 further homes to be delivered as windfall¹⁹ to 2027.

¹³ Outline planning permission (June 2014) and approval of reserved matters (May 2017) granted for 'Demolition of existing house, construction of residential development of 52 units (50/50 mix market and affordable housing) with access via Northbrook Road - Reserved matters application seeking approval for access, appearance, landscaping, layout and scale.' (6/2013/0150 & 6/2016/0769).

¹⁴ Outline planning permission granted March 2021 for 'Demolition of the former Grammar School and ancillary buildings and erection of 39 new dwellings with associated infrastructure' (6/2019/0221)

¹⁵ Planning permission granted for 'Change of use of land from agriculture to public open space for use as suitable alternative natural green space.' (6/2016/0278). The boundaries of the proposed SANG are contiguous with that delivered in respect to the development to the west of Northbrook. In total these SANG, which would serve both development, cover an area of 6.72 ha.

¹⁶ Planning permission granted January 2019 for 'Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.' (6/2017/0713).

¹⁷ The Washpond Natural Greenspace opened to the public on Monday 16th September 2019. This SANG mitigates the effects of the consented 90 homes to the west of Northbrook Road. A contiguous extension to this operational SANG (giving a total area of 6.72 ha) would mitigate the effects from the consented 91 homes to the east of Northbrook Road.

¹⁸ Planning permission granted November 2017 for 'Demolition of existing farm buildings; the erection of 20 dwellings (including 7 affordable) comprising 13 detached homes, two semi-detached homes and a block of five flats; create new access, parking and landscaping.' (6/2017/0359).

¹⁹ For the purposes of this paper the council has combined the numbers of homes to be delivered as 'character area potential' with 'windfall' which are identified as two separate sources of supply in Policy HS: Housing Supply of Purbeck Local Plan Part 1.

53. The table below summarises those completions between 2006 and April 2018 (the starting date for the Purbeck Local Plan 2018 - 2034).

Source of supply	Number of homes identified in Policy HS	Total (including windfall numbers of homes delivered between 2006 and April 2018)	Habitat site mitigation delivered to date (May 2021)
Completions	830	1,280	SAMM and 10ha SANG

Table 3: Delivery of homes and habitat site mitigation from completions in the Purbeck Local Plan

54. As part of ‘windfall’ development the council granted planning permission for 22 holiday lodges²⁰ in south eastern Purbeck (adjacent to Poole Harbour). Through a planning obligation²¹ the council secured a 10 hectare ‘Burnbake Campsite’ SANG. Both the holiday lodges and SANG are now complete.

Other SANG in Purbeck

55. The council invested financial contributions, collected through planning obligations for heathland mitigation, to improve access (into and through) and visitor experience (by forming benches and information boards) at Upton Woods. The wood is council owned and covers an area of 5.2 hectares. Work on forming the SANG at Upton Wood was completed in 2009.

Purbeck homes and heathland infrastructure mitigation projects – housing proposals 2018 to 2034

56. The council committed to review the Purbeck Local Plan Part 1 in response to the issues raised through the examination around the overall provision of housing (and more specifically the allocation of land in the medium and long term to more fully meet the area’s housing needs). The council submitted the Purbeck Local Plan (2018-2034) for examination in January 2019.

57. In ‘Policy H2: The housing land supply’ (this policy is subject to a proposed Main Modification through MM30) the council has identified sites with capacity to provide

²⁰ Outline planning permission was granted in October 2012 to ‘Erect 22 self-catering holiday lodges.’ (6/2012/0124). A condition was added to the 2012 permission limiting the number of tents permitted on site at any one time to 108. Reserved matters planning permission was granted in June 2014 to ‘Erect 22 self-catering holiday lodges - Reserved Matters.’ (6/2014/0159).

²¹ The planning obligation includes a requirement ‘Not to Commence Development until full details for the provision and layout out the area edged orange on the Mitigation Plan as a woodland walk/nature trail (including erection of bird nesting boxes and bat roosting boxes) and an area for the walking of dogs and for use by the public have been submitted to the Council in consultation with Natural England.’ Paragraph 3 in the obligations indicates that the use of the area edged in orange on the mitigation plan be limited to ‘woodland walk/nature trail and an area for the walking of dogs by members of the public for so ever as the Self-catering Holiday Lodges are occupied or available for occupation under this Planning Permission.’

3,199 new homes over the local plan period (to 2034). The housing land supply identified by the council includes several different sources of supply including:

- completions;
- extant planning permissions (or commitments);
- proposed local plan allocations;
- unconsented allocations in adopted development plan documents (the Swanage Local Plan) (see summary in respect to delivery of homes and habitat site mitigation);
- neighbourhood plan allocations;
- windfall; and
- new homes delivered on small sites around existing settlements.

Completions between April 2018 and March 2020

58. More than two years have now elapsed since the local plan was submitted for examination. New homes have been delivered during this period as summarised in the table below.

Source of supply	Numbers of homes delivered between April 2018 and March 2020	Habitat site mitigation delivered to date (May 2021)
Completions	221 ²²	SAMM ²³

Table 4: Delivery of homes and habitat site mitigation from completions between April 2018 and March 2020.

59. Where appropriate (in accordance with the strategies for habitat site mitigation in adopted Supplementary Planning Documents [SPD]) the council has collected contributions through CIL which have been used to fund SAMM and will be used to fund delivery of Heathland Infrastructure Projects, Poole Harbour Infrastructure Projects and projects capable of mitigating nitrates output from new development. No 'site' specific Heathland Infrastructure Projects have been delivered by applicants/developers with these planning permissions.

Commitments

60. As of 1 April 2020 the council was also able to rely on a number of deliverable sites with planning permission in the housing land supply identified in Policy H2.

²² See MMCD5: Five Year Housing Land Supply 2020 and the Housing Delivery Test: 2020 measurement, which provides the 2020 Housing Delivery Test measurement by local planning authority. 73 homes were delivered during the monitoring year 2018/19 and 148 homes were delivered during the monitoring year 2019/20.

²³ See table 13 below – in addition to SAMM mitigation, heathland infrastructure projects were also secured for 35 homes through SANG in Swanage.

Source of supply	Expected numbers of homes to be delivered to 2024/25	Habitat site mitigation delivered to date (May 2021)
Permissions – Minor & Major	476 (The housing number includes extant/partially completed planning permissions relating to Swanage Local Plan (Compass point, Land adjacent Swanage Grammar School and Purbeck Centre, Northbrook Road), as referenced above, where ‘site specific’ habitat site mitigation has been identified).	SAMM

Table 5: Sites with extant planning permission as of 1 April 2020

61. See paragraph 48 above – the council has and will fund habitat site mitigation from contributions collected through CIL or planning obligations.

Proposed local plan housing allocations

62. The emerging local plan specifically identifies suitable and deliverable habitat mitigation projects for the proposed housing allocations in policies H4 (Moreton Station/Redbridge Pit), H5 (Wool), H6 (Lytchett Matravers) and H7 (Upton).

63. The council considered the suitability and deliverability of the habitat site mitigation as part of preparing the local plan. (Please see memorandums of understanding between the council, Natural England and the developers/landowners relating to the proposed housing allocations which have been published on the council’s website²⁴). These matters were also discussed at length during the local plan examination hearings.

Proposed housing allocation	Expected numbers of homes to be delivered	Habitat site mitigation
Lytchett Matravers: Blaney’s Corner	Around 25	SAMM and 7.6 ha SANG
Lytchett Matravers: East of Flower’s Drove	Around 30	As above
Lytchett Matravers: East of Wareham Road	Around 95	As above
Moreton Station: Redbridge Pit/Caravan Site	Around 490 + 65 extra care units	SAMM and 18 ha SANG and 23 ha heathland support area
Upton	Around 90	SAMM and 4.83 ha SANG (already delivered)
Wool: West of Chalk Pit Lane and Oakdene Road	Around 320 + 65 extra care units	SAMM and 32.7 ha SANG

²⁴ Each memorandum of understanding outlines HIP, in the form of SANG and heathland support area, capable of mitigating the impacts from the planned homes identified in the allocation.

Proposed housing allocation	Expected numbers of homes to be delivered	Habitat site mitigation
Wool: North East of Burton Cross Roundabout	Around 90	As above
Wool: North West of Burton Cross Roundabout	Around 30	As above
Wool: North of the Railway Line	Around 30	As above
Total	1,200 ²⁵ + 130 extra care units	SAMM, 58 ha SANG, 23 ha heathland support area (4.83 ha SANG for Upton already delivered)

Table 6: Expected delivery of homes and habitat site mitigation on allocated settlement extensions in the Purbeck Local Plan (2018 – 2034)

64. The council expects 490 new homes to be delivered through local plan allocations during the five-year period 2020/21 (0 homes), 2021/22 (30 homes), 2022/23 (140 homes), 2023/24 (195 homes) and 2024/25 (125 homes).

Neighbourhood plan allocations

65. Made and emerging neighbourhood plans in Wareham (proceeding to referendum) and Bere Regis (made 25 June 2019) specifically identify habitat site mitigation. The table below summarises those homes the council expects to be delivered in the neighbourhood plan areas and the habitat site mitigation.

²⁵ This total differs from the total presented in MMCD 5 as it does not take account of allocations in the Swanage Local Plan.

Proposed housing allocation	Expected numbers of homes to be delivered	Habitat site mitigation
Bere Regis Neighbourhood Plan (2019 – 2034)	105	SAMM and 4.5 ha SANG
Wareham Neighbourhood Plan (2019-2034)	Around 207	SAMM and Bog Lane SANG ²⁶
Total	312	SAMM, 4.5 ha SANG and Bog Lane SANG

Table 7: Expected delivery of homes and habitat site mitigation from neighbourhood plans in Purbeck

66. The council expects 169 new homes to be delivered through neighbourhood plan allocations during the five-year period 2020/21 (0 homes), 2021/22 (0 homes) 2022/23 (12 homes), 2023/24 (40 homes) and 2024/25 (117 homes).

Windfall

67. The council has estimated the number of homes it expects to be delivered as unplanned or ‘windfall development’. The council’s estimate is based on an average of prior delivery rates in Purbeck over the last five years. The council has assumed a windfall delivery rate of 75.2 new homes each year between 2023/24 and 2033/34. Taking account of existing commitments (476 homes), the council has not made an allowance for delivery of windfall during years 2020/21, 2021/22 and 2022/23 to avoid any ‘double counting’ in the supply. The council expects windfall delivery at a rate of 75.2 homes per year over the remaining plan period (2023/24 to 2033/34) but this estimate will be kept under review.

68. The council expects a total of 150.4 homes to be delivered over the five-year period 2020/21 to 2024/25 as set out in the most recently published 5-year housing supply report MMCD5. These 150.4 homes are expected to be delivered in years 2023/24 and 2024/25.

New homes delivered on small sites

69. Based on a review of the suitability and capacity of ‘possible small sites’ (see SD88: Strategic Housing Land Availability Assessment and main modification 85 in MMCD1) the council has estimated the numbers of homes that are likely to be delivered on small sites over the period of the emerging local plan.

²⁶ The council has conducted an HRA of Wareham Neighbourhood Plan 2019-2034. Referring to a statement of common ground (entered into by the Scott Estate, Wareham Town Council and Natural England) the council’s HRA notes that: ‘The SoCG has agreed that, in association with the Westgate Development on Worgret Road a SANG that has been provided at Bog Lane, Stoborough has considerable additional capacity to mitigate new residential development. The area covers 14 ha and is suitably located with suitable capacity for the number of homes allocated in the Wareham Neighbourhood Plan, south of the railway. All parties of the SoCG are in agreement that with improvement this site would be a suitable consideration for mitigating the effects of increased recreational pressure upon the Dorset Heaths European sites.’ The HRA concludes: ‘It can therefore be concluded that all policies supporting residential development will not have an adverse effect on the integrity of the Dorset Heaths European sites in combination as a result of recreation pressure.’

70. It estimates that a total of 123 homes will be delivered. It does not however expect any to be delivered during the five-year period 2020/21 to 2024/25 as set out in MMCD5: 5-year housing land supply 2020. The council expects that new homes will start to be delivered on small sites from years 2025/26 through to 2031/32. The expected rate of delivery ranges from 4 and 40 new homes each year.

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

71. The submission draft of Policy I5 refers to land identified on the local plan policies map for use as a strategic SANG and holiday park. Proposed Main Modifications to the policy and its supporting text in paragraph 257 [MM77 and MM76] states that the number of units on the holiday park should be limited to 100. A memorandum of understanding between the council, Natural England and the Charborough Estate clarifies that the proposed SANG will extend to 37ha.

72. In an advice note (dated 26 July 2019) prepared to accompany SD93: Mitigation strategy Green Belt as presented in Appendix 1, Natural England state:

'If the Morden SANG was related to a specific development proposal its 37 ha would perform in a similar way to the one proposed at Lytchett Minster e.g. in the region of 650 units if not more. However, in the case of the Morden SANG, which is located in a sensitive position close to designated sites, its main function will be in intercepting existing residents using the c.52 car park spaces along the Morden Bog/Wareham Forest B3075 access points. In this regard Natural England advise that the SANG would have capacity to provide mitigation if required for the holiday accommodation proposed within the Park, and an additional level of recreational access usage equivalent to that arising from 250-300 unallocated homes within the Purbeck area. Because of the location of the SANG, the duration over which is required and changing recreational patterns of access Natural England would require a robust monitoring arrangement to be in place. This will ensure that daily levels of access on the SANG remain well under those anticipated for SANGs linked directly to developments, e.g. at a level more similar to that currently on the designated sites. It is likely that as other SANGs become available patterns and frequency of use may well change. The SANG should only be promoted to users of the existing car parks with specific information to new homeowners a priority.'

Adjoining areas – housing proposals and heathland habitat site mitigation delivery

73. The councils in Dorset re-organised in April 2019 to form two unitary authorities, Dorset Council and Bournemouth, Christchurch and Poole Council. The Purbeck area (defined by the boundaries of the predecessor district council) shares boundaries with the former Borough of Poole, East, North and West Dorset District Council areas where Dorset heath habitat sites (or their 400 metre/400 metre to 5-kilometre areas) cross these former administrative boundaries. The next section of this paper provides a summary of these neighbouring council's strategies for the delivery of homes, those proposed allocations for new homes which could have likely significant effects on habitat sites in Purbeck and other planning permissions for major residential development (around 50 new homes or more) where Dorset heaths habitat site

mitigation is proposed (in accordance with the Dorset Heathlands Planning Framework 2020-2025 SPD).

Poole Local Plan (2018)

- 74. Positioned to the east of Purbeck, there are several Dorset heath habitat sites close to the former boundary with Borough of Poole including: Upton Heath, Corfe and Barrow Heath and Canford Heath.
- 75. The adopted local plan for the Poole area is the Poole Local Plan (2018). The local plan references a need for 14,200 homes between 2013 and 2033 (as defined in the Eastern Dorset Strategic Housing Market Assessment (SHMA)) equating to 710 homes each year. The local plan identifies stepped targets for delivery of: 500 homes per year between 2013 to 2018, 710 homes per year between 2018 to 2023, and 815 homes per year between 2023 and 2033.
- 76. The HRA for the Poole Local Plan notes that ‘Upton Country Park is the main SANG site and lies in the south-east of the Borough.’ (Paragraph 5.10, Poole Local Plan Submission Stage Habitats Regulations Assessment 2017). Part of the country park’s 50ha is a SANG with dedicated car parking and a dog training area. Visitor monitoring referenced in the HRA states that ‘...the SANG draws visitors from Upton (i.e. Purbeck), Hamworthy and across Poole.’ (Paragraph 5.11, above). In respect to the capacity of the Upton Country Park SANG Paragraph 5.12 of the HRA also states:

‘This was expected to mitigate 10,000 homes from 2006-2026, of which 3,045 homes were built prior to 2013. That leaves a theoretical capacity of another 6,955 within the existing planned Upton SANG for the new plan period of 2013-2033.’
- 77. At paragraph 6.14 of the local plan notes that:

‘The 2018 to 2023 period also will provide time for the Council to work with its partners to achieve a long-term step change in the delivery of housing in Poole and crucially plan for and implement new strategic mitigation projects to ensure that the planned higher growth will not have a negative effect upon European and internationally important sites.’ (Paragraph 6.14).
- 78. The table below summarises Bournemouth, Christchurch and Poole Council’s approach to staggered delivery of homes and habitat site mitigation in the Poole area.

Staggered plans for growth in Poole area	Expected numbers of homes to be delivered	Habitat site mitigation projects delivered
2013 to 2018	Around 2,500 homes	SAMM and 32.3 ha SANG
2018 to 2023	Around 3,550 homes	See above
2023 to 2033	Around 8,150	Review approach to habitat site mitigation and identify further mitigation measures

Table 8: Expected delivery of homes and habitat site mitigation in Poole

79. Concluding on this matter the Poole Local Plan states that ‘There is currently capacity in deliverable SANGs to mitigate growth to 2023, when the Poole Plan is due for review. This review will need to incorporate the findings of any such future study and reassess strategic growth beyond 2023.’ (Paragraph 9.58). The Poole Local Plan was adopted in November 2018.

West Dorset, Weymouth & Portland Local Plan (2015)

80. Positioned to the west of Purbeck, several Dorset heath habitat sites close/within 5-kilometres of the boundary with West Dorset including: Winfrith Heath and Turners Puddle Heath.

81. The adopted local plan for the West Dorset area is the West Dorset, Weymouth & Portland Local Plan (2015). The plan encourages development in specific locations through policy allocations, policies relating to the countryside and by defining development boundaries around certain settlements. Policy SUS 2 identifies Crossways (positioned on the western edge of the Purbeck area close to Moreton) as a focus for development through allocations and by giving the settlement a defined development boundary. The local plan includes allocations capable of delivering 500 new homes at Crossways (CRS1: Land at Crossways). Paragraph 12.3.2 of the local plan states that:

‘There are internationally protected heathlands in the wider surrounding area and it will be essential that any adverse impacts from additional recreational pressure are avoided. Sufficient attractive informal recreation land will need to be made available within easy walking distance of the development, through the provision of a strategic network of green spaces.’

82. Requirement iii) and iv) of Policy CRS1 states:

‘The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.’ The masterplan should ensure that: The layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. This will include the provision and location of Suitable Alternative Natural Green Space (SANGS).

83. In addition to the allocation in CRS1 the council has given planning permissions for major residential development on land to the west of Frome Valley (to the north west of the settlement located in the existing fields between a highway and railway embankment) and land adjacent to Oaklands Park (to the south west of the settlement adjacent to Warmwell Road and Oaklands Park caravan site).

84. The homes which the council expects to be delivered from each of these sites and related habitat site mitigation is summarised in the table below.

Housing allocations and significant (around 50 new homes) applications for new homes in and around Crossways	Expected numbers of homes to be delivered	Habitat site mitigation projects delivered
Land to the west of Frome Valley	140 homes ²⁷	SAMM and 5.62 ha SANG
Land to the south of Warmwell Road	500 homes ²⁸	SAMM and 22.4 ha SANG
Land adjacent to Oaklands Park, Warmwell Road	49 homes ²⁹	SAMM
Total	689	SAMM and 28.02 ha SANG

Table 9: Expected delivery of homes and habitat site mitigation in Crossways

85. Building work on the homes with planning permission adjacent to Oaklands (Warmwell Road) and on land to the West of Frome Valley has not yet started. The council is still considering the reserved matters planning application for the proposed allocation on land to the south of Warmwell Road.

North Dorset Local Plan Part 1, January 2016

86. The area previously defined as North Dorset District Council extends to the north of the Purbeck area. Black Hill Heath is located to the south of Bere Regis and is defined as part of the Dorset heaths habitats sites. The 5-kilometre area around the heath overlaps into North Dorset.

87. The adopted local plan for this area is the North Dorset Local Plan Part 1 (2016). The plan encourages development in specific locations through policy allocations, policies relating to the countryside and by defining development boundaries around certain settlements. The local plan seeks to deliver homes through allocations at four main towns deemed to be the most sustainable locations for housing development. The level of growth identified in the allocations was determined by an analysis of the key constraints and opportunities. Figure 5.1 of the local plan provides a summary of the 'proposed spatial distribution of housing development'. It indicates that between 2011

²⁷ Outline planning permission granted March 2019 for 'Residential development of up to 140 residential dwellings (including up to 35% affordable housing) together with associated infrastructure, access onto Frome Valley Road, children's play space, landscaping and creation of a Suitable Alternative Natural Green Space ("SANGS")(means of access to be determined only)' (WD/D/17/003036). Construction of the homes has not begun.

²⁸ Planning application lodged February 2016 for: 'Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors' surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road. An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG).' (WD/D/16/000378. Council resolved to grant planning permission subject to completion of a planning obligation.

²⁹ Reserved matters planning permission granted August 2018 for 'Approval of reserved matters application in relation to Access, Appearance, Landscaping, Layout and Scale for outline application WD/D/14/002768 : Construction of 49 homes, 8 commercial units (Use class B1), parking, access and landscaping' (WD/D/17/002760).

and 2031 at least: 1,200 homes are proposed for Blandford, 2,200 homes are proposed for Gillingham, 1,140 homes are proposed for Shaftesbury, 395 homes are proposed for Sturminster Newton and 825 homes are proposed for surround countryside (including Stalbridge and villages).

88. All of the four main towns that the local plan indicates will be the focus for growth are positioned a significant (greater than 5 kilometres) distance from the Purbeck area and the Dorset heath habitat sites. The villages of Milborne St Andrew, Winterborne Kingston and Winterborne Whitechurch are positioned close to the northern boundary of Purbeck. The closest Dorset heaths habitat site to this boundary is Black Hill Heath positioned to the south of Bere Regis. Winterborne Whitechurch is positioned more than 5 kilometres from Black Hill Heath. Milborne St Andrew and Winterborne Kingston are both positioned inside the 5-kilometre consultation zone for Black Hill Heath.
89. There have not been any significant (i.e. of around 50 homes or more) recent planning permissions for new homes in Winterborne Kingston.
90. The council made a neighbourhood plan for the village and surrounding area of Milborne St Andrew on 1 October 2019. 'Policy MSA5. Development of the Camelco Site' of the neighbourhood plan allocates land on the north eastern edge of the village for a mixed use including housing, employment and community facilities. Criteria f) of MSA5 states that 'at least 32 dwellings' should be provided. Criteria m) of the policy states that:
- 'A Suitable Accessible Natural Greenspace (SANG) will be required to be provided within a safe and reasonable walking distance of the site, and its future management secured (which will include additional measures as necessary to provide appropriate mitigation in line with the requirements set out in Policy MSA12 (b)). The SANG may include a variety of features such as grassland, community woodland and ponds. In any event, any net new residential development will need to avoid giving rise to any adverse impacts on the integrity of a European site, which can be achieved by adhering to the Dorset Heathlands Planning Framework SPD and the Nitrogen Reduction in Poole Harbour SPD. Improved access to the countryside via the provision of Link 1 (see Table 10 and Figure 10) should also be delivered if feasible'
91. The council is currently considering an outline planning application for the Camelco site (as defined in policy MSA5) for: 'Redevelopment, with the construction of a mixed housing, business and community use scheme including up to 61 residential units, business units and a pre-school nursery. Including a Suitable Natural Alternative Greenspace (SANG). (Outline Application to determine access)' (2/2019/0403/OUT). As part of the planning application the applicant has identified a site for a heathland infrastructure project on the opposite side of the A354 to the north east of the site. The heathland infrastructure project occupies an area of approximately 4.73 hectares.
92. Planning permission has also recently been granted for a nearby site elsewhere in Milborne St Andrew (Huntley Down, Milborne St Andrew) to: 'Erect 25 No. dwellings with garages, form vehicular access.' (2/2018/1240/FUL). The proposed heathland infrastructure project will mitigate the impacts from both the approved (25 new homes) and proposed (61 new homes - 2/2019/0403/OUT) homes. Natural England has made

a consultation response on the current planning application for the Camelco site indicating as a matter of principle that:

‘The applicant has provided a SANG masterplan which includes the range of elements discussed with Natural England at the pre-application stage and detailed in our previous advice. At this stage we are content with the information provided and consider the SANG to provide suitable mitigation for the impacts of the development on the Dorset heaths.’ (Natural England letter of 25 November 2019)³⁰.

93. Building work on the approved 25 new homes has not yet begun.

Christchurch and East Dorset Local Plan – Core Strategy, April 2014

94. The area previously defined as East Dorset District Council is positioned to the north east of Purbeck. Upton Heath, Corfe and Barrow Heath are located in the East Dorset area. The 5-kilometre area around these heaths extends into Purbeck and also washes over Corfe Mullen and Sturminster Newton (both settlements are positioned within 5-kilometres of the boundary with the Purbeck area).

95. The adopted local plan for this area is the Christchurch and East Dorset Local Plan – Core Strategy (2014). The local plan includes allocations for new homes at Corfe Mullen. ‘Policy CM1 Lockyer’s School and Land North of Corfe Mullen New Neighbourhood’ allocates land to provide a new neighbourhood for 250 homes. The policy includes the following criteria:

‘A Suitable Alternative Natural Greenspace strategy is to be agreed with the Council and implemented as required by Policy ME2 and Appendix 5.’ (Policy CM1).

96. The council has also granted several planning permissions for major residential development in Wimborne Minster and Colehill. Wimborne Minster and Colehill is positioned more than 5-kilometres from the boundary with Purbeck area. The homes which the council expects/have been delivered on these sites and related habitat site mitigation are summarised in the table below.

Housing allocations and significant (around 50 new homes) applications for new homes in Corfe Mullen and Wimborne Minster and Colehill	Expected numbers of homes to be delivered	Habitat site mitigation projects delivered
Land south Parmiter Drive (South of Leigh Rd new neighbourhood) – Wimborne Minster and Colehill	81 homes ³¹	SAMM and 3.87 ha SANG

³⁰ Natural England has also stated in its response that further details of a management plan, details of securing SAMM contributions, ‘step-in’ rights for Dorset Council and householder information pack would need to be delivered through either planning conditions or planning obligations.

³¹ Planning permission granted in April 2018 for ‘Construction of New Football Pitches with Clubhouse, Stands, Changing Facilities and Parking; 81 Dwellings; Allotments and Teenage Activity Space with Associated Open Space, Landscaping and Highways and Change of Use of Agricultural Land to Sang.’ (3/15/0839)

Housing allocations and significant (around 50 new homes) applications for new homes in Corfe Mullen and Wimborne Minster and Colehill	Expected numbers of homes to be delivered	Habitat site mitigation projects delivered
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood) – Wimborne Minster and Colehill	203 homes ³²	SAMM and 4.135 ha SANG
Land to West of Cranborne Road(Cranborne Rd New Neighbourhood) – Wimborne Minster and Colehill	630 homes	SAMM and 17.54 ha SANG
Land South of Leigh Road (S of Leigh Rd new neighbourhood) – Wimborne Minster and Colehill	523 homes ³³	SAMM and 16.9 ha SANG
Land to The North Of Wimborne Road (New neighbourhood Lockyers school) - Corfe Mullen (Policy CM1)	112 homes ³⁴	SAMM and 5.49 ha SANG
Total	1,549 homes	SAMM and 47.935 ha SANG

Table 10: Expected delivery of homes and habitat site mitigation in East Dorset area

Conclusions: homes and heathland habitat site mitigation

97. In conjunction with ongoing Strategic Access Management and Monitoring (SAMM), the council/local communities have identified or delivered habitat site mitigation for:

- all the housing allocations made in adopted local plans including: Purbeck Local Plan Part 1 and Swanage Local Plan;
- the housing allocations in made or emerging neighbourhood plans including: Bere Regis and Wareham; and

³² Planning permission granted in March 2019 for 'Construction of 203 dwellings; office; cafe and basement parking; new access to Julians Road, vehicular connections to Cuthbury Gardens, Old Road and Victoria Place; demolition of 20 dwellings at Cuthbury Close; associated open space, landscape, roads and footways, footpath diversion, ground and remediation works , infrastructure and highways works; and change of use of agricultural land to Suitable Alternative Natural Green space (SANG), all as part of the development provided for under Policy WMC5 of Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014).' (3/16/0002).

³³ The council has granted outline planning permission in January 2018 for 'Hybrid Planning Application comprising 1) Outline planning application for residential development with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space, landscaped areas and allotments; provision of Rugby Club including clubhouse, parking and pitches; and 2) Full Planning application for change of use of agricultural land to (SANG) Suitable Alternative Natural Greenspace.' (3/15/0789/COU). Subsequently a series of full planning permissions have been granted for several separate phases of the development (including: 3/17/0848/FUL, 3/18/3305/FUL and 3/18/2262/FUL)

³⁴ The council has granted outline planning permission in December 2017 for '...the phased development of up to 112 homes, including affordable homes, with tow access points from Wimborne Road. All other matters reserved.' (3/15/1122/OUT). Reserved matters planning permission have subsequently been granted (3/19/0990/RM and 3/20/0667/RM).

- the proposed housing allocations in the emerging Purbeck Local Plan 2018 – 2034.
98. Mitigation has also been identified/delivered for consented and planned growth in the surrounding council areas, including the former districts.
99. Mitigation measures have been delivered in part for the 221 homes that were completed between 2018/20.
100. The council is also expecting homes to be delivered through existing commitments, extant planning permissions, windfall and on small sites. In the early part of the Purbeck Local Plan, between the years 2018/19 and 2024/25, the council expects:
- extant permissions on minor sites to deliver 152 homes;
 - extant permissions on major sites to deliver 324 homes;
 - windfall development to deliver 150.4 homes; and
 - no homes to be delivered on small sites (Policy H8).
101. The council expects in total 1,285.4 homes to be delivered between 2020/21 to 2024/2025. 659 (or 45%) of these homes will be delivered through policy allocations (including neighbourhood plans).
102. Table 3 of SD93 assesses the sphere of influence and capacity of proposed and existing SANG in Purbeck and adjoining areas. The table below summarises the key findings from SD93 in respect to the spheres of influence and capacity of SANG relating to policy allocations in adopted and emerging local plans in the Purbeck area.

Examination of Purbeck Local Plan (2018-2034): Interim mitigation strategy Dorset heaths

SANG	Total size of SANG[s]	Sphere of influence	Estimated spare capacity expressed in numbers of homes	Residual capacity with deductions (expressed in numbers of homes) where other development also relies on the SANG for mitigation.
Purbeck Local Plan Part 1 housing allocations	18.81 ha SANG	Between 2 and 4km	390	<ul style="list-style-type: none"> • 140 homes at Bog Lane SANG (390 – (proposed housing allocation Upton + proposed housing allocations to south of railway line in Wareham Neighbourhood plan))
Swanage Local Plan housing allocations	6.72 ha SANG	2km	52	<ul style="list-style-type: none"> • 52 homes at Washpond Natural Green Space SANG
Other SANG in Purbeck (including Upton Wood and 'Burnbake Campsite' SANG)	15.2 ha SANG	2km	Not assessed	<ul style="list-style-type: none"> • Unknown
Neighbourhood plan allocations	4.5 ha SANG	2km	50	<ul style="list-style-type: none"> • 50 Bere Regis SANG
Purbeck Local Plan 2018 – 2034, housing allocations	58ha SANG and 23ha heathland support area	Between 2 and 5km	850	<ul style="list-style-type: none"> • 460 homes Coombe Wood (and related land) SANG Wool; • 130 Moreton SANG and heathland support area; • 260 Lytchett Matravers SANG
Purbeck Local Plan 2018 – 2034, policy I5	37ha SANG	5km	250 – 300	<ul style="list-style-type: none"> • 250 – 300 Morden SANG
Total	163.2ha SANG and heathland support area	n/a	1,592-1,642	1,342 – 1,392

Table 11: Distribution and excess capacity in delivered and proposed SANG identified in the Purbeck area

103. The table below summarises the key findings from Table 3 of SD93 in respect to the spheres of influence and capacity of SANG relating to policy allocations and planning permissions for neighbouring areas to the east and west. Outside Purbeck the council has not assessed any excess capacity in the existing SANG at Upton Country Park which will mitigate the effects of planned development in the Poole area³⁵ to 2023. Some excess capacity is identified for the proposed SANG relating to the

³⁵ Policy PP32 of the Poole Local Plan outlines habitat site mitigation in part (3). The local plan's policies map outlines the opportunity to enlarge Upton Country Park SANG into adjacent land and land to the north east of the existing SANG. Enlargement of the SANG would have the potential to increase its capacity.

allocation for 500 homes to the south of Warmwell Road in Crossways (Policy CRS1, West Dorset, Weymouth and Portland Local Plan).

SANG	Total size of SANG[s]	Sphere of influence	Estimated spare capacity expressed in numbers of homes	Residual capacity with deductions (expressed in numbers of homes) where other development also development relies on the SANG for mitigation.
Poole Local Plan 2018 -housing allocations	32.3 ha SANG	5km	Not assessed	<ul style="list-style-type: none"> • Upton Country Park SANG Nil – relied upon to mitigate the effects of homes in the Poole area to 2023
West Dorset, Weymouth & Portland Local Plan 2015 - housing allocations CRS1	22.4 ha SANG	5km	120	<ul style="list-style-type: none"> • 120 South Moreton Road SANG
Commitments in Crossways (including Frome Valley Road Crossways)	5.62 ha SANG	2km	Not assessed	<ul style="list-style-type: none"> • Unlikely to be any additional capacity³⁶

Table 12: Distribution and excess capacity in delivered and proposed SANG identified outside the Purbeck area

104. The evidence and analysis carried out in both this document and SD93 indicates that there is surplus ‘mitigation’ capacity in existing/proposed SANG with potential to mitigate the effects from further homes (proposed and delivered) beyond the allocations which they relate to. Including the proposed SANG at Morden, there is residual capacity in SANG relating to planned development to mitigate the effects from 1,342-1,392 homes (excluding the proposed Morden SANG this mitigation capacity falls to 1,092 homes).

105. The SANG with excess mitigation capacity are in:

- a) northern Purbeck - SANG identified at Bere Regis, Lytchett Matravers and Morden;
- b) central Purbeck – SANG delivered at Wareham (to the south west of the town);
- c) western Purbeck – SANG identified at Wool and Crossways & Moreton Station/Redbridge Pit (including SANG relating to development to the south of Warmwell Road); and
- d) southern Purbeck – SANG delivered at Swanage.

³⁶ The SANG for this site is part of the mitigation for a wider set of sites in the same ownership. Development of this site will unlock SANG provision for the Woodsford Fields and West of Crossways sites proposed in the new Dorset Council Local Plan. It is therefore unlikely that there will be any additional capacity.

106. Map 1(a) in SD93 shows the distribution and spheres of influence of existing and proposed SANG in Purbeck and adjoining areas. It indicates that the proposed/existing SANG in western Purbeck (around Wool, Moreton and Crossways) and north eastern Purbeck including some parts of eastern Poole, (around Upton [including Frenches Farm SANG, Upton Woods SANG and Upton Country Park SANG] and Lytchett Matravers) have particularly large spheres of influence which overlap one another.

Proposed interim approach to habitat site mitigation

107. The council proposes to retain the allocation for a strategic SANG at Morden (see Further Proposed Main Modifications in Appendix 5), but there is no longer certainty that it will be delivered because of its link to the holiday park which was to act as enabling development. The council is in continuing discussions with the Charborough Estate on this matter, who have confirmed that land at Morden is not available for a SANG.
108. In response to the uncertainty around delivery of the proposed strategic SANG at Morden, taking account of housing delivery/supply and heathland infrastructure projects delivery/supply, the council has re-examined:
- the opportunities to mitigate the effects from homes on heathland habitat sites; and
 - the opportunities to contribute toward bringing habitat sites into a favourable status;
- without releasing land from the Green Belt.
109. The council recognises that any alternative approach must be equally effective in mitigating the impacts of unplanned and planned growth on Dorset heath habitat sites and support the council's wider obligations around the conservation status of these habitats.
110. This part of the paper justifies a time frame for the interim approach, the levels of growth expected during this interim period and the proposed mitigation measures.

Interim period

111. The plan period for the Purbeck Local Plan extends over 16 years between 2018 to 2034. Following submission of this plan for examination, Dorset Council has started work on a new local plan for the Dorset Council area³⁷. The plan period for Dorset Council Local Plan overlaps that of the Purbeck Local Plan, covering the period between 2021 and 2038. The council consulted on a draft of the Dorset Council Local Plan between January and March 2021.
112. The draft plan clarifies that:
- 'The Dorset Council Local Plan will eventually replace the current adopted local plans that cover the former district and borough council areas that now make up the Dorset Council area.' (Paragraph 1.1.5, consultation draft Dorset Council Local Plan 2021 to 2038).
113. There are no proposals to save any policies from existing development plan documents in the new local plan. Instead the plan includes policies which broadly reflect allocations policies, or strategies, in adopted local plans which are likely to

³⁷ Dorset Council has published a local development scheme and has begun to gather evidence to support preparation of the new local plan.

remain sound, legally compliant and relevant for the new local plan. The draft Dorset Council Local Plan seeks to take forward allocations for new homes at:

- a) Upton (UPT1: Land at French's Farm, Policeman's Lane) for around 90 homes;
 - b) Lytchett Matravers (LYMT2: Land to the east of Wareham Road, LYMT3: Land at Blaney's Corner and LYTM4: Land to the east of Flowers Drove) for around 150 homes in total;
 - c) Wool (WOOL1: New housing at Wool) for around 470 homes and 65-unit extra care facility; and
 - d) Moreton Station/Redbridge Pit (CRS2: Moreton Station/Redbridge Pit) for around 490 homes and a 65-unit extra care facility.
114. As part of the Dorset Council Local Plan the council will be reviewing its approach to mitigating the effects of development on Dorset heaths habitat sites across the new council area. The review will evaluate the existing approach over a wider spatial area and is being prepared in cooperation with Bournemouth, Christchurch and Poole Council. It will include consideration of: long term trends in housing growth between 2007 and 2020; future housing growth and distribution to 2038; the delivery of habitat site mitigation (including SAMM and HIP); the functioning of SANG; and a review of visitor numbers/incidents/bird numbers on Dorset heath habitat sites. The review will help to guide the approach to policies and the strategies for habitat site mitigation in the emerging Dorset Council and the Bournemouth, Christchurch and Poole Local Plans.
115. Dorset Council proposes to adopt the Dorset Council Local Plan in 2023³⁸. As such the strategies and policies in the Purbeck Local Plan 2018 – 2034 are only likely to be material for a relatively short interim period. As explained elsewhere in this report, through the Purbeck Local Plan the council expects approximately 1,285.4 new homes to be delivered between 2020/21 and 2024/25 during the early part of the plan period (including the five-year housing land supply monitoring period identified in MMCD5).
116. The review of habitat site mitigation that will be completed as part of preparing the Dorset Council Local Plan will allow it to consider whether the impacts of growth planned across Dorset can be mitigated. Given the council's commitment to review its planning policies and strategies for mitigating the effects of new homes on Dorset heaths habitat sites, it is considered that there is only a need for the Purbeck Local Plan to provide certainty around mitigation for the homes likely to be built between 2020/21 and 2023/2024 (the interim period overlaps the date when the council plans to adopt the Dorset Council Local Plan (2023) and therefore provides some contingency in the event of delay on the new plan).

Housing completions and growth expected during the interim period

³⁸ The Local Development Scheme for Dorset (September 2020)

117. Between the start of the plan period 2018/19 and 2019/20, 221 homes were completed (this includes 35 homes on allocated sites in the Swanage Local Plan that have their own 'site' specific heathland infrastructure project). The council has secured funding and delivered SAMM to partly mitigate the impacts of this development. A number of the homes (35 in total) were delivered through allocated sites in the Swanage Local Plan with their own 'site' specific heathland infrastructure project. The impacts from these homes have been fully mitigated. Heathland infrastructure projects will need to be delivered to mitigate the impacts from the remaining 186 homes³⁹.
118. Between 2020/21 and 2023/24 the council anticipates that 466 homes will be delivered through minor/major permissions (this includes 126 homes with planning permissions on the allocated sites in the Swanage Local Plan which include 'site' specific heathland infrastructure projects). As above the council has secured funding and delivered SAMM to partly mitigate the impacts of this development. The council expects that a number of the homes (126 in total) will be delivered through allocated sites in the Swanage Local Plan with their own 'site' specific heathland infrastructure project. The impacts from these homes will be fully mitigated through a combination of SAMM and this heathland infrastructure project. Heathland infrastructure projects will need to be delivered to mitigate the impacts from the remaining 340 homes.
119. Local plan and neighbourhood plan allocations are also expected to be delivered during the early part of the plan period (the council expects 365 homes to be delivered through local plan allocations and 52 homes to be delivered through neighbourhood plan allocations). The impacts from these homes will be fully mitigated through a combination of SAMM and 'site' specific heathland infrastructure projects (as identified in an earlier section of this strategy).
120. Unplanned housing completions make up the remaining source of supply, 75.2 are expected in 2023/24. The council has a well-defined process for funding and delivering SAMM to partly mitigate the impacts of the expected 'windfall' development. Heathland infrastructure projects will also need to be delivered to mitigate the impacts of the expected 75.2 homes. The table below summarises the sources of supply and clarifies whether mitigation measures have been secured.

³⁹ There is no specific threshold for when a strategic HIP is required as this will depend on the spatial distribution of the new housing and its relationship with existing HIPs and future planned housing. For the 186 completed homes heathland mitigation has been provided through the SAMM projects, supported by the availability of the site-specific HIPs, most notably the excess capacity available within the French's Farm and Bog Lane SANGs. In the event that no further housing were to be delivered, the council considers that no additional heathland mitigation would be required. However, it is nonetheless appropriate for the interim strategy to take account of this existing housing (along with the excess SANG capacity available) in assessing future HIP requirements for the new development coming forward in the Plan period.

Source of supply	Number of homes completed/expected during the interim period to 2023/24	Mitigation secured?
Homes completed between 2018/19 to 2019/20	221	SAMM for all homes and HIP secured for 35 homes through SANG in Swanage
Homes expected to be delivered through minor/major permissions	466	SAMM for all homes and HIP secured for 126 homes through SANG in Swanage
Homes expected to be delivered through unplanned housing completions	75.2	In part through SAMM
Homes expected to be delivered through allocations in the Purbeck Local Plan and neighbourhood plans	417 (including 365 homes to be delivered through local plan allocations and 52 homes through neighbourhood plan allocations)	Yes

Table 13: Summary of sources of supply and mitigation to 2023/24

121. In total the council expects 1,179.2 homes to be delivered from all the sources of supply identified in Table 13. From this total the council expects 578 (approximately 49%) homes to be delivered through allocations, or permissions relating to allocations made through the Swanage Local Plan, where both SAMM and heathland infrastructure projects have been secured.

122. Heathland infrastructure projects are therefore required for those completed homes and minor/major permissions (526 homes – this total includes a deduction which has been applied to take account of heathland infrastructure projects delivered in Swanage) and those unplanned housing completions which the council expects in 2023/24 (75.2 homes). This gives a total deficit of 601.2 homes requiring heathland infrastructure projects to 2023/24.

Mitigating the deficit

123. The council proposes to mitigate the effects of growth, including the deficit identified above, between 2018/19 and 2023/24 through:

- a) SAMM for completed development, homes that are expected to be delivered through minor/major permissions, homes delivered through policy allocations and windfall development⁴⁰;

⁴⁰ It is not possible to quantitatively define the relative contribution of SAMM and HIP to mitigate the impacts of residential development on Dorset heaths habitat sites. They are each mutually dependent components of the mitigation strategy. The significance of each component varies relative to the impacts of individual projects and the specific characteristics and location of the corresponding Dorset heaths habitat site. The strategic approach to delivering habitat site mitigation for Dorset heaths outlined in the Dorset Heathland Panning Framework (2020-2025) provides the flexibility needed to tailor mitigation measures to their circumstances.

- b) the site specific SANG identified in the policy allocations (policies H4, H5, H6 and H7) for new homes and neighbourhood plans⁴¹;
- c) increasing the capacity of existing SANG to mitigate the effects from windfall development and exploring phasing around implementation of HIP for proposed allocations; and
- d) delivering heathland infrastructure projects across Purbeck (including heathland support areas and SANG) and contributing to the council's obligation to bring the condition of habitat sites into a favourable status.

SAMM for both allocated and windfall development and the site specific SANG identified for the policy allocations for new homes

124. This report, the policies in the Purbeck Local Plan, the memorandum of understanding between the council/Natural England, the adopted supplementary planning documents and the assessment in the councils HRA provide the certainty that SAMM and proposed HIP will fully mitigate the effects of the 417 homes to be delivered through local plan and neighbourhood plan site allocations during the interim period.
125. The SAMM, funded through contributions from completed development (2018/20) (221 homes), extant permissions minor/major (466 homes) and expected windfall development (75.2 homes) will partly mitigate the impact from completed and expected homes delivered to 2023/24.

Increasing the capacity of existing SANG to mitigate the effects from windfall development and phasing around implementation of HIP for proposed allocations

126. Opportunities to increase the capacity of existing SANG are currently being explored. The council has opened discussions with interested parties (including landowner and tenants) of the Bog Lane SANG to the south west of Wareham around enhancing the points of access into the site. The enhancements would include improving pedestrian access from a point next to the A351, across existing farmland, into the SANG. The council has not defined the level of enhanced mitigation that these proposals might add to the existing SANGs 'mitigation capacity'. It is satisfied that there is a high probability that discussions with landowners will conclude in time for the enhancements to be delivered before the end of March 2024 and that the proposals will enhance the SANGs functionality. (The enhancements form part of the Purbeck Heath Visitor Project described below).
127. Discussions are also ongoing with Wyatt Homes in respect to increasing the capacity of the Flowers Drove SANG. The council granted planning permission for the SANG in May 2021 (6/2019/0530). The council has previously assessed that the 7.6 hectare SANG might have capacity to mitigate the impact from a further 260 homes. Wyatt Homes have made an offer to allow the council to secure some of this excess capacity (up to approximately 100 homes) and explore any opportunities to increase the SANGs mitigation capacity (see e-mail correspondence below in respect to possible enlargements to French's Farm SANG). The council has yet to complete any

⁴¹ Comprising the made Bere Regis Neighbourhood Plan and the emerging Wareham Neighbourhood Plan.

preliminary work to determine whether the SANG's capacity to mitigate could be increased, but it is satisfied that there is a high probability that discussions with Wyatt Homes could positively conclude around investment in existing excess mitigation capacity that could be delivered before 31 March 2024. The council has entered a separate Memorandum of Understanding with Wyatt Homes on this matter.

128. The council has also opened discussions with the Moreton Estate around bringing forward delivery of the heathland support area/land identified for nitrates mitigation (to the north of Winfrith Heath habitat site near Tadnoll) in advance of homes being delivered through the local plan housing allocation (Policy H4: Moreton Station/Redbridge Pit). The heathland support area comprises a mix of arable farmland (it has been previously used to grow maize) and a small area of woodland. At present there is no public access onto this land. The council recognises that bringing forward delivery of the heathland support area/land identified for nitrates mitigation for planned development in Policy H4 will not create additional mitigation capacity. However, early delivery of the HIP in advance of the housing allocation in Policy H4 will bring forward delivery of proposals to manage public access onto Winfrith Heath. The opportunity to implement these measures at an earlier stage is likely to contribute toward bringing Winfrith Heath into a more favourable condition at an earlier stage. The council is satisfied that there is a high probability that discussions with Moreton Estate will positively conclude around investment that would bring forward delivery of the heathland support area/nitrates mitigation before 1 April 2023. (See Appendix 2 for exchange of correspondence between the council and Moreton Estate on this matter). The council has entered a separate Memorandum of Understanding with The Moreton Estate on this matter.

Delivering heathland infrastructure projects across Purbeck (including heathland support areas) and contributing to the council's obligation to bring the condition of habitat sites into a favourable status

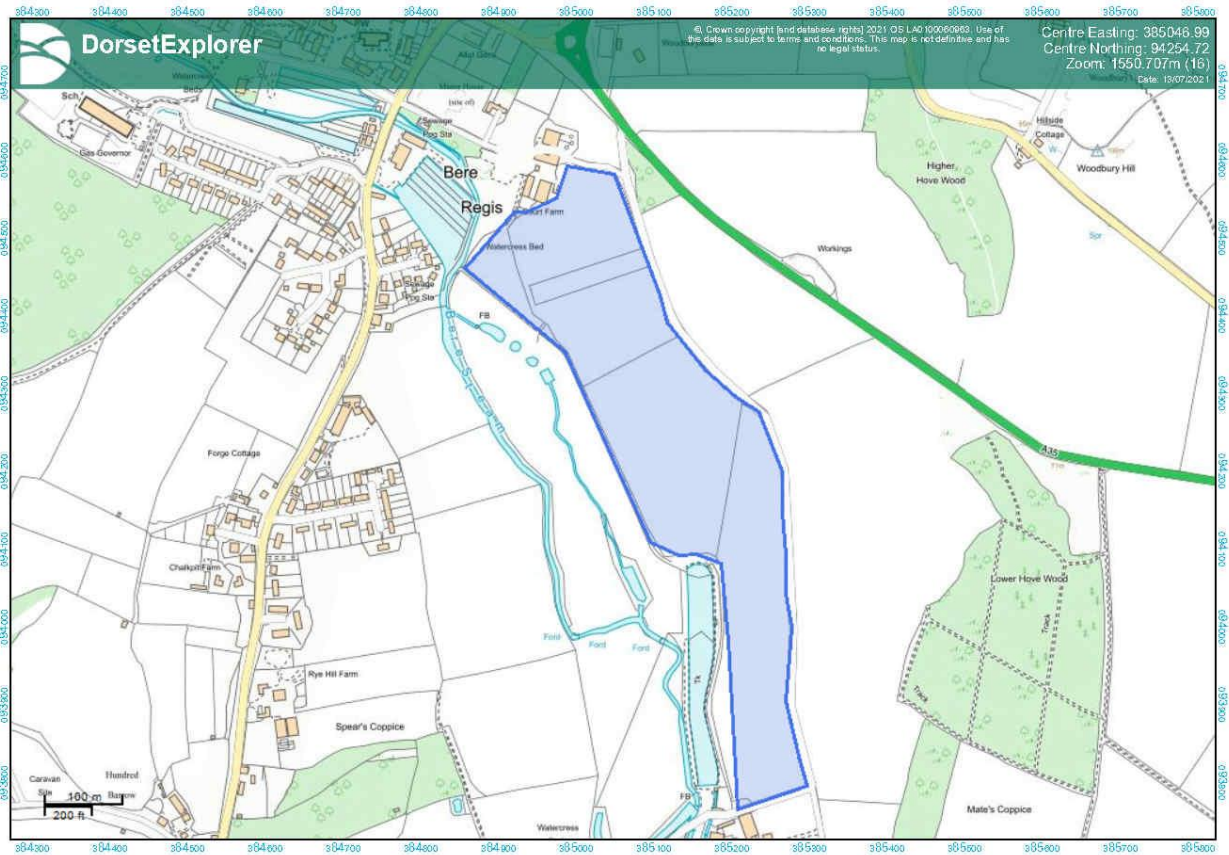
129. The potential to deliver more heathland infrastructure projects (HIP) across the area is currently being explored. The council has started negotiations with several landowners across Purbeck with the aim of bringing forward HIPs.
130. The next section of this report describes these HIPs and includes details of the evidence which the council has gathered around their deliverability. With this evidence the council has also offered its view as to whether the projects are likely to provide 'interim mitigation' in advance of the Dorset Council Local Plan (i.e. be delivered during or before the monitoring year 2023/24).

Name of proposal: Bere Heath, Court Farm

131. *Nature of proposal:* Heathland infrastructure project – Enhance public access by creating a SANG (including creation of car parking area, formation of permissive routes and supporting infrastructure).
132. *Site area in hectares:* Likely to extend to around 11 hectares but the design of the proposed heathland infrastructure project has yet to be finalised.
133. *Length of public right of way created:* Subject to agreement between the parties as part of finalising the design of the heathland infrastructure project⁴².
134. *Planning considerations:* The site is positioned in north western Purbeck close to the eastern edge of Bere Regis and the A35. The western edge of the site is adjacent to part of the Bere Regis Conservation Area, the ‘manorial settlement’ of Court Farm which is designated as a Scheduled Monument (list entry number: 1015352 listed in October 1971) and Court Farm house which is designated as a grade II listed building. There are several Dorset heath habitat sites positioned close to the site including Black Hill Heath to the west and Morden Bog and Hyde Heath to the east. Planning permission would be required for a change in the lands use. Subject to a detailed assessment of proposals, the council considers that the proposed use of part of the wider Bere Heath holding as a SANG could be consistent in principle with local and national planning policies.
135. *Background:* Owned by Dorset Wildlife Trust, the council is in negotiations around the delivery of a SANG on part of the site identified in the plan. The site is well positioned near to the A35 corridor in north western Purbeck where the council’s HRA has indicated that strategic heathland infrastructure projects would be effective. The proposals have the potential to intercept visitors before they reach Wareham Forest habitat sites to the east.
136. *Delivery:* The landowner has indicated as a matter of principle (see correspondence below), that they are prepared to work with the council to deliver a heathland infrastructure project on this site. The council considers that there is a high probability that a heathland infrastructure project could be delivered at Bere Heath before the 31 March 2023. (The council has entered a Memorandum of Understanding (MoU) with Dorset Wildlife Trust in respect to the proposed SANG).

⁴² The council is satisfied as a matter of principle that there is potential to achieve a circular walk within the area identified on the plan. The council and Dorset Wildlife Trust will consider the guidance provided in Appendix D of the Dorset Heathlands Planning Framework 2020 – 2025 supplementary planning document around the design of the proposed SANG.

Map to show possible HIP – Bere Heath, Court Farm



Delivery – correspondence from Dorset Wildlife Trust



Steve Boyt
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council

By email: steve.boyt@dorsetcouncil.gov.uk

Dorset Wildlife Trust
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

13th July 2021

Dear Steve,

Court Farm – Heathland Infrastructure Project

Thank you for meeting with myself and Rob Farrington last week. It was really helpful to discuss how our plans for Court Farm could meet your objectives as well as our own and those of the local community.

This letter confirms our commitment to joint working with Dorset Council and Natural England regarding this site, with the intention of bringing forward an area of land which could serve as a strategic Suitable Alternative Natural Greenspace (SANG). This is subject to detailed discussion of design and funding, and to planning permission being obtained for use of the land as a SANG. We understand that as a strategic SANG this site would mitigate windfall development across the Purbeck area as a whole, rather than enabling a specific allocated development to proceed.

We talked through our initial thoughts and plans and it appears that there is an area of about 11 hectares which lies close to the community of Bere Regis and would be the best area to bring forward as a strategic SANG. The exact plans for layout of the area are in part subject to discussion with the community but will include enhanced access compatible with SANG requirements and natural regeneration of woodland over time. We anticipate completing the initial stages of work on this area of land, to set it up for future development of naturally regenerated woodland, by the end of March 2023.

There may be further areas in due course and we also discussed our plans for enhancing access to better connect up rights of way, which whilst not lying in land likely to be suitable as a SANG, may provide further opportunities to work in partnership.

We look forward to further discussions and taking this initiative forward with you.

Yours sincerely,



Imogen Davenport
Conservation Director – Nature-based Solutions



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Name of proposal: French's Farm, Upton

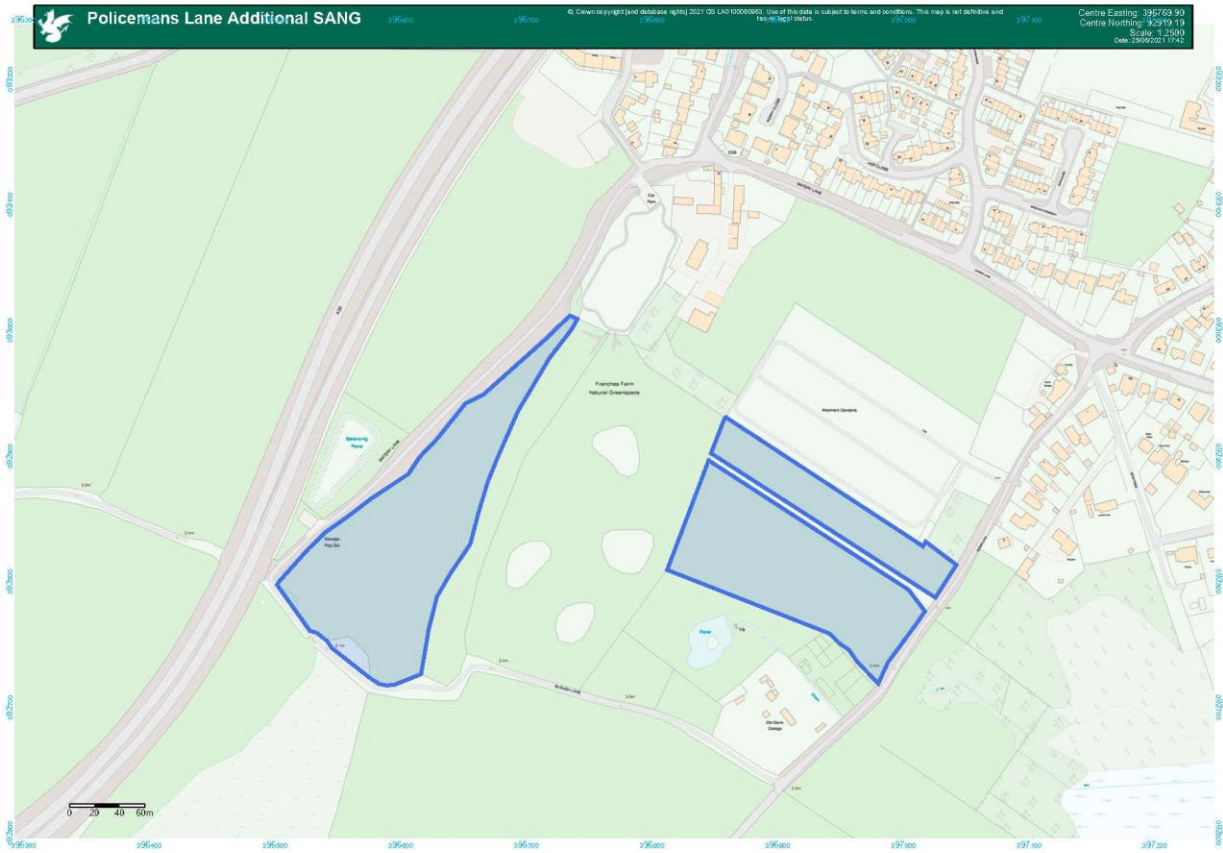
137. *Nature of proposal:* Heathland infrastructure project – Expand the existing French's Farm SANG to include further adjacent land to enhance its mitigation capacity.
138. *Site area in hectares:* Existing SANG covers 4.83 hectares, the proposed extension, including adjacent land, would add a further 4.2 hectares to the site area giving just over 9 hectares in total.
139. *Length of public right of way created:* Subject to agreement between the parties as part of finalising the design of the heathland infrastructure project⁴³.
140. *Planning considerations:* The site is positioned in north eastern Purbeck close to the A35 (Upton bypass) and the edge of the large built-up area that includes Poole, Bournemouth and Christchurch. The settlements of Upton and Lytchett Minster are closely related to the land being offered as an extension to the existing SANG. The enlarged SANG will be accessible on foot by those living in Upton⁴⁴ and will also be accessible by car by making use of the car park associated with the existing SANG. The sites are defined as part of the South East Dorset Green Belt. Planning permission would be required for a change in the land's use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as a heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150. e) of the NPPF July 2021). The enlarged SANG is also positioned close to Poole Harbour habitat site.
141. *Background:* Wyatt Homes own/have an interest in the land identified as an extension to the existing SANG. The proposed extensions will enlarge the existing SANG and increase its capacity. The enlarged SANG is well placed to be accessed on foot and by car from nearby residents in Upton and Lytchett Minster. The council's HRA has indicated that heathland infrastructure projects are likely to be effective in this part of Purbeck. An enlarged French's Farm SANG would make a positive contribution to mitigating the impacts of further unplanned development in this part of Purbeck. The council has yet to complete a formal assessment of the enlarged SANGs capacity, but initial advice from Natural England suggests this could increase to a further 150 homes and have a sphere of influence of around 5km.
142. *Delivery:* Wyatt Homes have indicated to the council as a matter of principle that they would be prepared to co-operate in the delivery of an extension to the existing SANG. Negotiations between the council and Wyatt Homes have not concluded, but the council is satisfied that there is a high probability that heathland infrastructure project will be delivered at French's Farm before the 31 March 2024. (The council has

⁴³ Operating in conjunction with the existing SANG, the council is satisfied as a matter of principle that the further land will enhance the range/length of walk offered in the existing SANG in accordance with Appendix D of the Dorset Heathlands Planning Framework 2020 – 2025 supplementary planning document.

⁴⁴ Existing homes next to Policemans Lane, to the north of Watery Lane, Sea View Road and Sandy Lane are all positioned within 400 metres of the enlarged SANG.

entered a Memorandum of Understanding (MoU) with Wyatt Homes in respect to the proposed extensions to the existing SANG).

Map to show possible HIP – French’s Farm



Delivery – correspondence from Wyatt Homes

Steve Boyt

Subject: FW: Purbeck Local Plan SANGs
Attachments: 210625 Policemans Lane additional SANG 2.pdf

From: Tim Hoskinson - Wyatt Homes [REDACTED]

Date: Monday, 28 June 2021 at 18:19

To: Steve Boyt [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: Purbeck Local Plan SANGs

Dear Steve

As you will be aware Wyatt Homes has serious concerns about the recent letter from Planning Inspector Beverley Doward to the Council suggesting that the Council give consideration to withdrawing the Purbeck Local Plan. We consider that the Council's proposed approach as set out in the response to the recent consultation on the main modifications is appropriate and we don't see any reason why the Examination cannot be completed and the plan found sound.

I have set out below some suggestions on how additional SANG capacity for over 400 homes could be delivered in the north east Purbeck area, should there be any concerns about the delivery of heathland mitigation in relation to the proposed strategic SANG at Morden Park.

SANG at Flowers Drove, Lytchett Matravers

Planning permission for the SANG at Flowers Drove, Lytchett Matravers has now been granted. The consented SANG is within the freehold ownership of Wyatt Homes and it is available for implementation alongside the proposed development sites at Lytchett Matravers.

The Council's evidence base paper SD93 confirms that the SANG has capacity to provide mitigation for a total of circa 410 homes. The Purbeck Local Plan proposes 150 homes at Lytchett Matravers (Policy H6), leaving spare capacity for 260 homes. We would like to reserve some of this spare capacity to provide mitigation for sites identified in the emerging Dorset Local Plan (Blaneys Corner extension LYMT5 and land at between Wareham Road and Foxhills Road LYMT6) which total 160 homes. This would leave spare capacity to provide mitigation for 100 homes, which Wyatt Homes are willing to make available to the Council through the appropriate mechanism (eg CIL or s106).

SD93 also confirms that there is potential for further enhancing the capacity of the proposed SANG. We consider that the land at Flowers Drove is of exceptional quality and capable of delivering enhanced SANG capacity, we would welcome the opportunity to explore this further with the Council. We would also be willing to consider making some of the 'reserved' SANG capacity available to the Council in the short term, whilst opportunities for additional SANG capacity are explored. This would need to be subject to assurances that such an approach would not prejudice the Council's consideration of the sites that have been identified in the emerging Dorset Local Plan.

SANG at Frenches Farm, Policemans Lane, Upton

The existing Frenches Farm SANG (4.8ha) that was delivered with the Policemans Lane Phase 1 development of 70 homes has significant spare capacity. Wyatt Homes own or have an option over additional land adjoining the Frenches Farm SANG that in principle could be made available to further increase the capacity of the SANG to help meet the wider mitigation requirements.

The potential additional SANG land at Frenches Farm is shown on the accompanying plan, and breaks down as follows:

- Land between Watery Lane and the existing SANG - 2.1ha
- Land between Slough Lane and the existing SANG south of the footpath – 1.5ha
- Land between Slough Lane and the existing SANG north of the footpath – 0.6ha

All of these areas are well placed to allow the extension of the SANG to increase its function and attractiveness and would provide 4.2ha of additional SANG land, which when combined with the existing 4.8ha SANG would give an overall SANG of 9ha. This would have an overall capacity to provide mitigation for 468 homes (based on 8ha of SANG per 1,000 population which reflects the success of the existing SANG as evidenced by visitor monitoring surveys).

Taking into account the Phase 1 and Phase 2 developments of 70 and 92 homes respectively, an overall 9ha SANG at Frenches Farm would have spare capacity to provide mitigation for 306 homes.

Conclusion

Overall, the Lytchett Matravers SANG and extended Frenches Farm SANG can provide additional capacity to secure mitigation for in excess of 400 homes to support the delivery of the Purbeck Local Plan, should this be required. We would welcome the opportunity for further discussions with the Council on the mechanics of how this additional SANG capacity can be delivered.

Kind regards

Tim



Tim Hoskinson MRTPI
Planning Manager

- Wyatt Homes [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

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Name of proposal: Land at Norden

143. *Nature of proposal:* Heathland infrastructure project – a project linked to the Purbeck Visitor Network that could include public recreational space.
144. Site area in hectares: Not defined.
145. Length of public right of way created: Not defined.
146. *Planning considerations:* The land around Purbeck Park (a council owned park and ride service positioned close to Corfe Castle in southern Purbeck), Norden is within the Dorset Area of Outstanding Natural Beauty. There are several habitats sites in vicinity of Purbeck Park including: Blue Poole and Norden Heaths and Hartland Moor. The land around parts of the Corfe River is also designated as Corfe Meadows Site of Special Scientific Interest.
147. *Background:* As part of the second phase of the Purbeck Visitor Network Project, the council is developing proposals that would see investment in a heathland support area around Norden. Land to the north of a council owned park ride at Norden near Corfe Castle may have potential for a heathland support area.
148. *Delivery:* Negotiations between the council and interested parties are at an early stage. Dorset Council is confident that negotiations will conclude positively however it is not certain that the heathland infrastructure project will be delivered before the end of March 2024.

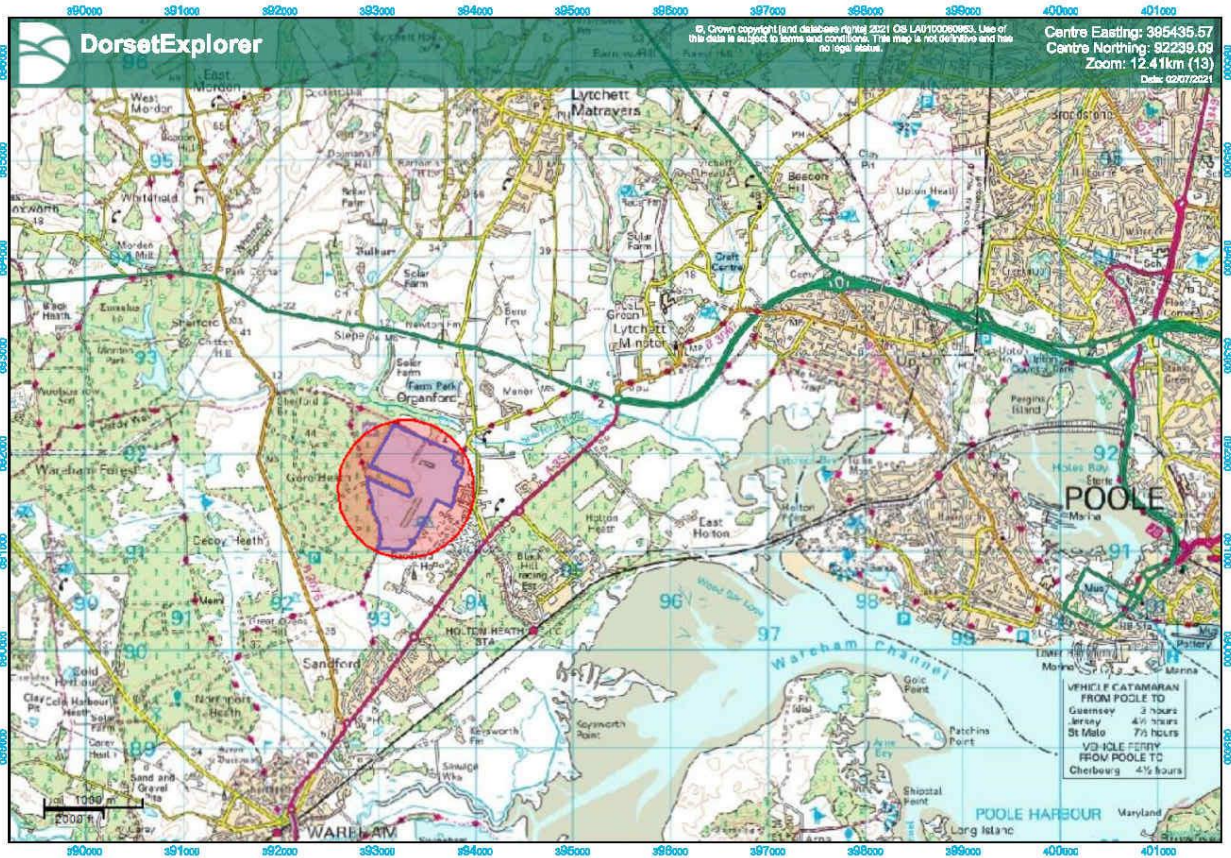
Map to show broad location of possible HIP – Land at Norden



Name of proposal: Land to the east of Gore Heath

149. *Nature of proposal:* Heathland infrastructure project – the project could include several fields positioned to the east of Gore Heath.
150. *Site area in hectares:* Not yet defined (the council has identified an area of search on the map below). In total the land which the council is considering covers approximately 37 hectares.
151. Length of public right of way created: Not yet defined (as above).
152. *Planning considerations:* Positioned in northern Purbeck to the south of the A35 corridor. The land is within the South East Dorset Green Belt. Planning permission would be required for a change in the land's use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as a heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150. e) of the NPPF July 2021). There are several Dorset heaths habitat sites in close proximity including: Morden Bog and Hyde Heath and Holton and Sandford Heaths.
153. *Background:* The council is carrying out initial investigations to determine the suitability and availability of land to the east of Gore Heath as a heathland infrastructure project. The site is positioned close to the proposed strategic SANG at Morden. The council's HRA indicated that northern Purbeck was a suitable location for heathland infrastructure projects. The site is also well related to holiday caravan sites (Wareham Forest Lodge Retreat, Tanglewood and Sandford Holiday Park) and Organford Manor Country Park Homes (a residential park home site). Guidance from Natural England suggested that the proposed SANG at Morden would contribute to bringing the protected habitat sites into a favourable condition by intercepting people from visiting Dorset heath habitat sites to the west. There would be potential to form an access from Gore Fields Lane (which connects with the public right of way running from the car parking area near to Sherford Bridge) which would allow this land to function in a similar manner.
154. *Delivery:* Negotiations between the council and interested parties have not yet started. There is no certainty that a heathland infrastructure project will be delivered before the end of March 2024.

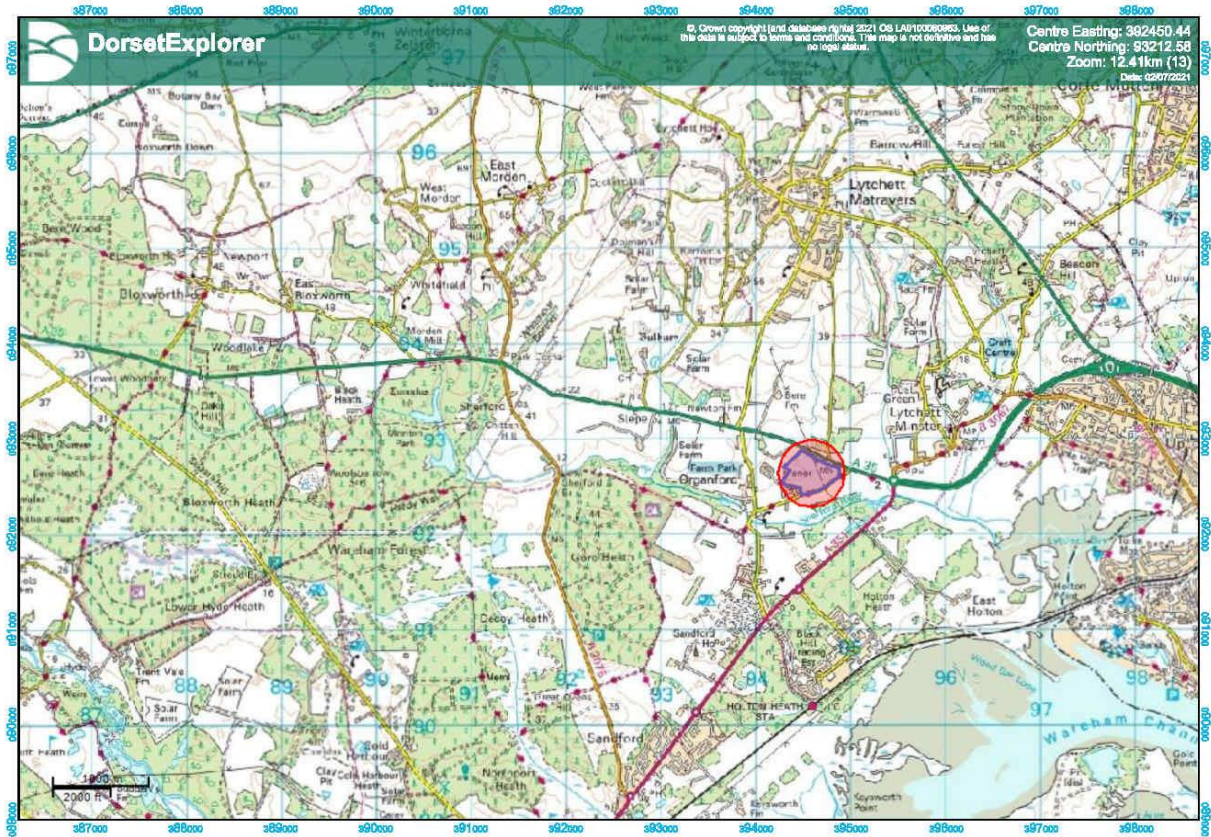
Map to show broad location of possible HIP – Land to the east of Gore Heath



Name of proposal: Pike's Farm Organford Manor

155. *Nature of the proposal:* Heathland infrastructure project – A dedicated area of publicly accessible land where people will have the opportunity to exercise their dogs.
156. *Site area in hectares:* The design of the proposed heathland infrastructure project has yet to be finalised (once finalised it may include part of the area identified in the plan below) (On the basis of initial discussions the council estimates that the proposed SANG could extend to cover 10 hectares).
157. *Length of public right of way created:* Subject to agreement between the parties as part of finalising the design of the heathland infrastructure project.
158. *Planning considerations:* The site is positioned in northern Purbeck close to the A35. It is well related to the settlements of Upton, Lytchett Minster, Lytchett Matravers and Holton Heath. There is also good vehicular access to the site along the A35 from the western edge of the Bournemouth, Christchurch and Poole conurbation. The site is defined as part of the South East Dorset Green Belt. Planning permission would be required for a change in the lands use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150. e) of the NPPF 2021). There is currently no public access onto the land being considered for a heathland support area.
159. *Background:* The site is owned by the Bournemouth Canine Association, the council is in negotiations around the potential to deliver a heathland infrastructure project which will offer mitigation for Dorset heaths habitat sites in northern Purbeck (the council's HRA has highlighted this part of Purbeck as a suitable location for heathland infrastructure projects, and strategic SANG) next to the A35 corridor. In conjunction with existing heathland infrastructure projects (Upton Country Park, Upton Woods and Frenches Farm SANGs) the proposals at Organford Manor to the west of the conurbation would have the potential to intercept visitors before they reach the Wareham Forest habitat sites.
160. *Delivery:* Negotiations between the landowner and the council have not concluded – it is therefore not clear at present how much land would be made available for HIP or its mitigation capacity. The landowner has given their indication as a matter of principle that they are prepared to work with the council toward delivery of a heathland infrastructure project. Taking account of the need to obtain planning permission, the council is satisfied that there is a strong chance that a heathland infrastructure project could be delivered at Pikes Farm before the end of March 2024. (The council has entered a Memorandum of Understanding (MoU) with Bournemouth Canine Association in respect to the proposed SANG).

Map to show broad location of possible HIP – Pike’s Farm Organford Manor



Delivery – correspondence from the Bournemouth Canine Association

Steve Boyt

From: Chris Houlihan [REDACTED]
Sent: 07 July 2021 02:37
To: Jade North; Steve Boyt; [REDACTED]
Subject: Pikes Farm

Dear Jade

We held a directors meeting yesterday to discuss the potential SANG at Pikes Farm

We will shortly send you a revised proposal taking into consideration your desire to create a more open space, rather than a circular walk.

We look forward to working with you to find a mutually beneficial open space to allow public access within Pikes Farm

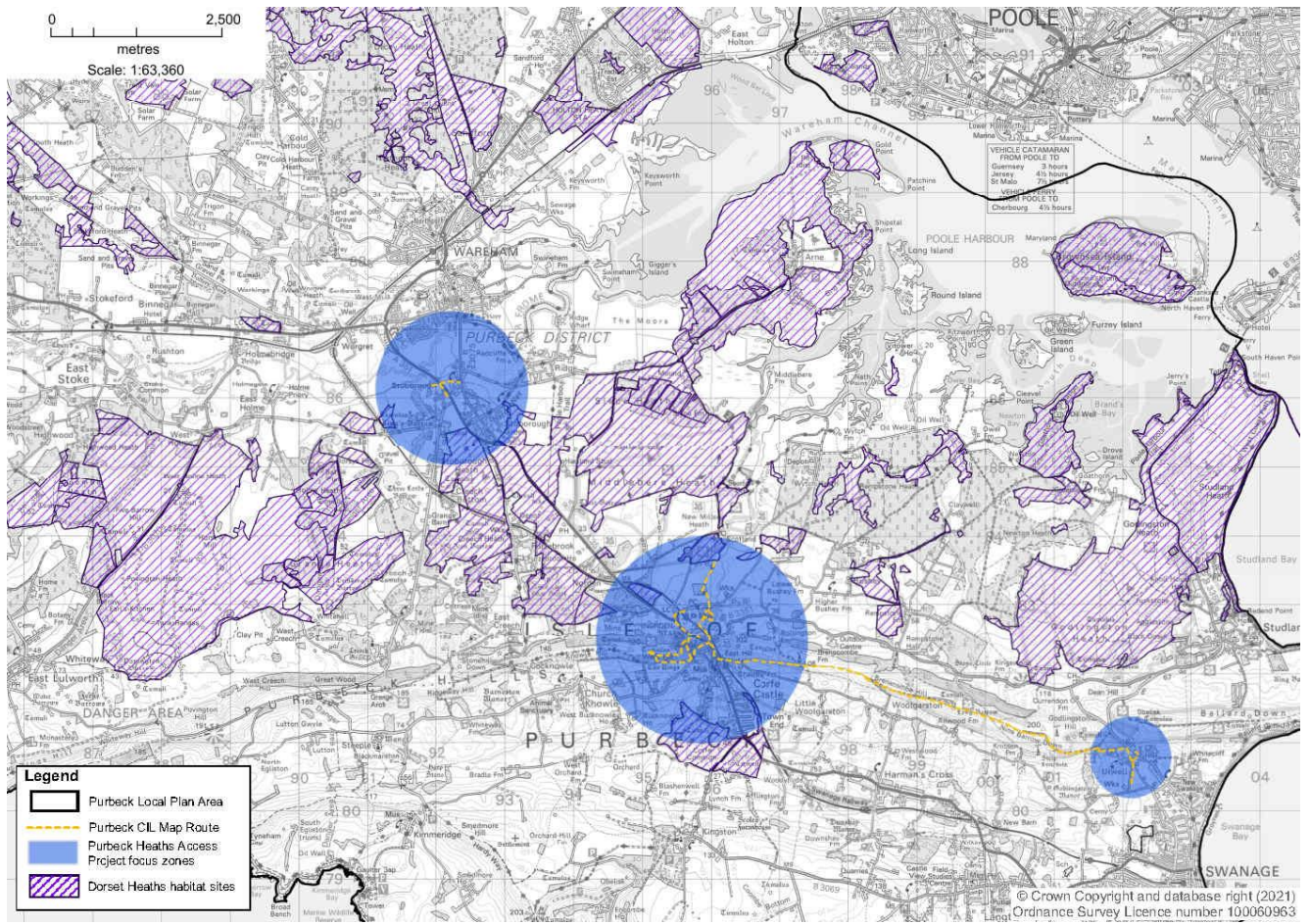
Yours sincerely

Chris Houlihan

Name of proposal: Purbeck Heaths Visitor Project

161. *Nature of proposal:* Heathland infrastructure project – enhancing and creating access to ‘reliant areas’ to reduce pressure on Dorset heaths habitat sites.
162. *Site area in hectares:* Not applicable (the project primarily relates to the existing public rights of way network).
163. *Length of public right of way created:* The proposals include a mix of enhancement (majority of proposals) to existing rights of way and formation of new rights of way. In total rights of way which the council proposes to enhance/form extend to around 11.6 kilometres.
164. *Planning considerations:* The land where the council proposes to enhance existing rights of way, and form new rights of way, is within the Dorset Area of Outstanding Natural Beauty. Several the rights of way run close to designated heritage assets (including Corfe Castle Scheduled Monument, conservation areas and listed buildings). Some rights of way are also closely related to habitat sites including: Blue Poole and Norden Heaths, Hartland Moor and Povington and Grange Heaths) and Sites of Special Scientific Interest (Purbeck Ridge (East)). Some of the proposed work to enhance and form public rights of way may require planning permission.
165. *Background:* The project seeks to increase the effectiveness of SANG by enhancing and creating rights of way between SANG and other resilient areas. The council anticipates that the proposed network will enhance choice, provide longer walking routes and contribute toward drawing recreational pressure from habitat sites. For example the council will improve access along existing rights of way to the Washpond Natural Greenspace (Swanage SANG) and connections between ‘Purbeck Park’ (a park and ride facility on council owned land at Norden close to Corfe Castle) and the chalk ridge way that runs across the Isle of Purbeck. The council intends to invest in waymarking, improvements to the surfacing of rights of way, culverting and interpterion to encourage use. The council has not specifically defined the contribution that this project would make to mitigating the impacts on Dorset heaths habitat sites.
166. *Delivery:* The initial phases of this project can be delivered by July 2022. (The delivery rates for the different elements of the visitor project are likely to vary. For example the council has suggested that the improvements in access to Bog Lane – which form part of the wider visitor project - might not be delivered until March 2024).

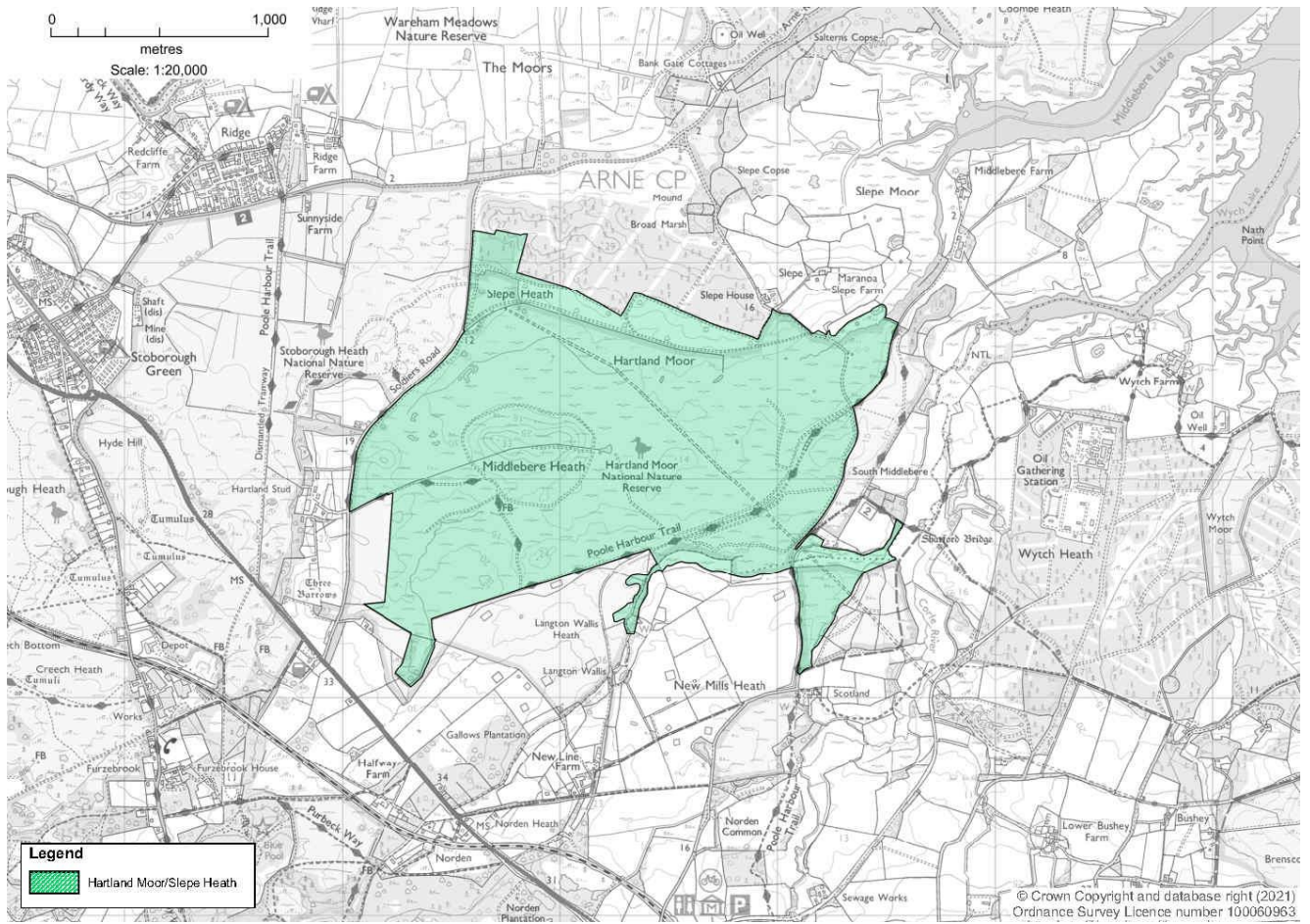
Map to show proposed HIP – Purbeck Heaths Visitor Project



Name of proposal: Purbeck Visitor Management Project

167. *Nature of proposal:* Heathland infrastructure project – ditching and banking to managed access onto Hartland Moor Dorset heaths habitat site.
168. Site area in hectares: Not defined.
169. *Length of public right of way created:* No public rights of way will be created.
170. *Planning considerations:* The areas where the council proposes to form ditches and banking are within the Dorset Area of Outstanding Natural Beauty. The proposed ditches and banks will be formed adjacent/within Hartland Moor habitat site. The council has not specifically defined the contribution that this project would make to mitigation of impacts on Dorset heaths habitat sites.
171. *Background:* The council proposes to implement changes to roadside parking areas to manage visitor access to habitat sites in a manner which will mitigate damaging recreational activities. The proposed mitigation will specifically relate to stretches of Soldiers Road, Arne Road and Norden Road which are adjacent to Hartland Moor and Slepe Heath. The proposed engineering work will include formation of new ditches and banking to limit car parking and control access. Planning permission would be required to form the proposed ditches and banks next to the roads described above. The council also intends to erect signage to discourage harmful recreational activity.
172. *Delivery:* This project can be delivered by July 2022.

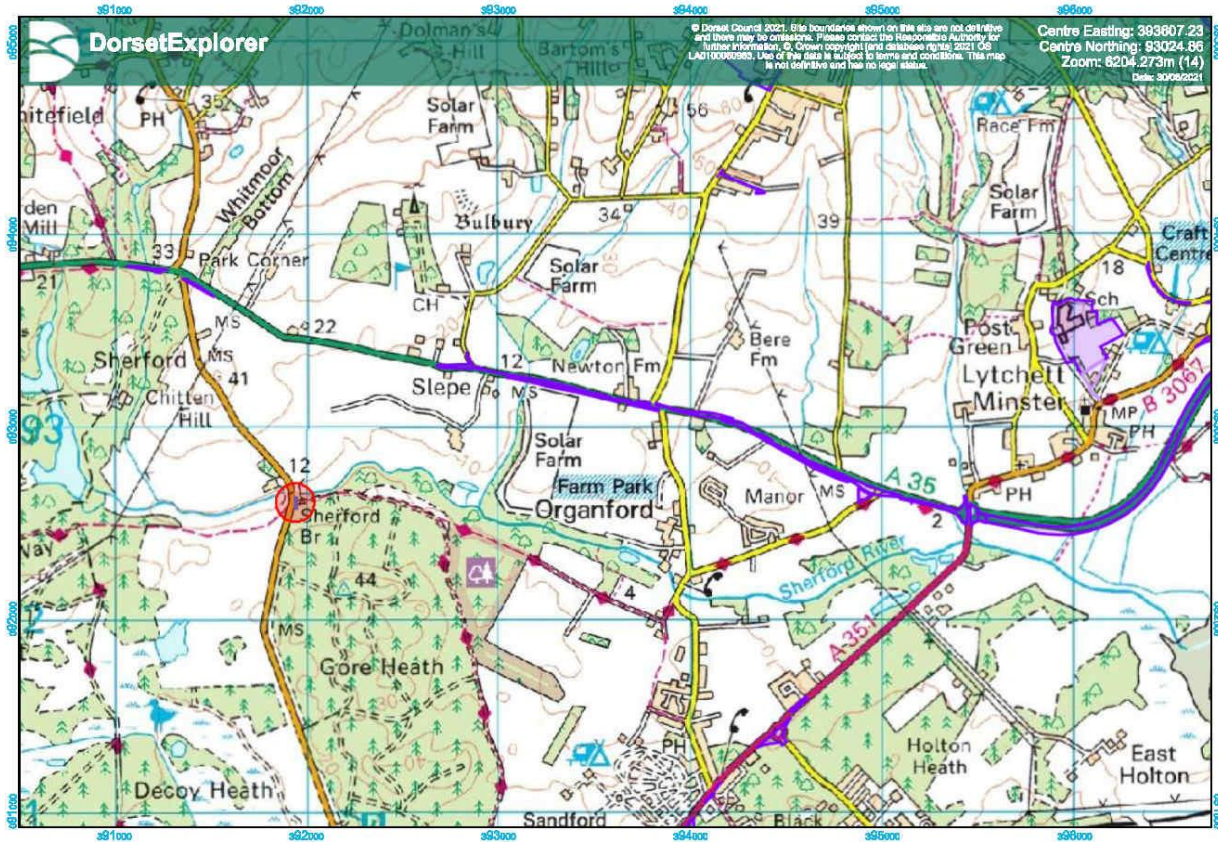
Map to show proposed HIP – Purbeck Visitor Management Project



Name of proposal – Sherford Bridge car parking area

173. *Nature of the proposal:* Heathland infrastructure project - To introduce measures (potentially comprising earth bunding, boulders and gates) to limit vehicle access to the existing informal car parking area.
174. *Site area in hectares:* Approximately 0.04 hectares.
175. Length of public right of way created: No public right of way created.
176. *Planning considerations:* The land is within the South East Dorset Green Belt. Planning permission would be required for the proposed engineering works to control access to the car parking area. The council would need to reach a conclusion as to whether any engineering works preserved the openness of the Green Belt and were consistent with defining land as Green Belt (paragraph 149 b) of the NPPF July 2021). The council may need to go on to consider whether there might be very special circumstances which clearly outweighed harm arising from any inappropriate development. There are several Dorset heaths habitat sites in close proximity including: Morden Bog and Hyde Heath and Holton and Sandford Heaths.
177. *Background:* The adjacent Gore Heath is leased by Forestry England and, covers approximately 176 hectares. The proposed site for HIP is located in northern Purbeck close to the proposed Morden Strategic SANG. The western side of the heath is adjacent to Morden Road (B3075) and there are three publicly accessible car parking areas from this road. The first is at the southwestern end of the site, the second smaller parking area is in the northern part of the site and the final car parking area is next to the site's north eastern corner. Natural England have advised that in total these car parks have capacity for around 52 cars. These proposals relate to the car parking area positioned next to the sites north eastern corner. This car park is also closely related to a public right of way which runs to the east (adjacent to the northern boundary of Gore Heath) and west. To the west, this right of way initially runs parallel with the boundary of Morden Bog and Hyde Heath (Dorset Heathlands Special Protection Area, Dorset Heaths Special Area Conservation and Dorset Heathlands Ramsar) before splitting. One branch of the right of way (Hardy Way) runs south through the habitat sites. Natural England note in their letter, of the 26 July 2019, that the main function of the proposed Morden SANG would be '... in intercepting existing residents using the c.52 car park spaces along the Morden Bog/Wareham Forest B3075 access points.' The council is exploring the potential to develop and implement measures to control access to the car parking area next to the north western corner of Gore Heath to manage access to the closest public right of way which gives direct access around and into Morden Bog and Hyde Heath. As part of this, work will be undertaken jointly between Forestry England and Dorset Council as the highways authority.
178. *Delivery:* The council has not been able to identify the landowner of the car parking area to the north east of Gore Heath – for this reason there is some uncertainty around whether it might be able to deliver the proposed measures outlined above before the end of March 2024.

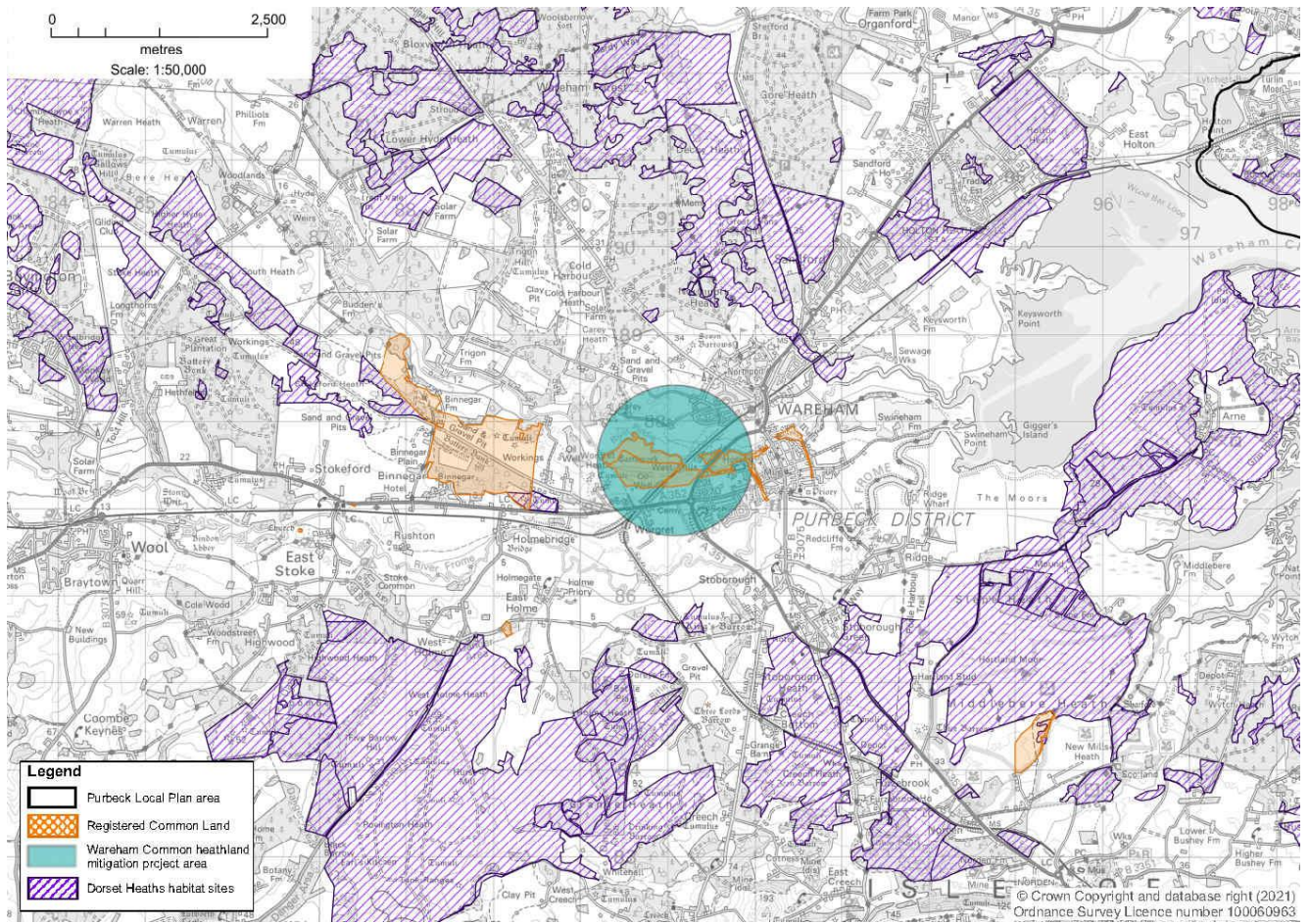
Map to show possible HIP – Sherford Bridge car parking area



Name of proposal: Wareham Common

179. *Nature of proposal:* Heathland infrastructure project – to support enhanced access onto and around existing public access land.
180. *Site area in hectares:* Approximately 32.45 hectares.
181. *Length of public right of way created:* Proposals will enhance access on existing public access land.
182. *Planning considerations:* No material change in the land's use would be required to support recreational access as the land is defined as Registered Common. The common is within the South East Dorset Green Belt and parts are within Wareham Common Site of Special Scientific Interest (SSSI). Any proposals to encourage access would need to be managed in a way which avoided adverse impacts on the SSSI.
183. *Background:* Wareham Common is to the north and north east of Wareham's historic town centre. The council's HRA has identified the common as a broad location that might be suitable site for heathland infrastructure projects, including a strategic SANG. It is split into three separate parcels by the railway line and the A351 which run around the north western edge of Wareham's historic centre. In total these parcels cover approximately 32.45 hectares. There are several existing public rights of way running across this land which is also affected by flooding (making some parts inaccessible). The position of the railway line/A351, flood risk and designation as SSSI are all likely to limit the amount of land which will be suitable as a heathland infrastructure project and will determine its design. The council will investigate the suitability (in conjunction with Natural England) and deliverability (with the landowner) of HIP on Wareham Common.
184. *Delivery:* The council has made advances to the landowners but there is not currently any certainty that a heathland infrastructure project could be delivered at Wareham Common before the end of March 2024.

Map to show broad location of possible HIP - Wareham Common



Defining the heathland infrastructure projects needed to mitigate the impacts of completed and expected development during the interim period

185. The council has identified that the deficit in heathland infrastructure projects relates to 601.2 homes that have been, or are expected to be delivered, during the interim period up to 2023/24. Natural England provide the council with guidance on the relative efficiency of heathland infrastructure projects in mitigating the impacts of residential development. This is normally presented as a 'capacity' figure expressed in numbers of households. In specific reference to SANGs paragraph 28 of SD93 states that their capacity is affected by: 'their natural features, size, design and their spatial relationship with homes and European sites.'
186. Paragraph 29 of SD93 clarifies that:
- 'The starting point for Natural England's assessment of SANG capacity involves applying a ratio of 16ha per 1000 population. This calculation is then adjusted to take account of the housing site's/SANG's location, the SANG's natural interest features (attractiveness) and site constraints, e.g. an attractive SANG on the doorstep of a new development with no site constraints, such as SNCI (Site of Nature Conservation Interest) would have a greater capacity than a site at a distance with constraints.'
187. Elsewhere in England Natural England have provided guidance to councils in the Thames Basin that a ratio of 8 hectares⁴⁵ (ha) per 1000 population could be applied as the starting point for determining SANG capacity (Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016, paragraph 5.7).
188. Using the benchmark ratios outlined above, the table below summarises the lower and upper requirement for SANG (expressed in ha) for the 601.2 homes that require HIP during the interim period. The council has assumed that there are approximately 2.42 persons per household (this occupancy rate is used elsewhere by the council in its 'Nitrogen Reduction in Poole Harbour Supplementary Planning Document'). The council has selected the occupancy rate for houses rather than flats as the majority of extant minor and major permissions (which form the majority of development requiring mitigation during the interim period) also relate to houses rather than flats (Appendix 7)⁴⁶.

⁴⁵ While noting the ratio used in the Thames Basin area Natural England have advised that it is unlikely that 8 ha Thames standard would achieve mitigation for sites across most of the Purbeck area because of its rural character.

⁴⁶ The evidence indicates that around 70% of the dwellings in permissions minor and major are houses. 15% of the dwellings are flats, with the remaining 15% caravans.

Benchmark ratio	Size of SANG required to act as mitigation to mitigate the deficit of 601.2 homes
8 ha of SANG per 1000 population or 413 households	11.6 ha
16 ha of SANG per 1000 population or 413 households	23.3 ha

Table 14: Upper and lower size limits for SANG required to mitigate the ‘deficit’ of 601.2 homes during the interim period

189. The council has high confidence around the delivery of the:
- a) proposed SANG identified at Bere Heath, Court Farm which would extend to around 11 hectares; and
 - b) proposed extension to the existing French’s Farm SANG which would add a further 4.2 hectares.
190. Collectively these SANG would have capacity to mitigate the impacts of 784.7 homes applying the lower the benchmark ratio of 8 ha of SANG per 1,000 population/413 households. Or 392.4 homes applying the upper benchmark ratio of 16 ha of SANG per 1,000 population/413 households. Applying the lower benchmark ratio of estimated capacity would give a surplus of mitigation for the 601.2 homes delivered/expected during the interim period. Applying the higher benchmark ratio would give a deficit in mitigation capacity over the same period – expressed as 208.85 households.
191. In practice the final capacity of the proposed SANG will be affected by their natural features, size, design and their spatial relationship with homes and European sites. As the detailed design is to be determined, the council considers that it is reasonable to conclude that the proposed SANG are likely to have a mitigation capacity that ranges between 392.4 and 784.7 homes.
192. The council also has high confidence around the delivery of the heathland visitor and visitor management projects, and its ability to secure excess mitigation capacity from Wyatt Homes (measured at 100 households). Collectively it considers that the proposed SANG, visitor/visitor management projects, the arrangement to secure excess capacity from the Lytchett Matravers SANG and SAMM will mitigate the impacts from the 601.2 homes delivered/expected during the interim period.
193. The council has also outlined other opportunities to secure excess mitigation capacity from the Bog Lane SANG and to bring forward the heathland support area (identified as mitigation for the Moreton Station/Redbridge Pit housing allocation) to the north of Winfrith Heath to provide temporary mitigation for homes delivered/expected during the interim period. It is also working with Bournemouth Canine Association to bring forward a proposed SANG at Pike’s Farm, Organford Manor (the council estimates that the proposed SANG could extend to 10 hectares). These other heathland infrastructure projects provide contingencies to explore in the event of unforeseen issues around the delivery of the projects outlined above and the necessary confidence around delivery for the council’s 5-year housing land supply (as

identified in MMCD5 which extends beyond the interim period to the monitoring year 2024/25). The council also expects the Dorset Council Local Plan to be adopted by 2023 before the end of the monitoring period identified in the latest 5-year housing land supply report. The council is confident that the approach in the interim mitigation strategy is robust and resilient.

Conclusion – interim approach to habitat site mitigation

194. The council recognises that further work is needed to determine the suitability and deliverability of the heathland infrastructure projects which will serve as mitigation during the interim period pending adoption of the Dorset Council Local Plan. Recognising this, as a matter of principle the Council is confident that some/all these mitigation projects will be delivered in a timely manner during the interim period.
195. More specifically the evidence presented above demonstrates that there is a high degree of certainty that in addition to SAMM, and site specific SANG for the proposed allocations, the following habitat site mitigation projects are likely to be delivered:
- Securing excess mitigation capacity from the Lytchett Matravers SANG (estimated capacity 100 homes);
 - Delivering a 4.2 hectare extension to French's Farm SANG;
 - Delivering a 11 hectare heathland infrastructure project at Bere Heath;
 - Delivering Purbeck Heaths Visitor Project; and
 - Delivering Purbeck Visitor Management Project.
196. Collectively the council is satisfied that these projects will mitigate the impacts from the 601.2 homes that have been and are expected to be delivered between 2018/19 and 2023/24. (See Memorandums of Understanding between the council and relevant landowners on these matters for further clarification). The council will also continue to explore the potential to deliver heathland infrastructure projects at Sherford Bridge car parking area, Pikes Farm, Gore Heath, Land at Norden and the proposed strategic SANG identified on the local plan policies map at Morden. Subject to guidance from Natural England, the council will also continue to pursue negotiations with the Moreton Estate around delivery of the heathland support area in advance of the housing allocation.
197. Through a Memorandum of Understanding with Natural England, the council commits to review delivery of those proposed heathland infrastructure projects outlined in this paper.
198. Over the interim period, pending adoption of the Dorset Council Local Plan, the Council is satisfied that through continued delivery of strategic access management and monitoring and the proposed heathland infrastructure projects, that the potential impacts of development in the Purbeck area can be mitigated.

Implications for the Purbeck Local Plan 2018-2034

199. Due to the representations received and the council's acceptance of their merit, further changes are needed to the plan.
200. Appendix 5 outlines the Further Proposed Main Modifications which the council proposes to Policies V2, I5 and related supporting text. The council also proposes to amend the local plan inset policies map relating to Morden by taking out reference to the land identified for release from the Green Belt (in relation to Policy V2) and the land identified as holiday park (in relation to Policy I5).
201. A number of other planning policies, and supporting text, also refer to Policies V2 and I5. Appendix 6 outlines a series of Consequential Further Proposed Main Modifications that are necessary to reflect the changes to Policies V2 and I5.

Conclusions

202. To conclude, the council considers that the some of the matters and issues raised through representations to the Main Modifications consultation have merit. The council considers that the implications of Further Proposed Main Modifications, which are suggested to address these matters and issues, can be addressed through alternative mitigation strategies which it considers are suitable for offsetting impacts on the Dorset heaths habitat sites during the interim period pending adoption of the Dorset Council Local Plan.

Appendix 1 – Natural England’s letter of 26 July 2019



26 July 2019

SANG advice to Dorset Council

Natural England confirm that the findings of the PLP1 HRA and PLP Partial Review HRA which identified and subsequently re-confirmed the need for a strategic SANG in the north of the area is a robust and necessary measure for the Purbeck Local Plan delivery. It is important to note that not every new dwelling requires mitigation to be delivered directly via a SANG. SANGs are part of a package of measures which are encompassed in Heathland Infrastructure Projects (HIPs) and include off road bicycle facilities, dog training areas, new and improved parking and access facilities etc.

Natural England advise the authority that the alternative option sites identified at Lytchett Minster and Bere Farm have not been designed to, and are not likely to be able to perform the strategic functions of intercepting visitor pressure from the Morden Bog/Wareham Forest area with sufficient certainty. The nature of the SANG land available at these locations is not currently of high quality and will not be established countryside for some years in comparison with the attractiveness of the established landscapes at Morden Bog/Wareham Forest.

The strategic SANG at Morden Bog/Wareham Forest will be required to operate in a different way compared to SANGs linked directly to allocation sites. This is in part because of a requirement under the Habitats Regulations to implement measures to bring sites into favourable conservation status where they are not, in this case by reducing existing adverse effects as well as avoiding new effects from plans and projects. Because of its location the proposed SANG is well located to intercept and divert pressure arising from a large part of the Local Plan area (see Map 5 HRA of the Partial review of the Purbeck Local Plan Part 1: options 2016 below) well beyond the development related 5km catchment area. The authority should note that it unlikely to function in a way directly linked to specific developments across this area rather in a way which intercepts residents who are attracted by the wider appeal of the combined natural area of Morden Bog/Wareham Forest. It is also likely to intercept additional recreational pressure from existing and new residents in the BPC area.

If the Morden SANG was related to a specific development proposal its 37 ha would perform in a similar way to the one proposed at Lytchett Minster eg in the region of 650 units if not more. However in the case of the Morden SANG, which is located in a sensitive position close to designated sites, its main function will be in intercepting existing residents using the c.52 car park spaces along the Morden Bog/Wareham Forest B3075 access points. In this regard Natural England advise that the SANG would have capacity to provide mitigation if required for the holiday accommodation proposed within the Park, if required and an additional level of recreational access

usage equivalent to that arising from 250-300 unallocated homes within the Purbeck area. Because of the location of the SANG, the duration over which is required and changing recreational patterns of access Natural England would require a robust monitoring arrangement to be in place. This will ensure that daily levels of access on the SANG remain well under those anticipated for SANGs linked directly to developments, eg at a level more similar to that currently on the designated sites. It is likely that as other SANGs become available patterns and frequency of use may well change. The SANG should only be promoted to users of the existing car parks with specific information to new home owners a priority.

Natural England is not aware of any other strategic SANG locations being identified in a suitable location to meet these requirements.

Nick Squirrell
Conservation and Planning Lead Advisor
Dorset and Hampshire Team

Background to alternative sites not brought forward by Purbeck

Natural England was consulted by a promoter about two urban extensions near to Lytchett Minster and is familiar with the two areas first hand.

Lytchett Minster, three options 650 - 1200 c. 40ha SANG
Bere Farm 1000 units SANG size c. 56ha

These sites were identified in the PDC Options consultation in June 2016.

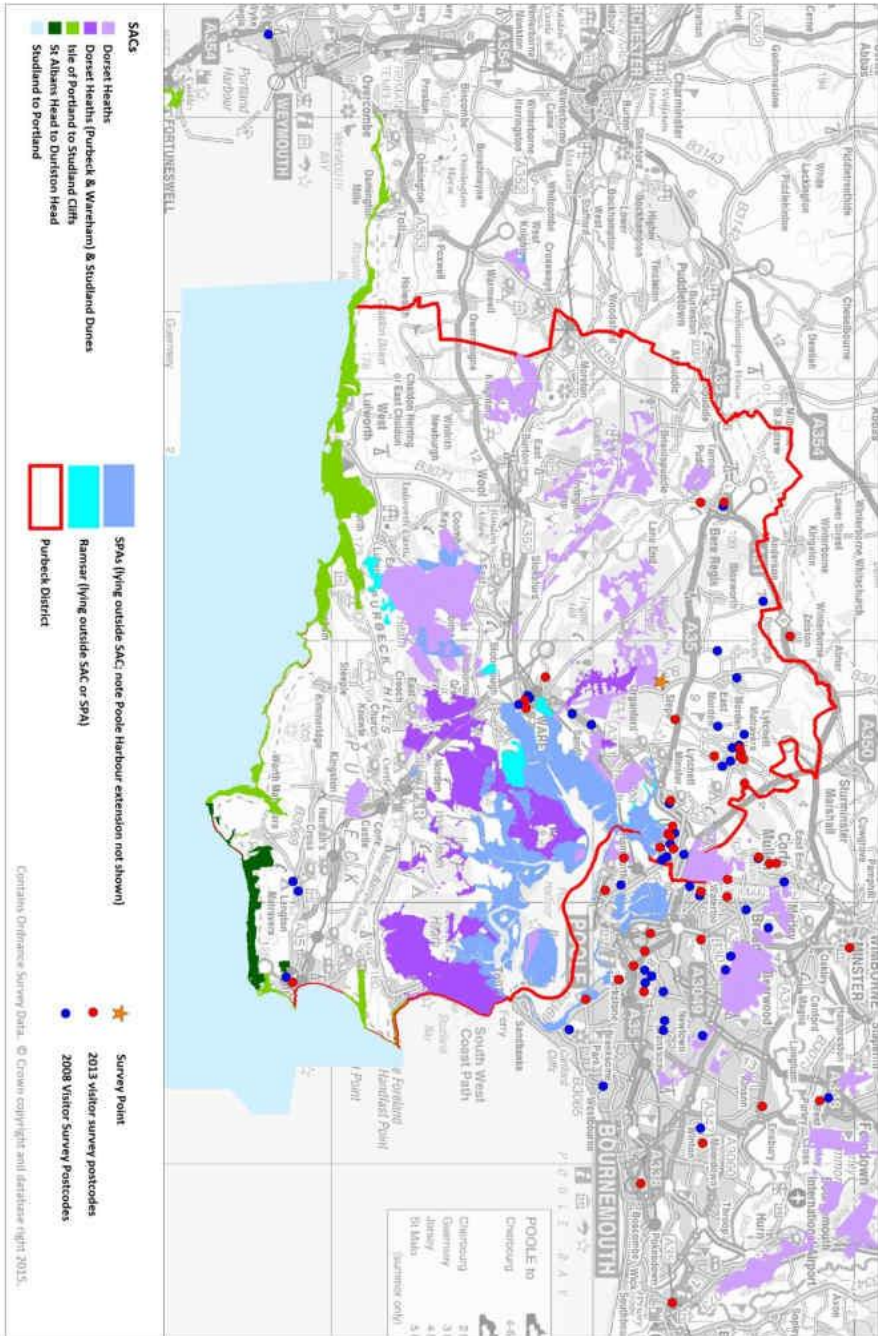
Natural England discussed a number of matters relating to the proposed sites. Of three options at Lytchett Minster (Site 2) and advised that only the smallest option for upto 650 could reliably deliver a SANG given the existing constraints. This SANG area was located to the north, west and south of the proposal and because of considerations such as establishment on agricultural land the size of the area is precautionary. It was specifically laid out to be used by new residents of that particular development rather than intercepting other residents form new developments.

At a very late stage Bere Farm (Site 14) was proposed. Natural England expressed serious concerns (17 Aug 2016) to the authority about the effectiveness of SANG mitigation due to the quality of the landscape and closer proximity to Morden Bog NNR, SSSI, SPA, SAC and Ramsar. Natural England discussed refinements to the SANG layout which may make it more effective. However the SANG was not considered or designed to be a likely interceptor site for the Morden Bog/Wareham Forest carparks.

Natural England has advised the proposer that ideally, the Lytchett Minster site would come forward first to demonstrate the efficacy of the SANG and allow for suitable adjustments to the functional layout. This would provide a degree of comfort and certainty about a development of this scale and allow for a detailed working up of the Bere Farm site for later consideration. The sites were subsequently excluded and further consideration has not been undertaken.

Natural England has consistently emphasised that the provision of the strategic SANG at Morden Bog/Wareham Forest is an important factor in our consideration of the risk of adverse effects because of the clear draw of the area (Map 5 HRA of the Partial review of the Purbeck Local Plan Part 1: options 2016 below). The strategic SANG proposed at Morden would serve both existing and new unallocated developments as well as being ideally located as a diversion site for visitors drawn to Morden Bog/Wareham Forest.

Map 5: Visitor Survey Postcodes from Sherford Bridge in 2013 and 2008



Date: 07 August 2016
Our ref: [Click here to enter text.](#)
Your ref: [Click here to enter text.](#)



BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mrs Lee

Planning consultation: Purbeck Partial Review Preferred Options

Thank you for your consultation dated 9 June 2017 on the above review.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Purbeck Partial Review Preferred Options

Natural England comments are provided below:

Preferred Option 2: Natural England has no specific advice relating to this option which would seem to be supported by the evidence for objectively assessed housing need.

Issue 1 - Impact of Second Homes: Natural England has no advice to offer in respect of this issue. In relation to adverse effects on European, internationally and nationally designated sites there are no clear sources of evidence to indicate that these should be considered in any way differently to dwellings occupied by residents in respect of avoidance and mitigation requirements.

Preferred Option 3 - Development Strategy: Natural England has provided advice to the promoting parties and the authority about the acceptability of this option and whilst there remain details to be resolved, in some cases significant issues remain, overall Natural England has no objection to the proposed balance of residential development locations at this stage in the review.

Site 1 – Wool

Natural England is concerned about the landscape impacts of allocation proposed to the south west of the Dorset Green roundabout which requires further consideration. Natural England has confirmed that the extent of the SANG is appropriate but require further confirmation with the landowner about the direct on-foot links from the main development area as well as the required nutrient neutrality relating to Poole Harbour SPA/Ramsar. This may usefully provide multiple benefits around the location of the SAMM site.

Site 2 - Lytchett Minster

Natural England's advice is reflected in the text however further information is required from the promoter to ensure the correct functioning/location of the SANG as well as to confirm the location for nutrient neutrality to be secured.

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Site 3 - West Wareham

Natural England has highlighted to the promoter the need for further consideration and justification for the direct loss of land within the AONB as well as the moderation proposed to reduce wider landscape impacts in order to ensure that a proper assessment can be carried out by the authority with advice from Natural England and the AONB Team. In addition Natural England has highlighted to the promoter that they have reduced the connectivity within the SANG by reducing infrastructure proposed. Natural England consider this placed the functionality of the SANG in some doubt as noted in the HRA.

Site 4 - Moreton Station

Natural England has worked with the promoter to ensure that the development of a SANG on a restored minerals site can be brought forward avoiding risks to the nearby designated sites through good design/restoration principles as well as through the provision of a Heathland Support Area which will also function to provide nutrient neutrality for the site. Natural England has discussed the potential for additional dwellings which are generally compatible with the SANG capacity. Natural England has not reached any conclusion with the promoter or authority about possible residential development north of Crossways at this point.

Site 5 - Lytchett Matravers

Natural England has provided advice to the promoter for the North East residential proposals which have an acceptable and linked SANG solution. The proposals to the south have no SANG provision and are views as having an in-combination effects such that they will require a SANG in order for the allocations to be considered further in the review. The North East residential proposals may need to secure nitrogen neutrality whilst the southern proposals will definitely requires such an assessment before progressing.

Site 6 - North Wareham

Natural England objects to the proposed eastern extent of the allocation as it extends into the Allotment site. Natural England has previously agreed with the promoter that the area east of the Bere Road will not extend this far because of the risk of access into Wareham Forest which will be both closer and more accessible than the SANG. This requires further resolution if the Site is to come forward in an acceptable form. The location, size and functionality of the SANG require further details to be agreed. At this time no nutrient neutrality assessment has been made but this is likely to be delivered by the promoter.

Site 7 – Upton

Natural England has provided advise to the promoter which indicates that this site can come forward with further details to be agreed regarding the SANG and nutrient neutrality arrangements.

Site 8 - Langton Matravers

Natural England will need to consider the need for avoidance/mitigation in this location in relation to both the SANG requirement as well as impacts on the coastal designated sites with the authority.

Site 9 - Harmans Cross

The comments reflect Natural Englands views on this site.

Alternative Option 2 - Maximise housing in south west Purbeck

Natural England has provided advice in relation to the specific sites concerned in this proposed alternative.

Site 10 - Alternative Option 2: Moreton

Natural England comments are provided at Site 4 above.

Site 11 - Alternative Option 2: Lytchett Matravers

Natural England comments are provided at Site 5 above.

Site 12 - Alternative Option 3: Lytchett Matravers

Natural England advises that there is as yet no evidence that the parties involved could reach a suitable agreement to deliver the necessary SANG and nutrient neutrality to secure the required avoidance and mitigation measures to achieve Alternative Option 3 within the time scale.

Site 13 - Alternative Option 3: Langton Matravers

Natural England advise that a SANG per se would not be required for this number of dwellings in this location. However avoidance/mitigation may need to be secured in respect of the SAC habitats to the south which are potentially impacted by the proposal.

Site 14 - Possible Alternative Site

Natural England advises that this possible alternative site is substantially closer to designated sites at Morden, from a preliminary assessment the location and extent of the land indicated as SANG are not likely to provide the necessary certainty that the SANG would be both of sufficient size or in a suitable location to attract users. Natural England advise that this location was the subject of previous consideration during the preparation of the SW Regional Spatial Strategy where it was rejected for a number of reasons which are equally applicable currently eg transportation requirements. These include likely effects from additional transportation generated. Natural England is concerned that this proposal has arisen without adequate time for due consideration and as such there has been no opportunity for iterative adjustments to allow for avoidance and mitigation options to be tested, neither has there been an early public consultation on this option. Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate its acceptability within the timescale. In addition this site clearly offers the potential for substantial further expansion eastwards towards Lytchett Minster.

Site 15 - Expansion of Holton Heath Trading Park

Natural England has provided detailed advice to the promoter and anticipates an agreed package of biodiversity gains to come forward with the site at the EIP.

Site 16 - Expansion of Sandford Lane Industrial Estate

Natural England has provided advice to the promoter and anticipates a number of agreed measures to come forward with the site at EIP.

Site 18 - Amendment of safeguarded employment area at Dorset Green

Natural England has worked closely with the authority and the Homes and Communities Agency, the current proposal does not take into account recent botanical survey and Natural England advise that some further work is required in order to reach an agreement about the habitat restoration works proposed in NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone.

Possible Additional Option - Bovington Middle School

This use would be consistent with the Dorset Heaths SPD advice.

Preferred Option 6 - Heathland Mitigation

Natural England support this option

Preferred Option 7 - Norden Park and Ride

Natural England have no comment on this proposal however the proximity of the site to the castle and Purbeck Ridge are likely to make it highly visible in the AONB as well as a loss of area, further work should be considered in order to assess if this option is actually achievable given the context.

Site 19 - Bovington Middle School

See Natural England comments above

Site 20 - Land at Keyworth Drive and Camp Farm, Sandford

This proposal would be consistent with heathland avoidance/mitigation policies.

Preferred Option 10 - Gypsies, Travellers and Travelling Show people

Natural England advise that no sites should be brought forward within the 400m Consultation Area around heathlands.

Preferred Option 11 - Morden Country Park

Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.

Policy CCMA - Coastal Change Management Areas

Natural England has no advice on this policy, but may wish to comment on locations shown within the proposals map as these become available.

Policy OD - Occupational Dwellings in the Countryside

Natural England would wish to see wording in the supporting text referencing the need to protect the Dorset heathlands against residential development so that this policy cannot be misinterpreted as over-riding the Local Plan policy and SPD.

Policy SUDS - Sustainable Drainage Systems

Natural England has no comment on this policy.

HRA of the Partial Review May 2016

Natural England is in general agreement with the thrust of the HRA, there remain some areas which need further consideration such as a number of the site allocations where details are currently emerging and there is insufficient detail to allow adequate consideration.

Additional considerations:

The authority needs to bring forward proper policy consideration for the Poole Harbour Nutrient Neutrality SPD as well as for the Poole Harbour Recreation avoidance strategy. Both these matters have been discussed at length with Natural England and partner authorities and a clear and consistent policy approach needs to be set out for applicants to work within to avoid unnecessary delay.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Nick Squirrell. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Nick Squirrell
Conservation and Planning Lead Advisor
Dorset and Hampshire Team
Dorset, Hampshire and Isle of Wight Area Team
Natural England
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Appendix 2 – Correspondence between the council and the Moreton Estate in respect to the proposed heathland support area to north of Winfrith Heath (Tadnoll)

Steve Boyt

From: Paul Tory [REDACTED]
Sent: 10 July 2021 14:04
To: Steve Boyt
Cc: [REDACTED]
Subject: Nitrates mitigation/heathland support area relating to proposed housing allocation Moreton Station/Redbridge Pit (Policy H4 - Purbeck Local Plan)

Dear Steve

Further to our Teams meeting we have discussed this further and in principal are happy to have the land on the edge of Tadholl Heath considered for the Natural England requirements subject to the following:

1. The current Purbeck Local plan being adopted as currently drafted insofar as it relates to the proposed Redbridge Pit development.
2. Knowing the planned use of the land proposed for HSA use and when it will start.
3. The HSA land either being available on a leasehold basis or the estate managing the land in hand under an agreed HSA management agreement and the estate having absolute discretion as to which basis that should be.
4. Confirmation that further land (over and above the allocated SANG at Redbridge Pit) or financial contributions (whether for HSA or other) not being required to facilitate heathland mitigation associated with the Redbridge Pit development.
5. Confirmation that the removal of the maize crop from the HSA land will be allowed to count towards (and potentially fully resolve) the estate's requirement to deliver nitrogen mitigation for the Redbridge Pit development.
6. The ability of the Estate to use the HSA land to meet any biodiversity net gain requirements or ecological or other mitigation that may be required in association with the residential development of Redbridge Pit, so long as this is compatible with the objective of using the land as an HSA.

I look forward to hearing back from you in due course.

Kind Regards

Paul Tory MRICS
DIRECTOR

[REDACTED]
[REDACTED]

[REDACTED]

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Appendix 3 - Proposed Main Modifications (November 2020 to January 2021) relating to policies V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

Proposed Main Modification (MM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48

Submission draft text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham to support its strategic policy of spreading housing development across the District.

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around two of the District's towns and one of its larger villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land.

47 The Council has considered alternative strategies for delivering homes and is satisfied that the proposals to remove land from green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers, Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
- the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
- there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some

remaining green belt by developing SANGs, which will compensate for removing land from the green belt elsewhere; and

- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers, Upton and Wareham will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is required to ensure that the supporting text is consistent with the spatial strategy relating to the delivery of homes and a holiday park at Morden.
- To ensure that the local plan is justified. The proposed Main Modification summarises the exceptional circumstances for changes to Green Belt boundaries at Morden and the justification for considering release of land from the Green Belt here.

Amended text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham **Morden Park** to support its strategic policy of spreading housing development across the District **and to enable delivery of a Suitable Alternative Natural Green Space (SANG) at Morden Park.**

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around ~~two~~ **one** of the District's **Purbeck's** towns and one of its larger **key service** villages, where there is a strong demand for housing. **Releasing land at Morden Park for a holiday park will facilitate delivery of a strategic SANG.** ~~Suitable Alternative Natural Greenspaces (SANGs)~~ at Lytchett Matravers and Wareham **Morden Park** will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land **from the Green Belt.**

47 The Council has considered alternative strategies for delivering homes and **strategic SANGs in the north of Purbeck.** It is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across the District **and facilitates delivery of SANG)** are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers **and** Upton ~~and~~

Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;

- the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
- there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (**rather** than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some remaining green belt by developing SANGs **at Lytchett Matravers and Morden Park**, which will compensate for removing land from the green belt elsewhere;
- **releasing land from the green belt at Morden Park will act as enabling development for delivery of a strategic SANG, which will in turn mitigate the effects of new homes on protected heathland in the north of Purbeck;** and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers **and** Upton ~~and Wareham~~ will be altered to remove land from the green belt and enlarge existing settlements. **Green belt boundaries at Morden Park will be altered to remove land for a holiday park.** These changes are shown on the relevant policies maps.

Proposed Main Modification (MM) 7: Chapter 2, Vision and Objectives, Policy V2

Submission draft policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and Wareham to support sustainable development. The impact of removing land from the green belt should be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers and at Wareham.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification outlines requirements for delivery of SANGs (to act as compensatory improvements for release of land from the Green Belt).
- To ensure that the local plan is effective and consistent. The proposed Main Modification limits unnecessary duplication between national and local planning policy (the deleted section in second part of the local plan policy is in practice a duplicate of national planning policy relating to the Green Belt at paragraph 134 of the National Planning Policy Framework) and ensures that the local plan is consistent with national planning policy.
- To ensure that the local plan is effective. The proposed Main Modification ensures that the first part of the policy is clearly written and unambiguous.

Amended policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and **Morden Park** ~~Wareham~~ to support sustainable development. The impact of removing land from the green belt ~~should~~ **must** be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers ~~and at Wareham~~. **The development of a holiday park at Morden Park as identified on the policies map will only be permitted as enabling development for a strategic SANG.**

The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Proposed Main Modification (MM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257

Submission draft text:

- 256 The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;
- a. has the potential to make positive and beneficial use of the green belt;
 - b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;
 - c. enhances biodiversity within the proposed holiday park; and,
 - d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.
- 257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Amended text:

- 256 ~~The Council is aware of a proposal for~~ ~~the siting of a holiday park at the junction of the A35 and B3075 roads which~~ **would**, by way of compensatory mitigation measures, meet the identified need for a strategic SANG in this part of the District. **The Green Belt boundaries at Morden Park as altered through this plan allow the land to be re-developed as a holiday park.** ~~The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting~~ **to enable the development** of an adjacent holiday park. ~~The Council will need to be satisfied that the proposal;~~

- a. ~~has the potential to make positive and beneficial use of the green belt;~~
- b. ~~increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;~~
- c. ~~enhances biodiversity within the proposed holiday park; and,~~
- d. ~~provides sufficient heathland mitigation both for the holiday park and small-scale residential development in the area.~~

257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans and costings, to be agreed with both Natural England and the Council. **The holiday park promoters will be required to fund a masterplan for the delivery of a SANG and holiday park of up to 100 units to include development proposals, management plans and costings that is agreed with Dorset Council and Natural England prior to a planning application being made.**

Proposed Main Modification (MM) 77: Chapter 6, Infrastructure, Policy I5

Submission draft policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Amended policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England. **The holiday park will only be permitted to facilitate the delivery of the SANG. The SANG must be completed and open for use before use of the holiday park begins.**

The SANG will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key features include:

- Stock proof fencing to enable free running dogs;**
- New woodland planting;**
- Dog access to the stream;**
- Footpath routes;**
- Visitor management and monitoring;**
- Hardening up of boundaries to divert the public from heathland;**
- Possible grazing compartments; and**
- New car park to intercept users which may be up to 30 spaces over time.**

This list is not exhaustive.

A masterplan must be submitted with the planning application for the holiday park and SANG. This masterplan must include a management plan for the holiday park including:

- i. Restoration of ancient woodland;**
- j. Restoration of heathland to the west of the lake and stream;**
- k. Biodiversity gains;**
- l. Eradication of rhododendron; and**
- m. Measures to manage visitor access to sensitive areas.**

This list is not exhaustive.

The promoter of the holiday park will need to demonstrate that the holiday park can support the SANG provision in perpetuity.

Appendix 4 – Summary of the screening for likely significant effects and proposed mitigation strategy undertaken for the Purbeck Local Plan Part 1 and through consultations relating to the review of the Purbeck Local Plan Part 1 (2015, 2016 and 2018)

Purbeck Local Plan Part 1 (2012)

203. The Purbeck Local Plan Part 1 was adopted in November 2012. It included a strategy for delivering 2,520 homes over the plan period (2006 to 2027). Using Policy HS: Housing Supply, the sources of supply are summarised in the table below.

Source of supply	Total number of homes
Completions	830
Commitments	280
Character area potential	710
Council owned sites	50
Settlement extensions	570
Windfall	80
Total	2,520

Table 15: Summary of sources of housing land supply between 2006 and 2027 Purbeck Local Plan Part 1 (2012) (Policy HS: Housing Supply).

204. The council divided Purbeck into five spatial areas (North West, South West, Central, North East and South East). The table below summarises the spatial distribution of homes according to the source of supply.

	Completion s	Commitment s	Characte r area potential	Settlemen t extension	Counci l owned	Windfal l	Tota l
North West	30	10	20	50		10	120
South West	240	40	70	30**		10	360
Centra l	50	40	160	200	10	15	475
North East	230	30	200	120		25	605
South East	280	160	260	200	40	20	960
Total	830	280	710	570	50	80	2520

Table 16: Spatial distribution according to sources of supply Purbeck Local Plan Part 1 (Policy HS: Housing Supply). (**A settlement extension at Bovington is not included in the total figures because dwellings will be military housing and not for sale on the open market).

205. Policy HS estimates that 725 homes (approximately 29%) will be delivered in northern Purbeck, 475 homes (approximately 19%) in central Purbeck and 1,320 homes (approximately 52%) in southern Purbeck.

206. The Habitats Regulation Assessment (HRA) (2011) for the Purbeck Local Plan Part 1 screened Policy HS: Housing Supply as giving rise to likely significant effects on

Dorset Heaths (including Dorset Heaths (Purbeck and Wareham) and Studland Dunes SAC, the Dorset Heathlands SPA and the Dorset Heathlands Ramsar) (Habitats Regulation Assessment of the Purbeck Core Strategy, Proposed Changes to the Pre-submission Version, Sept 2011, Table 1).

207. The 2011 HRA analyses travel times (from trips made using a vehicle) to access Dorset Heaths from various locations across Purbeck. The HRA concludes that 'Map 3 shows that all of Purbeck District is within 25 minutes (or less) drive of an access point onto a heath. All new development within the strategy (i.e. 2400 houses) is within 15 minutes' drive of a heath.' (Paragraph 5.29).

208. The HRA goes on to outline mitigation measures needed to avoid adverse impacts on the integrity of Dorset Heaths. These include:

- Strategic Access Management and Monitoring (SAMM). These measures include discouraging access at particular sites, encouraging use of alternative sites which are not protected (making certain sites harder to access and encouraging access at others) and wardening; and
- Suitable Alternative Natural Greenspaces (SANG).

209. At paragraph 5.51 the HRA states that 'The characteristics of the heaths (large attractive sites with views) and spatial distribution of development in Purbeck (scattered across a number of settlements), indicate that SANG provision needs to be delivered by a small number of well located, large sites, each sufficient to 'compete' with the heaths.' (Paragraph 5.51).

210. Paragraph 5.52 goes onto identify three 'ideal' broad locations for SANG. These include: in the north of the district (between Lytchett Matravers and Bere Regis or to the north of Bere Regis, in order to provide opportunities for recreation for residents of Bere Regis and Lytchett Matravers), near Wareham (drawing new residents away from sensitive locations within Wareham Forest and Hartland/Stoborough/Arne) and to north of Studland.

Purbeck Local Plan (2018-2034)

Habitats Regulation Assessment of the Partial Review of the Purbeck Local Plan Part 1; Issues and Options (2015)

211. The issues and options consultation sought representation on proposals to deliver 2,244 new homes over the plan period⁴⁷ (option 2a) or to deliver 2,244 new homes over the plan period (option 2b). The HRA considered the suitability of mitigation measures put forward for the proposed housing allocations. At the time the HRA was undertaken the predecessor district and unitary councils in Dorset were reviewing the 'Dorset Heathlands Planning Framework 2012-2014'.

⁴⁷ The council consulted on two options for the plan period. Option 1a was for a plan period between 2017 to 2031 (14 years) to coincide with Partial Review of the Poole Core Strategy (2031). Option 1b for a plan period exceeding 14 years.

212. At paragraph 4.13 the HRA states that: ‘...at the moment it is not clear how the mitigation in Purbeck will be delivered. Without the details in the forthcoming SPD it is not possible to complete the appropriate assessment.’
213. The HRA included an appropriate assessment for ‘Country Park and Tourist Accommodation at Morden’ (page 55). It considered the option for delivering between 80 to 100 holiday chalets and a large area of public open space. The assessment considered the possible origins of visitors to the proposed public open space using visitor survey data relating to Sherford Bridge (the data was collected in 2008 and 2014 [Wild Purbeck NIA visitor work]). Map 11 of the HRA suggests visitors to Sherford Bridge originate from the following broad areas within Purbeck: Lytchett Matravers, Upton and Wareham. (The is also shows a small cluster of visitors originating from Bere Regis and the villages between Bere Regis and Lytchett Matravers [Morden, Bloxworth etc.]). Outside Purbeck there is a reasonably even spread of visitors originating from across Poole and a small cluster of visitors originating from Corfe Mullen.
214. The HRA states that ‘It can be seen that the SANG could function well in terms of drawing residents from Upton, Lytchett Minster and the west of Poole in particular.’ (Paragraph 8.5).

Habitats Regulations Assessment of the Partial Review of the Purbeck Local Plan Part 1; Options

215. The HRA gave screening assessments for each emerging policy and proposed allocations for development in the Options document. The need for new homes was re-assessed for the options at 3,080. In addition to those planned for in Purbeck Local Plan Part 1 (2,520) this gave rise to a need for 5,600 new homes up to 2033 (or 238 new homes each year).
216. The HRA comments on the effectiveness of SANG delivered with the settlement extension to Wareham (known as Westgate) and Upton. (Paragraphs 4.16 and 4.17). It reiterates many of the issues identified in the 2015 HRA in respect to ‘Country Park and Tourist Accommodation at Morden’ (pages 56 to 58). At paragraph 7.7 the HRA states that: ‘At present it is concluded that it may be possible for the Country Park to function as a strategic SANG and in some ways the location is ideal. New facilities here could be linked with management of roadside parking along the B3075 to better manage access across this part of Wareham Forest. As such there are some clear positive benefits for the European sites. Potential constraints relate to the chalet accommodation and how these can be made compatible with the SANGs delivery.’

Habitats Regulations Assessment of Revised Housing Options for the Purbeck Local Plan Review (2018)

217. As with earlier HRA this iteration provided screening assessments for policies and proposed allocations for development in the Options document. The council reassessed housing need for the consultation. The revised assessment was for 2,890 new homes between 2016 and 2033 (or 170 new homes each year).

218. The council introduced a proposed housing policy through the options consultation that would permit small numbers of homes around existing settlements. The council was not able to provide detailed evidence around the distribution of homes on these small sites. The council estimated that around 220 new homes could be delivered on small sites. The HRA states that: 'There will be a need to include reference to European site mitigation as part of this new policy, and it should also recognise that project level HRA will be required, and some locations may not be able to rule out adverse effects on European sites.' (Paragraph 5.26).

Appendix 5 – Further Proposed Main Modifications (Winter 2021) relating to Policies V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park, and their supporting text

Further Proposed Main Modification (FMM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48

Submission draft text:

- 45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham to support its strategic policy of spreading housing development across the District.
- 46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around two of the District's towns and one of its larger villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land.
- 47 The Council has considered alternative strategies for delivering homes and is satisfied that the proposals to remove land from green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:
- removing land around Lytchett Matravers, Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
 - the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
 - there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across the District will better meet housing needs (than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
 - a greater spread of development will more evenly spread the impacts on infrastructure;
 - there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;

- there will be improved access and recreational use of some remaining green belt by developing SANGs, which will compensate for removing land from the green belt elsewhere; and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers, Upton and Wareham will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification is required to ensure that the supporting text is consistent with the spatial strategy relating to the delivery of homes.

Amended text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, **and** Upton ~~and Wareham~~ to support its strategic policy of spreading housing development across the District.

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around ~~two~~ **one** of the District's **Purbeck's** towns and one of its larger **key service** villages, where there is a strong demand for housing. ~~Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham~~ will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land **from the green belt**.

47 The Council has considered alternative strategies for delivering homes ~~and~~. **It** is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers **and** Upton ~~and Wareham~~ will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
- the majority of homes that will be delivered through the Purbeck

Local Plan will not be delivered on green belt;

- there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (**rather** than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some remaining green belt by developing SANGs **at Lytchett Matravers**, which will compensate for removing land from the green belt elsewhere; and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers **and** Upton ~~and Wareham~~ will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Further Proposed Main Modification (FMM) 7: Chapter 2, Vision and Objectives, Policy V2

Submission draft policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and Wareham to support sustainable development. The impact of removing land from the green belt should be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers and at Wareham.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The Further Proposed Main Modification outlines requirements for delivery of SANGs (to act as compensatory improvements for release of land from the Green Belt).
- To ensure that the local plan is effective and consistent. The Further Proposed Main Modification limits unnecessary duplication between national and local planning policy (the deleted section in second part of the local plan policy is in practice a duplicate of national planning policy relating to the Green Belt at paragraph 138 of the NPPF) and ensures that the local plan is consistent with national planning policy.
- To ensure that the local plan is effective. The Further Proposed Main Modification ensures that the first part of the policy is clearly written and unambiguous.

Amended policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, and Upton and Wareham to support sustainable development. The impact of removing land from the green belt ~~should~~ **must** be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers ~~and at Wareham~~.

The Council will work in partnership with landowners, Natural England and other

relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Further Proposed Main Modification (FMM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257

Submission draft text:

- 256 The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;
- a. has the potential to make positive and beneficial use of the green belt;
 - b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;
 - c. enhances biodiversity within the proposed holiday park; and,
 - d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.
- 257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification clarifies the council's support for delivery of a strategic SANG at Morden independently of a holiday park.

Amended text:

- 256 ~~The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, meet the identified need for~~ **supports delivery of** a strategic SANG in this part of the **Purbeck area as identified on the local plan policies map**^{District}. **If the strategic SANG at Morden is not delivered the council has identified deliverable heathland infrastructure projects which can mitigate the impacts of residential development up to 2023/2024 in an Interim Mitigation Strategy. The council expects**

to have adopted the Dorset Council Local Plan by winter 2023. The Dorset Council Local Plan will supersede the Purbeck Local Plan and include an updated mitigation strategy for Dorset heathlands habitat sites.

~~The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a adjacent holiday park. The Council will need to be satisfied that the proposal;~~

- ~~a. has the potential to make positive and beneficial use of the green belt;~~
- ~~b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;~~
- ~~c. enhances biodiversity within the proposed holiday park; and,~~
- ~~d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.~~

257 ~~Any future holiday park and/or SANG project would require agreement on delivery of the proposals., including management plans and costings, to be agreed with both Natural England and the Council.~~

Further Proposed Main Modification (FMM) 77: Chapter 6, Infrastructure, Policy I5

Submission draft policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification clarifies the council's support for delivery of a strategic SANG at Morden independently of a holiday park.

Amended policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) ~~and holiday park~~

The area shown on the policies map will be developed as a strategic SANG ~~and holiday park subject to agreement between~~ subject to agreement between the landowner applicant, the Council and Natural England.

The SANG will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key features include:

- a. Stock proof fencing to enable free running dogs;**
- b. New woodland planting;**
- c. Dog access to the stream;**
- d. Footpath routes;**
- e. Visitor management and monitoring;**
- f. Hardening up of boundaries to divert the public from heathland;**
- g. Possible grazing compartments; and**
- h. New car park to intercept users which may be up to 30 spaces over time.**

This list is not exhaustive.

Appendix 6 – Consequential Further Proposed Main Modifications

Proposed Further Main Modification (FMM)3: Chapter 2, Vision and Objectives, paragraphs 43 and 44.

Submission draft text:

- 43 The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, Upton and Wareham.
- 44 Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck. Together with the policies for small sites (H8) employment land (EE1 and EE2) and town and local centres (EE3), these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.'

Justification for Proposed Further Main Modification:

- To ensure that the local plan is consistent with national planning policy and justified. The Further Proposed Main Modification elaborates on the justification for the council's spatial strategy for meeting the areas housing needs in accordance with national planning policy (paragraph 35 b) of the National Planning Policy Framework states that the council should select an appropriate strategy for meeting an areas need for development, taking account of reasonable alternatives and based on proportionate evidence).
- To ensure that the policies in the local plan are clear and unambiguous. This Further Proposed Main Modification will ensure consistency with other policies in the local plan and Further Proposed Main Modifications listed elsewhere in this schedule.

Amended text:

- 43 The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, and Upton and Wareham.
It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the other settlements, notably Wool and Moreton Station/Redbridge Pit.
- 44 Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck, **within the context of the settlement hierarchy.** Together with the policies for small sites (H8) and

employment land (EE1 and EE2) ~~and town and local centres (EE3)~~, these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.'

Further Proposed Main Modification (FMM) 66: Chapter 5, Economy, Policy EE4

Submission draft policy:

Policy EE4: Supporting vibrant and attractive tourism

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be in accordance with Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.

The Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites;
- iv. caravan sites; and
- v. other buildings used as holiday accommodation;

for tourist related activities accommodation provided it:

- a. would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance;
- b. does not result in harmful impacts upon local services and the capacity of roads and other infrastructure;
- c. is relative to the scale and nature of the development;
- d. can demonstrate that it would result in benefits for the economy of Purbeck; and

If located within the AONB or green belt, would meet the requirements of national policy as well as clauses a-d above.

Existing tourist accommodation

Proposals that would lead to the loss or change of use of a hotel or other accommodation in Use Class C1 will only be permitted:

- e. where the proposal would affect five or fewer lettable bedrooms, or:

- f. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and
- g. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is legally compliant. The Further Proposed Main Modification requires decision makers to undertake robust screening of likely significant effects and that appropriate mitigation is secured to avoid development adversely affecting the integrity of habitat sites in accordance with The Conservation of Habitats and Species Regulations 2017.
- To ensure that the local plan is effective. The Further Proposed Main Modification ensures that the policy reflects the council's spatial strategy for the distribution of development.

Amended policy:

Policy EE4: Supporting vibrant and attractive tourism

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be **distributed** in accordance with **the settlement hierarchy, inside the settlement boundaries identified on the Policies Map** ~~Policy V4: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.~~

Outside settlement boundaries ~~the~~ Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites; and
- iv. caravan sites;. ~~And~~
- ~~v. other buildings used as holiday accommodation.~~

For tourist related activities **and tourist** accommodation, provided it:

~~a. would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance~~ **the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to**

include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and

b. it does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; **and**

c. ~~is relative to the scale~~ **of any proposed buildings**, and nature, of the development **does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and**

d. it can demonstrate that it would result in benefits for the economy of Purbeck; and

e. if located within the AONB or green belt, would meet the requirements of national policy as well as clauses a-d above.

Existing tourist accommodation

Proposals that would lead to the loss or change of use of a hotel or other accommodation in Use Class C1 will only be permitted:

f. where the proposal would affect five or fewer lettable bedrooms, or:

g. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and

h. the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and

i. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

Further Proposed Main Modification (FMM) 82: Chapter 7, Implementation delivery and monitoring, monitoring framework

Submission draft text:

Infrastructure

Policy	Targets	Monitoring
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress on transport projects reported annually in the CIL and Section 106 monitoring report. Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report. SANG monitoring will be reported in the authority monitoring report.

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Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I7 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	Summary of approach to Monitoring.	n/a

Justification for Further Proposed Main Modification:

- To ensure the local plan is effective. The Further Proposed Main Modification is required to ensure consistency with other Proposed Main Modifications and Further Proposed Main Modifications listed in this schedule.

Amended text:

Infrastructure

Policy	Targets	Monitoring
Policy I1: Developer contributions to deliver Purbeck’s infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Broadband delivery reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure

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		strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG, <u>or alternative mitigation,</u> to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> <u>Delivery of SANG, or alternative mitigation,</u> monitoring will be reported in the authority monitoring report.
Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I7 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy	Summary of approach to Monitoring.	n/a

Appendix 7 – Mix between houses and flats in those minor and major sites with planning permission in Purbeck

Permissions Minor

Site location	Planning Reference	Commitment on site	House or flat
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	6/2017/0176	2	Flats
Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	6/2018/0577	4	Houses
37 Commercial Road, Swanage	6/2015/0727	1	House
5- Land adjacent to Olive Cottage, Cliff Place, Marshall row BH19 2PL	6/2016/0733	1	House
Land adj. 1A Battlemead, Swanage, BH19 1PH	6/2019/0492	1	House
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	1	Flat
68 Queens Road, Swanage BH19 2EX	6/2016/0472	1	House
3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	6/2016/0276	1	Flat
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	6/2017/0439	2	Houses

Appendices - Examination of Purbeck Local Plan (2018-2034): Interim mitigation strategy Dorset heaths

Site location	Planning Reference	Commitment on site	House or flat
The Pier Head, 1 High Street, Swanage BH19 2AQ	6/2017/0293	6	Flats
4 Russell Avenue, Swanage, BH19 2EB	6/2019/0045	1	House
29 South Road, Swanage, BH19 2QR	6/2017/0448	1	House
78 Ulwell Road, Swanage, BH19 1LN	6/2018/0411	1	House
Castleton Hotel 1 Highcliffe Road Swanage BH19 1LW	6/2018/0447	1	House
Land to the rear of 15 Sydenham Road, Swanage, BH19 2JX	6/2018/0226	1	House
The Reading Room, 36 Bell Street, Swanage, BH19 2SA	6/2019/0073	1	House
128-132 High Street, Swanage, BH19 2PA	6/2018/0105	1	House
251 High Street, Swanage, BH19 2NG	6/2018/0556	2	Flats
Newsquest Hampshire, 21B Commercial Road, Swanage, BH19 1DF	PDD/2019/0001	1	Flat
27 Station Road, Swanage, BH19 1AD	6/2019/0366	1	Flat

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Site location	Planning Reference	Commitment on site	House or flat
Park Farm Cottage, Poole Road,Upton, BH16 5LW	6/2017/0323	-1	House
625 Blandford Road, Upton, Poole, BH16 5ED	6/2017/0400	1	House
71 Dorchester Road, Upton BH16 5NN	6/2018/0207	1	House
20 Heights Approach, Upton, BH16 5QZ	6/2019/0407	1	House
78 Dorchester Road Upton, BH16 5NT	6/2017/0119	1	House
Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	6/2015/0475	1	House
West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	1	House
Cottee and son, East Street, Wareham, BH20 4NR	6/2018/0611	9	Houses
18 West Street, Wareham BH20 4JX	6/2019/0192	4	Flats
132 Northmoor Way, Wareham	6/2019/0397	1	House
28 Tarrant Drive, Wareham, BH20 4EP	6/2017/0440	1	House
35 Sherford Close, Wareham, BH20 4JL	6/2018/0539	1	House

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Site location	Planning Reference	Commitment on site	House or flat
8 Egdon Road, Wareham, BH20 4DA	6/2017/0307	1	House
9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU	6/2017/0232	1	House
12 Daniel Drive, Wareham, BH20 4RU	6/2017/0375	1	Flat
33 North Street, Wareham, BH20 4AD	6/2017/0747	1	House
12 to 16 Bere Road, Wareham BH20 4DD	6/2019/0589	4	Houses
149 Northmoor Way, Wareham, BH20 4EH	6/2019/0390	1	House
17 South Street, Wareham, BH20 4LR	6/2018/0043	1	Flat
18 West Street, Wareham BH20 4JX (different app)	6/2019/0185	1	House
4 Lampton Close, Wool, Wareham, BH20 6EW	6/2018/0404	1	House
151 Roke Road, Bere Regis, BH20 7JF	6/2017/0434	1	House
6 Colliers Lane, Wool, Wareham, BH20 6DL	6/2019/0241	1	House
Land adjacent Caroline Cottage, Prospect Road, Lytchett Matravers, BH16 6ED	6/2019/0548	2	Houses

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Site location	Planning Reference	Commitment on site	House or flat
3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY	6/2018/0374	1	House
The Barn, Bennic Farm, Dolmans Hill, Lytchett Matravers, Poole, BH16 6HP	6/2018/0216	1	House
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2016/0002	1	House
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	6/2018/0081	1	House
169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA	6/2017/0206	1	House
86 Wareham Road, Lytchett Matravers BH16 6DT	6/2018/0362	2	Flats
Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ	6/2018/0645	7	Houses
Evergreen, Bailey's Drove, Wool	6/2015/0547	1	House
56 High Street, Lytchett Matravers BH16 6BH	6/2019/0182	1	Flat

Site location	Planning Reference	Commitment on site	House or flat
Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB	6/2017/0061	2	Houses
Owls Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2020/0001	1	House
The Shooting Box, Middle Road, Lytchett Matravers BH16 6HJ	6/2019/0441	2	Houses
Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP	6/2019/0453	1	House
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	6/2017/0511	1	House
Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU	6/2017/0169	1	House
18 Green Close, Bere Regis, Wareham, BH20 7LW	6/2018/0008	1	House
Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD	6/2019/0561	1	House
88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH	6/2017/0419	1	House

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Site location	Planning Reference	Commitment on site	House or flat
12 King George V Road, Bovington BH20 6JQ	6/2019/0247	3	Flats
53 Spring Street, Wool, BH20 6DB	6/2020/0012	1	House
Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	6/2019/0523	7	Flats
Tanglefoot, East Burton Road, Wool, Wareham, BH20 6HF	6/2019/0001	1	House
48 East Street Corfe Castle BH20 5EQ	6/2019/0583	1	House
Bluebell Lodge, 142A Rye Hill, Bere Regis	6/2018/0428	1	Caravan
Butchers Shop (and Galley), Main Road, West Lulworth BH20 5RL	6/2018/0221	1	House
Land adj 8 Arundel Terrace, Langton Matravers	6/2017/0343	1	House
Home Farm, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8DD	6/2019/0029	1	House
The Science Block, The Old Malthouse School, High Street, Langton Matravers, Swanage, BH19 3HB	6/2017/0226	2	Houses

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Site location	Planning Reference	Commitment on site	House or flat
Knoll Cottage Caravan Park, Gatemore Road, Winfrith Newburgh, Dorchester, DT2 8LD	6/2018/0324	4	Caravans
West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	6/2018/0653	9	Houses
Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB	6/2017/0030	1	House
43 Corfe Road, Stoborough, BH20 5AD	6/2019/0181	1	House
Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	1	House
Plot at Kingston Lane, Worth Matravers, BH19 3LE	6/2019/0470	1	House
Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	3	Houses
West Morden Dairy, Kings Lane, West Morden, BH20 7EA	6/2015/0019	1	House
The Potting Shed, Glebe House, Bucknowle BH20 5NS	6/2019/0340	1	House

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Site location	Planning Reference	Commitment on site	House or flat
1 Stockford Cottages, East Stoke, Wareham, BH20 6AN	PDA/2019/0001	1	House
Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS	6/2017/0225	-1	House
Barns at Woodstreet Farm, East Stoke	6/2015/0281	3	Houses
Hill View Farm, Church Lane, East Stoke, BH20 6AW	6/2017/0682	3	Houses
The Stable House & Adjacent Farm Buildings (part of Farmer Palmers Adventure Farm), Wareham Road, Organford, BH16 6EU	6/2018/0674	1	House
Chapel Cottage, Kingston Hill, Kingston, BH20 5LG	6/2019/0560	1	House
Kemps Country House, East Stoke, Wareham, BH20 6AL	6/2019/0090	6	Houses
Worgret Manor, Worgret Road, Wareham BH20 6AB	6/2017/0680	1	Flat
Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	6/2016/0333	1	House

Site location	Planning Reference	Commitment on site	House or flat		
		Total: 152	34 flats	113 houses	5 caravans

Table 17: Permissions minor identified in the councils 5-year housing land supply report (MMCD5) with clarification on dwelling type.

Permissions Major

Site location	Planning Reference	Commitment left on site	House or flat
Compass Point, Land West of Northbrook Road, Swanage	6/2017/0713	75	Houses
Former Playing Fields, Northbrook Road, Swanage	6/2016/0769	51	9 Flats & 42 Houses
Former St Marys School, Manor Road, Swanage	6/2018/0493	30	10 Flats & 20 Houses
Rowlands Wait Caravan Park, access road to Blackhill Clump, Rye Hill, Bere Regis	6/2018/0670	35	Caravans
Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	6/2018/0287	25	5 Flats & 20 Houses
Land at Huntick Road, Lytchett Matravers	6/2019/0460	46	14 Flats & 32 Houses

Site location	Planning Reference	Commitment left on site	House or flat		
Spyway Orchard, Durnford Drove, Lytchett Matravers	6/2018/0606	28	Houses		
Manor Farm Caravan Park, Church Lane, East Stoke	6/2018/0675	34	Caravans		
		Total: 324	38 Flats	217 Houses	69 Caravans

Table 18: Permissions major identified in the councils 5-year housing land supply report (MMCD5) with clarification on dwelling type.