

The Sang

From the outset there has been obfuscation as to where this is. Early on in consultation I visited Purbeck, Westport House, to ask if it was Coombe Wood though not mentioned. They produced a big map with a star on Coombe Wood. Possibly because of deep concerns voiced by the Woodland Trust, Trees for Dorset, D.W.T., Wool Flora and Fauna it was removed. Its replacement was not made known despite questioning on several occasions. It now appears in the Memorandum of Understanding Wool Flora and Fauna nor myself were made aware of this and only when speaking to Steve Tapscot at D.C.C. was I let into the knowledge or sent a copy of the memorandum whose existence I was unaware of until 2 weeks ago. I have no computer, I am not surprised the site for the SANG is not being flagged up.

Both parties P.D.C. and the developer backed up by Natural England state there are no significant ecological constraints. Is the ecological report Land At Wool, Ecological Delivery Report 2015 now available? Promised for sharing in the public hearings. Ecological surveys have been commissioned by the developer Wool Flora and Fauna have been denied access to these. Did they contain Bat Surveys/ Bat location carried out on the edge of the wood. Interestingly there were not pipistrelles but larger bats which could be roosting in the cavities of the Ancient Trees on the wood's Eastern edge. Bats are priority species E.U. designation and Dormice are recorded by DERC – priority species. Woodcock ground nesting birds are on the B.T.A. records of Rare Breeding Birds with very well defined habitat requirements. Undisturbed damp woodland with birch, oak and coniferous trees, Coombe Wood is a perfect habitat. There are 2 sites of nesting cuckoos, Willow tits all on the red data list.

Is it because these birds have been seen in the developers survey to be in the Southerly area of the wood that they think they can ignore them and get away with flouting Habitats and Species Regulations and Directive and the N.P.P. framework NPPF para 115 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats including Ancient Woodland and the loss of aged or veteran trees unless the need for benefits of the development in that location clearly outweighs the loss. This is also quoted by the Woodland Trust's opposition to Coombe Wood becoming a SANG.

Does Natural England deny its own standing advice in a joint government document with the Forestry Commission "April 2014 para 4.8.1 states Ancient

Woodland and Veteran trees are of prime ecological importance providing a vital part of a rich diverse countryside. It is exceptional rich in wildlife and supports many rare and threatened species; may contain surviving descendants of original natural forests e.g. Lichens; RIEC Lichenise, schismatomma niveum, rinodina roboris, of international importance. Acts as reservoirs from which wildlife can spread to new woodlands it has valuable soils due to their undisturbed nature.

How can ecological constraints be accommodated? Will the dormice, rare or red data listed birds know not to trespass into the SANG. Have Natural England an idea how this can be prevented?

Has a lichen survey been conducted? A sustainable drainage system will alter the conditions developed over 400 years and it will not improve the conditions for lichens, sensitive to changes in micro climate – it could well lead to their demise. I was particularly concerned to see a blue blob on their map is supposed to be a pond under the veteran oak with RIEC Lichens identified on it and in DERCS lists. Is this a designated play area! How will they stop children climbing this tree and physically damaging or removing the RIEC lichens on it?

It has recently been recorded dormice in summer rest up on trackways at night. How will they be deterred from using the new external boundary path.

Is the dog fenced area the only area dogs will be allowed? Will dogs be instructed to be kept on leads, as on Winfrith Heath and Studland.

470 households, if only a third have dogs the total projected numbers will be back to 470 + rarely do people have one dog. I have seen 5 walked at one time in Coombe Wood – 2 or 3 is the norm. How will the use of dog bins be managed? In Devon Wildlife Trusts woodland at Fingle there is a constant problem, will the barking not disturb shy and sensitive species.

Dog fouling will enrich and destroy the perfect array of Ancient Woodland Flora as shown by Wool Flora and Fauna group. Will this be replaced by the grassed area?

Removal of conifers is not all good – loss of nesting and feeding places for Goldcrests and Siskin and buzzards, the buzzards created a disturbance for shy vulnerable species. Alters the atmosphere again reduces humidity on which Lichens rely. Act as a barrier against ammonia – polluted air coming from slurry farm to the west – prevailing wind. 17 February 2017 Strigula Taylorii on

canker wound on old ash, *pyrenula grandicula* on old hazel stems and both internationally responsibility *rhinodina roboris* and *schismatomma niveum*, corticolous lichens on the bark of the registered veteran oak near the pond.

Forestry Commission

Coombe Wood is ancient woodland is on the ancient woodland register it is a PAWS. Ancient semi-natural woodland on ancient woodland sites have equal protection under the national planning policy framework. Semi-natural woodland is one of the most bio-diverse habitats.

Two thirds of our breeding birds , half of our butterflies and moths and a sixth of our flowering plants are associated with woodland. The longer a wood has been in existence - the less disturbance and therefore the most value to wildlife this certainly applies to Coombe wood. Guidance from the Forestry commission and Natural England on assessing development impact on ancient woods for planning authorities.:

Damaging or destroying trees – How will management prevent vandalism?

Damaging or killing veteran trees or parts of them

Damaging roots or soils as well as the understory

Pollution – dog fouling

Changing the woodlands water table or drainage – this is proposed!

Impacts of development nearby can include compacting the soil around tree roots, including damaging activities like fly tipping, increasing disturbance of wildlife from additional traffic and visitors. How will this be prevented around the veteran oak near the pond in preparing the SANG?

(In management of LNR 8 acre coppice in Wool we have experienced most of these impacts)

Planning authorities and developers should start by looking for ways to avoid the development affecting the Ancient Woodland or veteran trees. Planting with some more deciduous trees in some of the more damaged areas could be beneficial over time but trees for Dorset has noted that woodlands they have planted take 10 years at least to contribute to biodiversity e.g. planting on Okeford Hill beyond Blandford. Species will be lost from areas in that time if large areas are cleared and replanted.

Grassed areas will not provide biodiversity indeed could reduce possibilities of Ancient Woodland flora surviving and re-establishing from the soils seed bank.

To: David Evans

Date: 1st August 2019

From: Henry Scott

RE: Bog Lane SANGs

Further to our discussions I wanted to confirm our proposal to fully utilise the Bog Lane SANGs we have created for the benefit of the Environment and the expanding inhabitants of Wareham.

As some background we, the Scott Estate, provided a SANGs to offset some of the impact of the then new Westgate housing estate in Wareham. The establishment has been a challenge, but the result is a new local outdoor amenity that we are all very proud of. The ongoing cost of managing and maintaining the space is however more of an issue.

At the time of negotiating our 106 Agreement, the concept and implementation of SANGs were relatively new and the Scott Estate created a very large SANGs on the understanding that both ourselves and possibly other future developers could "use" our SANGs to meet the planning needs in the area. We were happy to do this for commercial, community value and philanthropic reasons.

The Natural England published standards specifies a recommendation of 1,000 additional people per 8 hectares of SANGs, so that for the additional 352 people (based on 147 houses at Westgate and 2.4 people per UK household) the area required was less than 3 hectares. Therefore, by providing an unprecedented SANGs of nearly 14 hectares we satisfied the requirement for over 700 houses, allowing the Estate to satisfy the medium to long term housing expansion of Wareham and surrounding localities. Based on the above calculations that means we have over-provided SANGs for an additional 500 new households.

The establishment of our SANGs was a very costly exercise as the specifications were high and those costs were factored into the uplift of value on the sale of the Westgate development land. However, the ongoing maintenance of the newly created public SANGs area has been significantly underestimated by ourselves, and our advisors. We are not experts in managing public spaces and have discovered that the upkeep / management / replacement of stolen or damaged items / fighting back the undergrowth, insurance and capital expenditure for replacement allowances are much more onerous than first envisaged.

Our shared experiences of the daily costs and monitoring is an example of why there is a reduction in Landowners coming forward with suitable SANGs land. This is going to halt the natural development of our local area so long as SANGs is a mandatory requirement for new housing.

Our proposal is a simple one, with a number of possible benefits.

Proposal:

To utilise our existing over-supply of the Bog Lane SANGs area to meet the national Framework planning requirements for new developments up to say 500 new houses, with the developers paying a maintenance contribution per new house at a fraction of the market value of establishing a new SANGs.

Benefits:

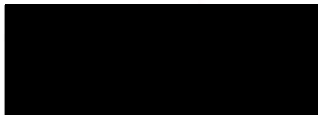
- a. The cost of establishing a new SANGs for each developer is effectively a tax / levy for any new development. In the real world, the cost of a SANGs to a developer is somewhere between £1,500 and £1,000 per new house. If a large local SANGs that can cope with the new volume of people already exists, why waste new money that could be used to better effect on replicating our SANGs somewhere else? Our proposal is to levy only a £500 per house contribution to our maintenance fund so that we can cope with the ever-increasing wear and tear on our SANGs.
- b. We suggest that the developer could be asked to pay the difference between our £500 / house proposal and the £1,000 / house market rate to any number of environmental community causes, which are more in need. If the developer sees this as "optional" perhaps we should charge £1,000 / house and we will make a £500 / household contribution back to the chosen local community environmental project.
- c. This proposal frees up a development bottleneck of new SANGs sites are not readily coming forward, currently delaying possible building of new badly needed local housing.
- d. On our part, not only can we ensure the day to day costs are better met, we can improve the great area we already have established.
 - a. Primarily we would increase the size and design of the car parking area on Holme Lane as the current layout is not adequate.
 - b. Non-Slip boards. The 106 specification means the boards used on the boardwalk are slippery in the winter. As we don't want to use chemicals to clean the boards each year, we wish to put down gripping rods to make the walkways more accessible in winter further, to the warning signs already erected.

We believe that our over-supply of SANGs can now be utilised as it was original indicated to us, and in the process save the community money, release the new housing and improve the existing facilities now and in the future.

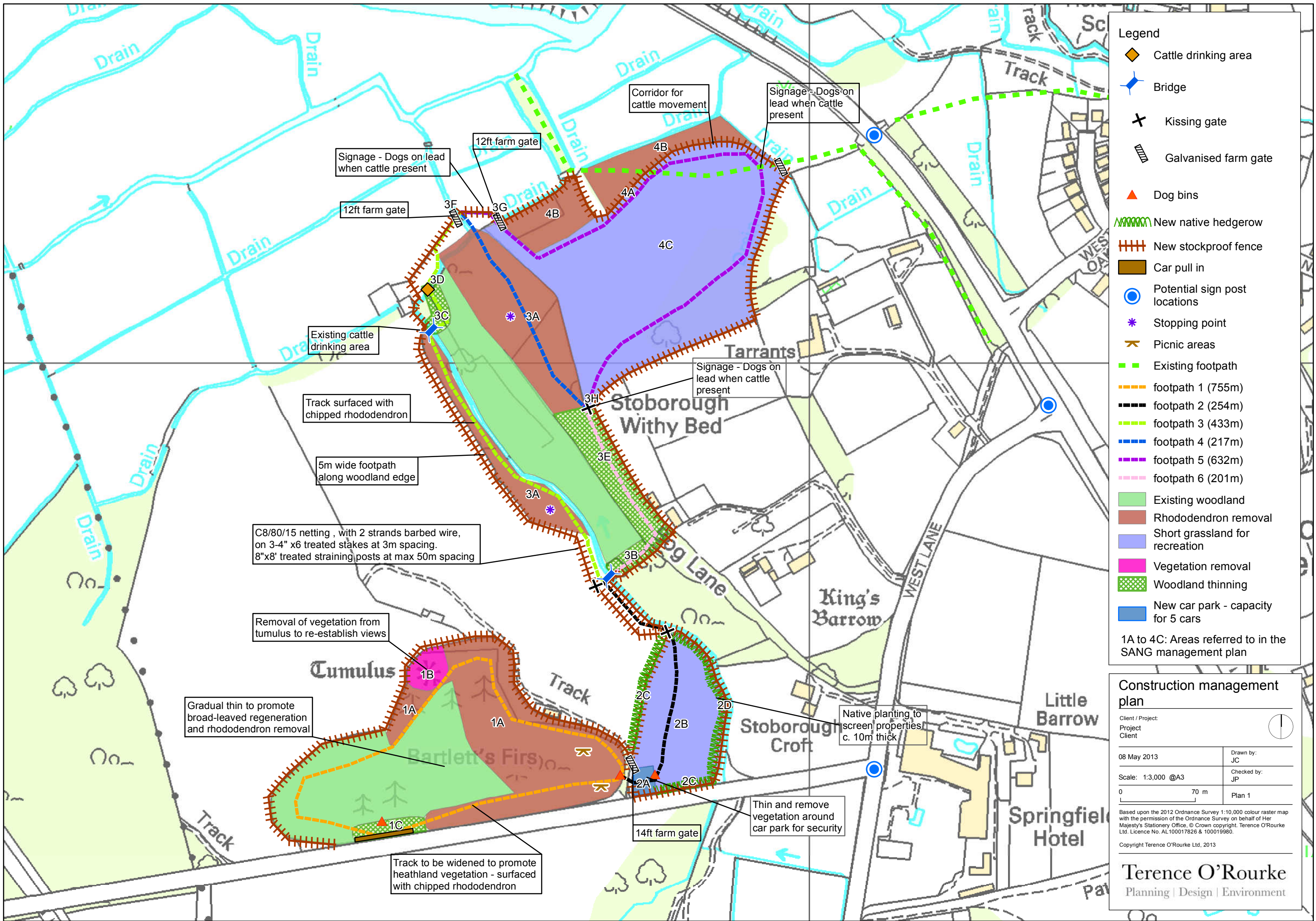
Please can you present this proposal on our behalf.

Yours sincerely,

Henry Scott



For and on behalf of the Scott Estate.



- Legend**
- Cattle drinking area
 - Bridge
 - Kissing gate
 - Galvanised farm gate
 - Dog bins
 - New native hedgerow
 - New stockproof fence
 - Car pull in
 - Potential sign post locations
 - Stopping point
 - Picnic areas
 - Existing footpath
 - footpath 1 (755m)
 - footpath 2 (254m)
 - footpath 3 (433m)
 - footpath 4 (217m)
 - footpath 5 (632m)
 - footpath 6 (201m)
 - Existing woodland
 - Rhododendron removal
 - Short grassland for recreation
 - Vegetation removal
 - Woodland thinning
 - New car park - capacity for 5 cars
- 1A to 4C: Areas referred to in the SANG management plan

Construction management plan

Client / Project:
 Project Client

08 May 2013

Scale: 1:3,000 @A3

0 70 m

Plan 1

Drawn by: JC
 Checked by: JP

Based upon the 2012 Ordnance Survey 1:10,000 colour raster map with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office, © Crown copyright. Terence O'Rourke Ltd. Licence No. AL100017826 & 100019980.

Copyright Terence O'Rourke Ltd, 2013

Proposed Changes to the Wareham Neighbourhood Plan August 2019

Para / Policy No.	Existing text / Policy	Proposed Text / Policy (amendments in red)	Reason
Para 3.3.1	<p>Nationally and internationally importance wildlife sites, particularly focused on the heathlands, water meadows and Poole Harbour. The area is extremely rich in protected species. Within 400m of a protected heathland site (SAC) residential development that would involve a net increase in dwellings, tourist accommodation and equestrian related development will not be permitted. Between 400m and 5km of a heathland site mitigation measures are likely to be required to mitigate the adverse effects on the sites' integrity. These can take the form of Suitable Alternative Natural Greenspace (SANG). Developments will also be required to mitigate the impact of any increase in nitrogen produced by sewage from new homes that may adversely affect Poole Harbour, in line with the Local Plan policy. The details of how this will be assessed is set out in supplementary guidance, and applicants will be expected to provide mitigation directly as part of their application. Protected species and locally important habitats are not confined to designated sites. At an application level these interests will be protected through the Dorset County Council Biodiversity Mitigation Protocol and Dorset Biodiversity Compensation Framework. This could, for example, provide for significant environmental enhancements along the River Frome.</p>	<p>Nationally and internationally important wildlife sites, particularly focused on the heathlands, water meadows and Poole Harbour. The area is extremely rich in protected species. Within 400m of a protected heathland site (SAC) residential development that would involve a net increase in dwellings, tourist accommodation and equestrian related development will not be permitted. Between 400m and 5km of a heathland site mitigation measures are likely to be required to mitigate the adverse effects on the sites' integrity. These can take the form of Heathland Infrastructure Projects (HIPs) and/ or Suitable Alternative Natural Greenspace (SANG) provision in accordance with the Dorset Heathlands Planning Framework SPD. All development will need to accord with the Recreation in Poole Harbour SPD as per Local Plan (2018-2034) Policy E9. Developments will also be required to mitigate the impact of any increase in nitrogen produced by sewage from new homes that may adversely affect Poole Harbour, in line with the Local Plan policy. The details of how this will be assessed is set out in supplementary guidance, and applicants will be expected to provide mitigation directly as part of their application. Protected species and locally important habitats are not confined to designated sites. At an application level these interests will be protected through the Dorset County Council Biodiversity Mitigation Protocol and Dorset Biodiversity Compensation Framework. This could, for example, provide for significant environmental enhancements along the River Frome.</p>	<p>To ensure other policies are adequately referenced. (HRA recommendations)</p>
Policy H4	<p>Land West of Westminster Road Consideration be given to adding a policy when the neighbourhood Plan is revised following adoption of the Revised Purbeck Local Plan.</p>	<p>Delete Policy H4</p>	<p>Site H4 is in the Green Belt and is no longer needed to meet the Housing Requirement of 300 dwellings set by the Dorset Council, formerly Purbeck</p>

			District Council, for the Neighbourhood Plan area..
Policy H5.	<p>Policy H5. Westminster Road Industrial Estate The mixed-use redevelopment of the Westminster Road Industrial Estate for up to about 90 dwellings plus employment will be supported. The main vehicular access should be from Bere Road. The site should be developed in accordance with a masterplan, which should make provision for the possible development of land to the west, to be agreed by the Local Planning Authority in consultation with the Town Council. Provision should be made in accordance with the Dorset Heathlands Planning Framework. The electricity distribution site should be planted with native shrubs on its north and west boundaries to screen the site from the highway. A buffer zone and/or adequate measures should be provided to ensure any adverse impacts from the Household Recycling Centre on the future occupants of any new housing are suitably mitigated in consultation with the Waste Planning Authority.</p>	<p>Policy H5. Westminster Road Industrial Estate The mixed-use redevelopment of the southern part of Westminster Road Industrial Estate for 30 dwellings plus employment will be supported. The main vehicular access should be from Bere Road. Provision should be made in accordance with the Dorset Heathlands Planning Framework.</p>	<p>Only the southern part of the site is now proposed to be developed for 30 dwellings. In combination development on sites H5 and H6 will not exceed 45 units and therefore mitigation in accordance with the Dorset Heathlands Planning Framework SPD para 5.5 may be by means of financial contributions towards a HIP.</p>
Policy H6	<p>Policy H6 Johns Road The redevelopment of the industrial land at Johns Road for about 30 new homes and a new café in the vicinity of the Railway Station will be supported, subject to the inclusion of a pedestrian link between the site and the station and the retention of the trees and hedgerows adjoining Carey Road and Bere Road. Network Rail should be consulted to ensure that future occupants are not unduly disturbed by railway operations.</p>	<p>Policy H6 Johns Road The redevelopment of industrial land at Johns Road for 15 new homes and a new café in the vicinity of the Railway Station will be supported, subject to the retention of the trees and hedgerows adjoining Carey Road and Bere Road. Network Rail should be consulted to ensure that future occupants are not unduly disturbed by railway operations.</p>	<p>Only the northern part of the site is now proposed to be developed for 15 dwellings. In combination development on sites H5 and H6 will not exceed 45 units and therefore mitigation in accordance with the Dorset Heathlands Planning Framework SPD para 5.5 may be by means of financial contributions towards a HIP.</p>
Policy H7	<p>H7 – Wareham Town Northern Gateway (Gasworks and Autopoint sites) The redevelopment of the former gasworks site and Autopoint garage site for about 10 dwellings each will be supported subject to providing a high quality design at this northern entry</p>	<p>H7 – Wareham Town Northern Gateway (Gasworks and Autopoint sites) The redevelopment of the former gasworks site and Autopoint garage site for about 10 dwellings each will be supported subject to providing a high quality design at this northern entry</p>	<p>To ensure that this allocation will not result in adverse effect in integrity to the Poole Harbour</p>

	<p>point to the original Saxon town. Regard must be given to potential flood risk. A canoe launching point would be supported on this site subject to consideration of impact on nature conservation in consultation with Natural England. No new dwellings should be built within the areas at risk of flooding, and regard must be given to minimising potential flood risk both within the site and to adjoining properties.</p>	<p>point to the original Saxon town. Regard must be given to potential flood risk. A canoe launching point would be supported on this site subject to consideration of impact on nature conservation in consultation with Natural England and Appropriate Assessment to ensure that no adverse effects on integrity result. No new dwellings should be built within the areas at risk of flooding, and regard must be given to minimising potential flood risk both within the site and to adjoining properties. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.</p>	<p>European sites as a result of the canoe launch point. (HRA recommendation)</p>
<p>Policy H9</p>	<p>H9 - Former Cottees Market Site Residential redevelopment of the former Cottees Market site will be supported subject to providing a design of high quality which fits within the context of the adjacent properties in East Street, East Walls and Wyatts Lane within the Conservation Area. The large sycamore tree on the East Street frontage must be retained. Particular care must be taken to ensure the privacy of properties in Knightstone Close is protected. Such development should have only one vehicular access point from East Street and one from Wyatts Lane.</p>	<p>H9 - Former Cottees Market Site Residential redevelopment of the former Cottees Market site will be supported subject to providing a design of high quality which fits within the context of the adjacent properties in East Street, East Walls and Wyatts Lane within the Conservation Area. The large sycamore tree on the East Street frontage must be retained. Particular care must be taken to ensure the privacy of properties in Knightstone Close is protected. Such development should have only one vehicular access point from East Street and one from Wyatts Lane. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.</p>	<p>To ensure other policies are adequately referenced. (HRA recommendations). Planning permission has now been granted for 9 dwellings on this site.</p>
<p>Policy H10</p>	<p>H10 – General Infill Policy within Settlement Boundary Residential infilling will be supported providing development exhibits a high quality of design respectful of its townscape context and any impact on designated or undesignated heritage assets, and providing it complies with the other policies in the Plan.</p>	<p>H10 – General Infill Policy within Settlement Boundary Residential infilling will be supported providing development exhibits a high quality of design respectful of its townscape context and any impact on designated or undesignated heritage assets, and providing it complies with the other policies in the Plan. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.</p>	<p>To ensure other policies are adequately referenced. (HRA recommendation)</p>

Para
3.10 &
Table 1

Potential Housing Delivery

An assessment has been undertaken of the realistic likelihood of the various sites coming forward to deliver the housing requirement within the Plan period. The brownfield sites at Westminster Road and Johns Road are in multiple ownership and bringing these forward will take time and may in some instances take beyond the Plan period. A lower estimate of delivery has therefore been made for these sites. The estimate for windfall has been similarly discounted.

Potential Housing Delivery		
Site	Dwellings	Notes
West of Westminster Road (H4)	60	Subject to change in Green Belt boundary in Purbeck Local Plan
Westminster Rd Industrial Estate (H5)	30	Whole site may not come forward in Plan period - assume 33% of 90 dwell.
Johns Road (H6)	15	Whole site may not come forward in Plan period - assume 50% of 30 dwell.
Hospital/Health Centre site (H8)	40	Subject to relocation of health facilities
Former Middle School site (GS2)	35	Extra care housing / keyworker housing / care home in association with proposed health hub
Cottes site (H9)	10	
Former Gasworks site (H7)	10	
Windfall	100	Assume 66% of average small sites windfall development of 10 dwellings p.a. over 2003-17
Total	300	

Potential Housing Delivery

An assessment has been undertaken of the realistic likelihood of the various sites coming forward to deliver the housing requirement within the Plan period. The brownfield sites allocated at Westminster Road and Johns Road are vacant or underused and therefore could come forward in the early part of the plan period. The estimate for windfall has been discounted.

Potential Housing Delivery (Revised)		
Site	Dwellings	Notes
Westminster Rd Industrial Estate (H5)	30	Mainly vacant and underused units on southern part of Westminster Road
Johns Road (H6)	15	Former engineering works north of Johns Road
Hospital/Health Centre site (H8)	45	Subject to relocation of health facilities.
Former Middle School site (GS2)	90	Extra care housing, keyworker and affordable housing together with the proposed health hub
Cottes site (H9)	10	Site has Planning permission for 9 dwellings
Former Gasworks site (H7)	10	Shortly to be released for development by National Grid Property Holdings
Windfall	100	Assume 66% of average small sites windfall development of 10 dwellings p.a. over 2003-17
Total	300	

Table 1. Summary of Potential Housing Delivery

Site H4 is no longer required to meet the Housing Requirement of 300 set by the Dorset Council, formerly Purbeck District Council for the Neighbourhood Plan area.

Following reductions in the area of the allocation for H5 and H6 on the Policies Map 30 dwellings are expected in Westminster Road and 15 in Johns Road.

Dorset Council and Dorset Healthcare propose 32 dwellings on the Hospital site. 13 dwellings can be provided on the adjoining Health Centre and Ambulance Station sites.

Following publication of proposals by Dorset Council for development of the Health Hub on the former Middle School site it is clear that about 90 dwellings can be provided on that site. A care home is no longer proposed.

Cottes site now has planning permission for 9

	Table 1. Summary of Potential Housing Delivery		<p>dwelling & development has commenced.</p> <p>National Grid Property Holdings have confirmed that the Former Gas Works site is currently being reported on with a view to bring the site forward for development shortly.</p>
GS2	<p>GS2 – Proposed Health Hub (former Middle School Site) Development of the area of the former Wareham Middle School buildings, playgrounds and parking areas as a new Health Hub for the Town and surrounding area will be supported, including</p> <ul style="list-style-type: none"> • space for the relocated Wareham GP Surgery and Ambulance Station, with a view to providing improved primary health care facilities; • sufficient parking space for staff and patients; • vehicular access to the adjoining Primary School from Worgret Road together with parking for parents/carers; • extra care housing, key worker housing and / or a care home facility; • changing facilities to encourage use of the recreation ground and playing fields to east and west. <p>A master plan and design code for the development of the site will be submitted to and approved by the Local Planning Authority in consultation with the Town Council prior to any development. An area(s) of Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the Dorset Heathlands Planning Framework for any housing development.</p> <p>Buildings should be of high design quality and aim to achieve a high standard of sustainable design (BREAAAM Very Good or Excellent).</p>	<p>GS2 – Proposed Health Hub (former Middle School Site) Development of the area of the former Wareham Middle School buildings, playgrounds and parking areas as a new Health Hub for the Town and surrounding area will be supported, including</p> <ul style="list-style-type: none"> • space for the relocated Wareham GP Surgery and Ambulance Station, with a view to providing improved primary health care facilities; • sufficient parking space for staff and patients; • vehicular access to the adjoining Primary School from Worgret Road together with parking and drop off space for parents/carers; • extra care, supported living, key worker and affordable housing ; • changing facilities to encourage use of the recreation ground and playing fields to east and west. <p>A master plan and design code for the development of the site will be submitted to and approved by the Local Planning Authority in consultation with the Town Council prior to any development. An area(s) of Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the Dorset Heathlands Planning Framework for any housing development.</p> <p>Buildings should be of high design quality and aim to achieve a high standard of sustainable design (BREAAAM Very Good or Excellent).</p>	<p>A Care Home is no longer proposed and a wider range of housing is now proposed</p>
Fig. 37	Figure 37.	Figure 37.	Site H4 in the Green Belt is no longer needed to meet

	<p>Illustrative masterplan showing one option of how a comprehensive development could be planned including a possible future development on site H4 following a review of the Plan. Due to multiple ownerships it is recognised that this could take place on a phased basis over some years depending when owners wish to bring their land forward. The plan shows a loose grid street network with buildings close to the street frontage. A surface water balancing pond is provided which could also provide a semi natural habitat. Play spaces are included within the site and potential sites for SANGs are identified adjoining the site. Westminster Road is planted as a treed avenue.</p>	<p>Omit Illustrative masterplan.</p>	<p>the Housing Requirement of 300 dwellings and the whole of Westminster Road Industrial Estate is no longer proposed for development on the Policies map.</p>
	<p>Policies map Inset 1</p>	<p>Policies map Inset 1 Reduce area allocated for residential development at site H5 (1.01 Ha) and H6 (0.28 Ha) Omit Area for Future Consideration for SANG and Housing west of Westminster Road.</p>	<p>To reflect the modifications set out above</p>

1st August 2019

WAREHAM NEIGHBOURHOOD PLAN EXAMINATION STATEMENT OF COMMON GROUND

Mitigation measures to protect the nearby European and International Nature Conservation Sites

1 GENERAL

- 1.1 This Statement of Common Ground (SOCG) has been produced by Wareham Town Council to assist the Examiner at the Wareham Neighbourhood Plan Examination and the Purbeck Local Plan Examination.
- 1.2 It provides evidence concerning the provision of Suitable Alternative Natural Greenspace (SANG) and Heathland Infrastructure projects (HIPs) intended to mitigate the impact of increased recreational pressure likely to result from development proposed in the Wareham Neighbourhood Plan (2018) currently at Examination.
- 1.3 This statement is agreed by Dorset Council, Wareham Town Council, Natural England and Henry Scott acting for, and on behalf of, the Trustees of D E Scott 1970 Settlement (owner of the Bog Lane SANG).

2 BACKGROUND

- 2.1 Purbeck District Council (from 1st April 2019 part of Dorset Council) has prepared and submitted for Examination the Purbeck Local Plan (2018 – 2034) which proposes in Policy H2 Housing Land Supply 300 dwellings for Wareham Parish over this period including site allocations and windfall.
- 2.2 Wareham Town Council has prepared and submitted for Examination a Neighbourhood Plan for Wareham covering the period 2019 - 2034. This has been prepared in close liaison with the former Purbeck District Council and identifies how the development proposed for Wareham in the submitted Local Plan will be delivered.
- 2.3 The Neighbourhood Plan has been prepared with the close involvement of the local community and is widely supported. Besides a number of drop-in events, public presentations and workshops, all households in the Parish have been sent questionnaires and leaflets as the Plan has progressed. At both Regulation 14 and Regulation 16 stages there have been relatively few objections received and a significant number of comments in support of the proposed allocations.

3 HEATHLAND INFRASTRUCTURE PROJECTS (HIPs) and SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

- 3.1 Both Local and Neighbourhood Plans have undertaken Habitats Regulations Assessments (HRAs). These conclude that mitigation measures are required to protect the nearby European and International Nature Conservation Sites from the impact of increased recreational and urban pressures likely to result

from the development planned in Wareham. Policies in the existing Purbeck Local Plan Part 1 and emerging Purbeck Local Plan 2019 address the approach to mitigating the impacts on Special Protection Areas, Special Areas of Conservation and Ramsar sites. The Dorset Heathlands Planning Framework 2015-2020 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects and how these and strategic access management and monitoring will be secured. This includes that “for large sites of approximately 50 or more dwellings provision of SANGs should form part of the overall infrastructure provision of that site, particularly where urban extensions or development on greenfield sites are proposed. Within the built-up area brownfield sites are unlikely to be able to accommodate the scale of space required for a SANG and would therefore make a contribution through either s106 or CIL towards HIP provision.”

- 3.2 At Wareham the Neighbourhood Plan proposes that during the Plan period 2019 – 2034 30 dwellings will be delivered at Westminster Road on former employment land and 15 dwellings at Johns Road also on former employment land. However, the Neighbourhood Plan Policies map and Policies H5 and H6 indicated a much larger area of land than would be required to deliver this scale of development. The Town Council has asked the Examiner to recommend a reduction in the size of the allocations to reflect the Plans intended scale of development and to modify policies H5 and H6 accordingly. A schedule of proposed modifications is attached. The revised proposals map is also attached. This would result in development of a total of 45 units north of the Railway on sites H5 and H6 together.
- 3.3 Provided that the Examiner agrees with the modifications referred to, the parties agree that the delivery of mitigation of sites H5 and H6 (total 45 dwellings) on brownfield land may be facilitated by Dorset Council through the strategic SPD mechanism by way of a contribution through either s106 or CIL towards HIP provision. The authority will need to carry out an appropriate assessment of each application at the plan stage to ensure that the HIP mitigation is appropriate and secured.
- 3.4 South of the Railway Line the allocations in the Neighbourhood Plan total 155 dwellings. This comprises 90 dwellings on site GS2 (Health Hub) 45 dwellings on the Hospital and Health Centre site (H8), 10 dwellings on Cottees site in East Street (site H9) and 10 dwellings on the former gas works site (site H7). This scale of new housing development indicates that the provision of a SANG or access to SANG capacity will be required. In association with the Westgate Development on Worgret Road a SANG has been provided at Bog Lane, Stoborough. This covers an area of 14 Ha, is suitably located and with improvement has capacity to mitigate for the effects of the developments proposed to be allocated in the Neighbourhood Plan south of the Railway. Henry Scott acting for, and on behalf of, the Trustees of D E Scott 1970 Settlement, the freehold owner of the Bog Lane SANG, is agreeable to make this site available to mitigate the development for a suitable consideration.

Statement prepared by Wareham Town Council 2nd August 2019.

Purbeck Local Plan - Examination

TABLE 1a

Neame Sutton Assessment of Housing Trajectory

Using Council Housing Requirement

Aug-19

		Years 1-5					Years 6-10					Years 11-15				Year 16	
	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Completions		73															
Commitments	492		98	98	98	98	100										
Housing Supply																	
Moreton	490						50	50	50	50	50	50	50	50	50	40	
Wool	470			20	45	75	75	75	75	30							
Upton/Lychett	240		48	48	48	48											
Wareham	245							50	50	20	20	20	10	10	15	30	
Bere Regis	105					21	21	21	21								
Swanage	40						40										
Small Sites	138							11	11	11	15	15	15	15	15	15	15
Windfall	806				62	62	62	62	62	62	62	62	62	62	62	62	62
TOTAL	3026	73	146	166	253	304	396	269	269	239	177	147	147	137	137	132	107
Housing requirement	2880	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
Annual shortfall/surplus		-107	-34	-14	73	124	216	89	89	59	-3	-33	-33	-43	-43	-48	-73
cumulative shortfall/surplus		-107	-141	-155	-82	42	258	347	436	495	492	459	426	383	340	292	219
base 5 year requirement		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900
With shortfall/oversupply		900	1007	1041	1055	982	858	642	553	464	405	408	441	474	517	560	608
With 20% Buffer		1080	1208	1249	1266	1178	1030	770	664	557	486	490	529	569	620	672	730
Adjusted Annual Requirement (5yr)		216	242	250	253	236	206	154	133	111	97	98	106	114	124	134	146
5 Year Supply		942	1265	1388	1491	1477	1350	1101	979	847	745	700	660	513	376	239	107
years Supply		4.4	5.2	5.6	5.9	6.3	6.6	7.1	7.4	7.6	7.7	7.1	6.2	4.5	3.0	1.8	0.7

Notes:

1. Includes completion and commitment data from SD87 (note there is no trajectory provided so total is averaged)
2. Requirement from LP Policy H1 as proposed to be modified - 180 dpa
3. Buffer of 20% applied as per LPA calculation in SD87
4. Supply data provided by Council by Email dated 28 May 2019 as updated from SD87 (note no trajectory has been provided by the Council so any alterations have been averaged)
5. Commitments reduced to remove 20 dwellings from Manor Farm Caravan Park because this is not a commitment and is instead only an assumption on the part of the Council see Paragraph 5.6 of SD86
6. Windfalls have been increased from 46 dpa to 62 dpa without any apparent justification
7. small sites reduced and removed from 5-year HLS

Purbeck Local Plan - Examination

TABLE 2a

Neame Sutton Assessment of Housing Trajectory - Neame Sutton Adjustments to Supply Using Council Housing Requirement

Aug-19

		Years 1-5						Years 6-10					Years 11-15				Year 16
	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Completions		73															
Commitments	492		98	98	98	98	100										
Housing Supply																	
Moreton	490						50	50	50	50	50	50	50	50	50	40	
Wool	470			20	45	75	75	75	75	30							
Upton/Lychett	240		48	48	48	48											
Wareham	245							50	50	20	20	20	10	10	15	30	
Bere Regis	105					21	21	21	21								
Swanage	40						40										
Small Sites	138							11	11	11	15	15	15	15	15	15	15
Windfall	620							62	62	62	62	62	62	62	62	62	62
TOTAL	2840	73	146	166	191	242	334	269	269	239	177	147	147	137	137	132	107
Housing requirement	2880	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
Annual shortfall/surplus		-107	-34	-14	11	62	154	89	89	59	-3	-33	-33	-43	-43	-48	-73
cumulative shortfall/surplus		-107	-141	-155	-144	-82	72	161	250	309	306	273	240	197	154	106	33
base 5 year requirement		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900
With shortfall/oversupply		900	1007	1041	1055	1044	982	828	739	650	591	594	627	660	703	746	794
With 20% Buffer		1080	1208	1249	1266	1253	1178	994	887	780	709	713	752	792	844	895	953
Adjusted Annual Requirement (5yr)		216	242	250	253	251	236	199	177	156	142	143	150	158	169	179	191
5 Year Supply		818	1079	1202	1305	1353	1288	1101	979	847	745	700	660	513	376	239	107
years Supply		3.8	4.5	4.8	5.2	5.4	5.5	5.5	5.5	5.4	5.3	4.9	4.4	3.2	2.2	1.3	0.6
Dwellings Required for 5-Yr HLS			-129	-47	39	100	110	107	92	67	36	-13	-92	-279	-468	-656	-846

Notes:

1. Includes completion and commitment data from SD87 (note there is no trajectory provided so total is averaged)
2. Requirement from LP Policy H1 as proposed to be modified - 180 dpa
3. Buffer of 20% applied as per LPA calculation in SD87
4. Supply data provided by Council by Email dated 28 May 2019 as updated from SD87 (note no trajectory has been provided by the Council so any alterations have been averaged)
5. Commitments reduced to remove 20 dwellings from Manor Farm Caravan Park because this is not a commitment and is instead only an assumption on the part of the Council see Paragraph 5.6 of SD86
6. Windfalls have been increased from 46 dpa to 62 dpa without any aparent justification
7. small sites reduced and removed from 5-year HLS
8. Windfall removed from 5-year HLS as not Annex 2 compliant despite Council's Statement in SD86 and SD87

Purbeck Local Plan - Examination

TABLE 3a

*Neame Sutton Assessment of Housing Trajectory - Neame Sutton Adjustments to Supply - Requirement 200 dpa
Using Council Housing Requirement*

Aug-19

	Years 1-5							Years 6-10					Years 11-15				Year 16
	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Completions		73															
Commitments	492		98	98	98	98	100										
Housing Supply																	
Moreton	490						50	50	50	50	50	50	50	50	50	40	
Wool	470			20	45	75	75	75	75	75	30						
Upton/Lychett	240		48	48	48	48	48										
Wareham	245							50	50	20	20	20	20	10	10	15	30
Bere Regis	105					21	21	21	21	21							
Swanage	40						40										
Small Sites	138							11	11	11	15	15	15	15	15	15	15
Windfall	620							62	62	62	62	62	62	62	62	62	62
TOTAL	2840	73	146	166	191	242	334	269	269	239	177	147	147	137	137	132	107
Housing requirement	3200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Annual shortfall/surplus		-127	-54	-34	-9	42	134	69	69	39	-23	-53	-53	-63	-63	-68	-93
cumulative shortfall/surplus		-127	-181	-215	-224	-182	-48	21	90	129	106	53	0	-63	-126	-194	-287
base 5 year requirement		1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
With shortfall/oversupply		1000	1127	1181	1215	1224	1182	1048	979	910	871	894	947	1000	1063	1126	1194
With 20% Buffer		1200	1352	1417	1458	1469	1418	1258	1175	1092	1045	1073	1136	1200	1276	1351	1433
Adjusted Annual Requirement (5yr)		240	270	283	292	294	284	252	235	218	209	215	227	240	255	270	287
5 Year Supply		818	1079	1202	1305	1353	1288	1101	979	847	745	700	660	513	376	239	107
years Supply		3.4	4.0	4.2	4.5	4.6	4.5	4.4	4.2	3.9	3.6	3.3	2.9	2.1	1.5	0.9	0.4
Dwellings Required for 5-Yr HLS			-273	-215	-153	-116	-130	-157	-196	-245	-300	-373	-476	-687	-900	-1112	-1326

Notes:

1. Includes completion and commitment data from SD87 (note there is no trajectory provided so total is averaged)
2. Requirement from LP Policy H1 as proposed to be modified - 180 dpa
3. Buffer of 20% applied as per LPA calculation in SD87
4. Supply data provided by Council by Email dated 28 May 2019 as updated from SD87 (note no trajectory has been provided by the Council so any alterations have been averaged)
5. Commitments reduced to remove 20 dwellings from Manor Farm Caravan Park because this is not a commitment and is instead only an assumption on the part of the Council see Paragraph 5.6 of SD86
6. Windfalls have been increased from 46 dpa to 62 dpa without any aparent justification
7. small sites reduced and removed from 5-year HLS
8. Windfall removed from 5-year HLS as not Annex 2 compliant despite Council's Statement in SD86 and SD87

Purbeck Local Plan - Examination

TABLE 4a

Neame Sutton Assessment of Housing Trajectory - Neame Sutton Adjustments to Supply - Requirement 228 dpa

Using Council Housing Requirement

Aug-19

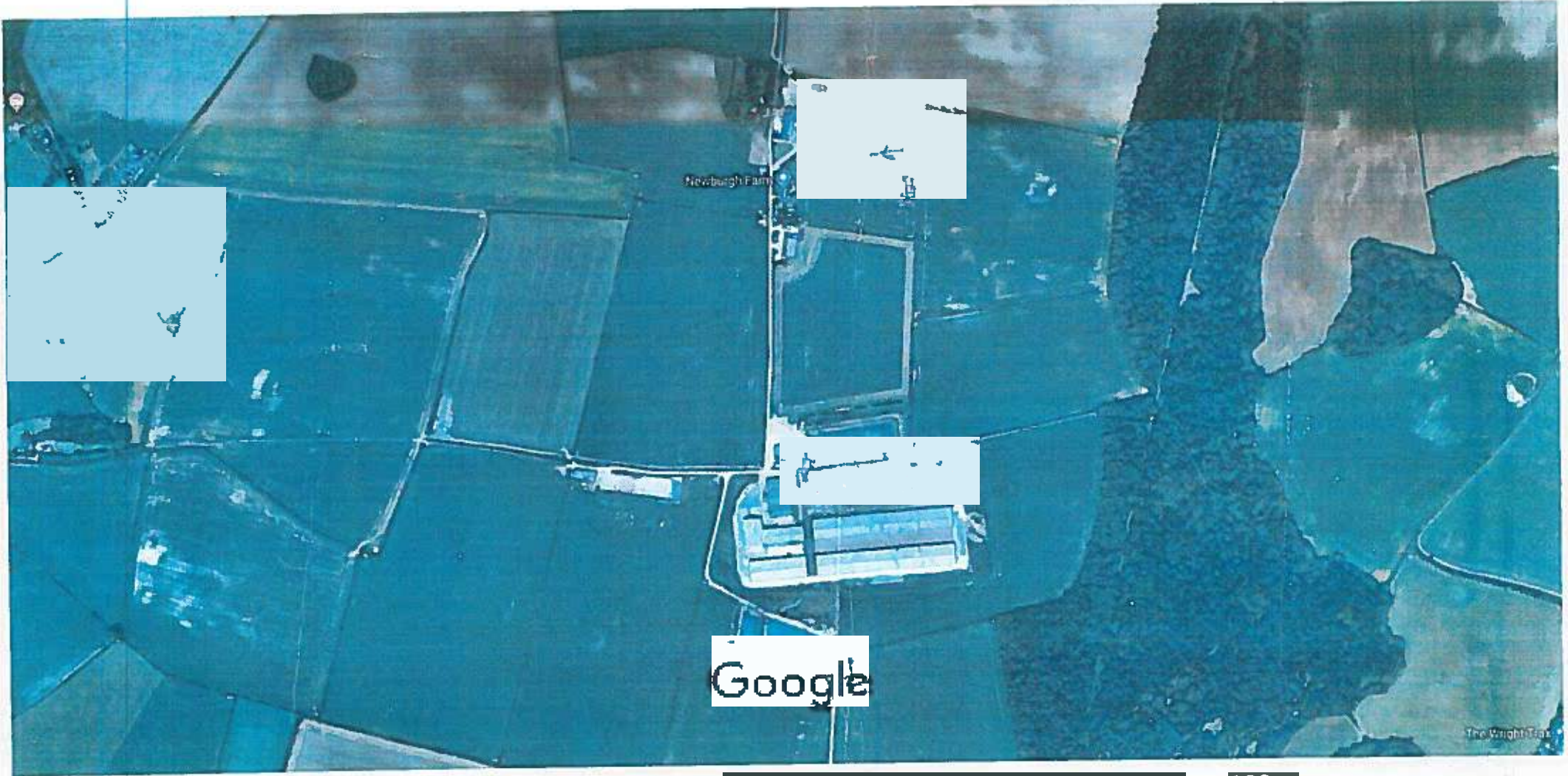
		Years 1-5					Years 6-10					Years 11-15				Year 16	
	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Completions		73															
Commitments	492		98	98	98	98	100										
Housing Supply																	
Moreton	490						50	50	50	50	50	50	50	50	50	40	
Wool	470			20	45	75	75	75	75	75	30						
Upton/Lychett	240		48	48	48	48	48										
Wareham	245							50	50	20	20	20	20	10	10	15	30
Bere Regis	105					21	21	21	21	21							
Swanage	40						40										
Small Sites	138							11	11	11	15	15	15	15	15	15	15
Windfall	620							62	62	62	62	62	62	62	62	62	62
TOTAL	2840	73	146	166	191	242	334	269	269	239	177	147	147	137	137	132	107
Housing requirement	3648	228	228	228	228	228	228	228	228	228	228	228	228	228	228	228	228
Annual shortfall/surplus		-155	-82	-62	-37	14	106	41	41	11	-51	-81	-81	-91	-91	-96	-121
cumulative shortfall/surplus		-155	-237	-299	-336	-322	-216	-175	-134	-123	-174	-255	-336	-427	-518	-614	-735
base 5 year requirement		1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140
With shortfall/oversupply		1140	1295	1377	1439	1476	1462	1356	1315	1274	1263	1314	1395	1476	1567	1658	1754
With 20% Buffer		1368	1554	1652	1727	1771	1754	1627	1578	1529	1516	1577	1674	1771	1880	1990	2105
Adjusted Annual Requirement (5yr)		274	311	330	345	354	351	325	316	306	303	315	335	354	376	398	421
5 Year Supply		818	1079	1202	1305	1353	1288	1101	979	847	745	700	660	513	376	239	107
years Supply		3.0	3.5	3.6	3.8	3.8	3.7	3.4	3.1	2.8	2.5	2.2	2.0	1.4	1.0	0.6	0.3
Dwellings Required for 5-Yr HLS			-475	-450	-422	-418	-466	-526	-599	-682	-771	-877	-1014	-1258	-1504	-1751	-1998

Notes:

1. Includes completion and commitment data from SD87 (note there is no trajectory provided so total is averaged)
2. Requirement from LP Policy H1 as proposed to be modified - 180 dpa
3. Buffer of 20% applied as per LPA calculation in SD87
4. Supply data provided by Council by Email dated 28 May 2019 as updated from SD87 (note no trajectory has been provided by the Council so any alterations have been averaged)
5. Commitments reduced to remove 20 dwellings from Manor Farm Caravan Park because this is not a commitment and is instead only an assumption on the part of the Council see Paragraph 5.6 of SD86
6. Windfalls have been increased from 46 dpa to 62 dpa without any aparent justification
7. small sites reduced and removed from 5-year HLS
8. Windfall removed from 5-year HLS as not Annex 2 compliant despite Council's Statement in SD86 and SD87







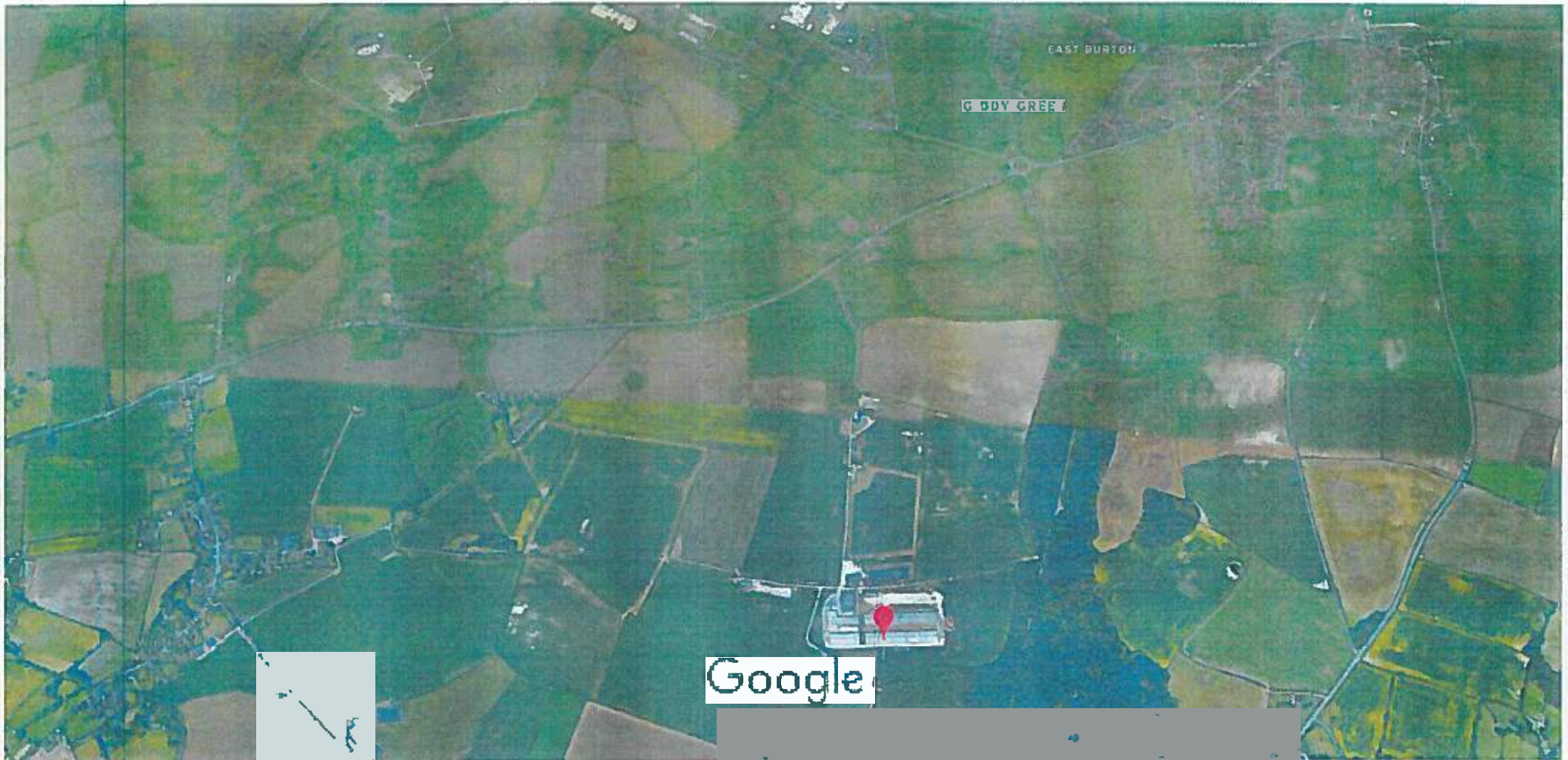
Google

Imagery ©2019 Google, Map data ©2019

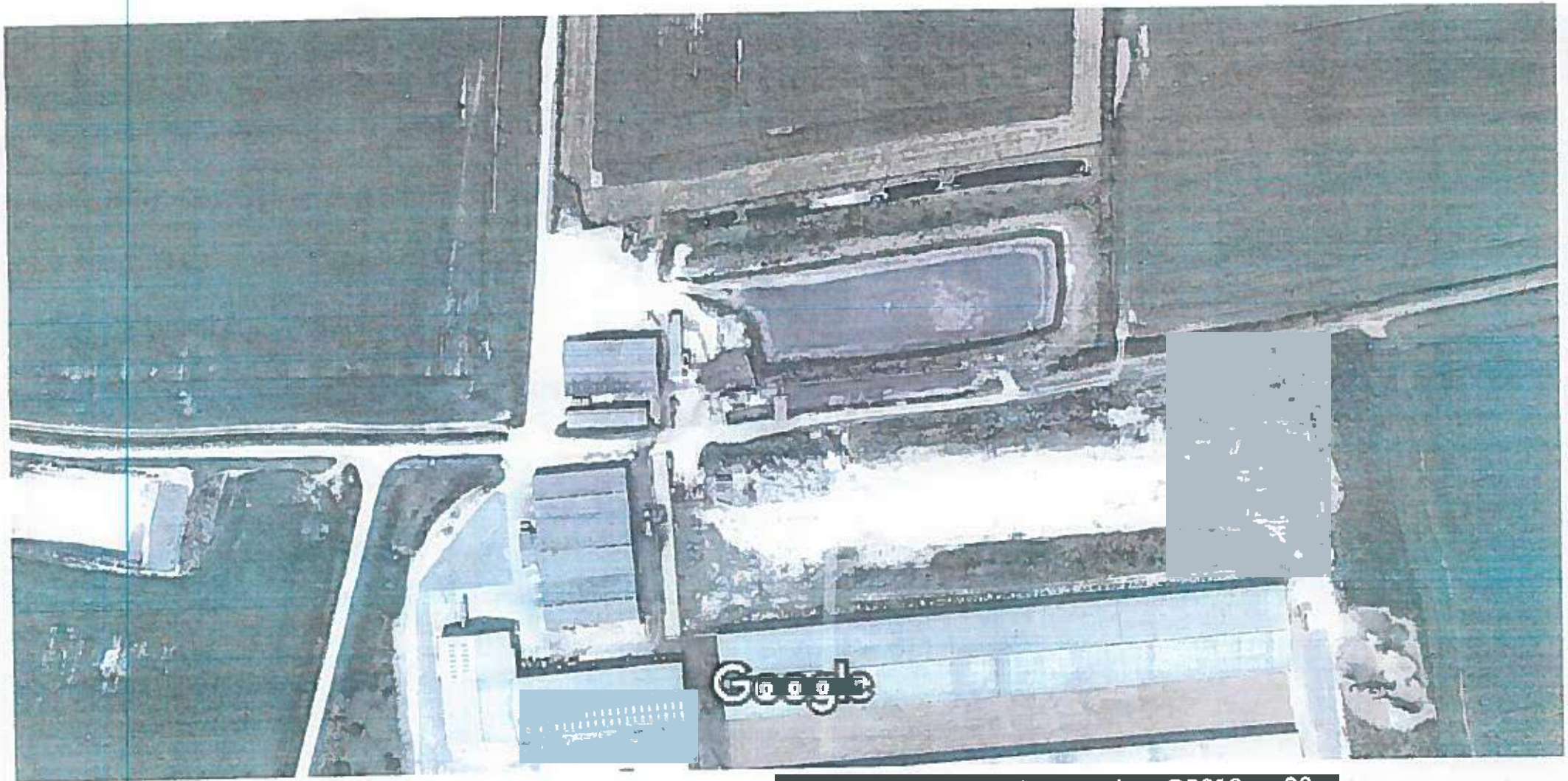
100 m



The Wight Tax



Google Maps



Imagery ©2019 Google, Map data ©2019 20 m

Dorsetforyou uses cookies to make the site simpler.
Read our [cookie policy](#) to find out more or close this message to accept.

Planning Application: Full Planning Permission - 6/2012/0545

[Back to search page](#) [Back to search results](#)

Details	Consultations	Neighbours
Documents	Decision	

Number

Status

Approved

Last

18 0 / 015

Modified

Location

Newburgh Farm, Winfrith
Newburgh, DT2 8DE

Easting

382797

Northing

84662

Proposal

Erection of 750 cow milking facility
consisting of three buildings and a
slurry lagoon.

Applicant

Mr & Mrs N Cobb

Applicant's
Address

Newburgh Farm, Winfrith
Newburgh, Dorchester, Dorset, DT2
8DE

Agent

Symonds & Sampson

Agent's

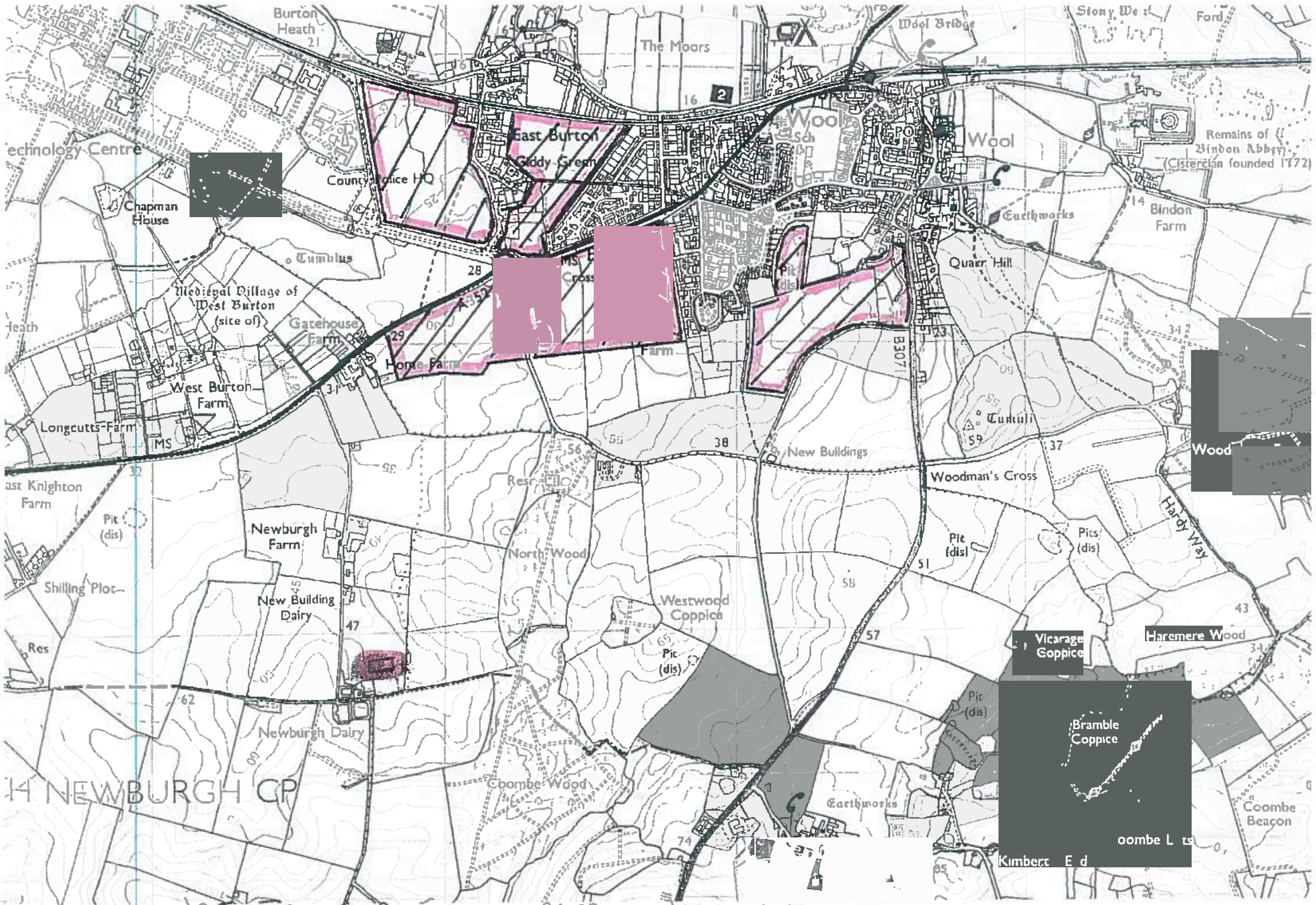
5 West Street, Wimborne, Dorset

Address

BH21 1JN, ,

Application Type	Delegated
Parish	Winfrith Newburgh
Registration Date	05/09/2012
Decision Due By	18/01/2013
Date Received	05/09/2012
This application is being dealt with by:	Sylvia Leonard 01929 557261 sylvialeonard@purbeck-dc.gov.uk

An application that is delegated will be determined in accordance with the Council's Scheme of Delegation, unless referred to the Planning Committee.



Technology Centre

Chapman House

Medieval Village of West Burton (site of)

Longcutts Farm

East Knighton Farm

Shilling Ploc

Res

NEWBURGH CP

Burton Heath 21

County Police HQ

Cumulus

Cumulus

Cumuli

MS

MS

MS

MS

MS

MS

MS

MS

MS

East Burton Giddy Green

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

MS E Cross

The Moors

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

16 2

Wool Bridge

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Stony Weir

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Ford

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Wool

Remains of Bindon Abbey (Cistercian founded 1172)

Earthworks

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Quarry Hill

Wood

Wood

Wood

Wood

Wood

Wood

Wood

Wood

Wood

Vicarage Coppice

Bramble Coppice

Coombe L

Kimbert E d

Coombe Beacon

Managing slurry safely

HSE Information Sheet

Agriculture Information Sheet No 9 (Revision 2)

Introduction

Incidents involving slurry occur regularly on farms in Great Britain. These incidents include people, not just farmers, being overcome by toxic gases, drowning as a result of a fall into slurry or liquid stores, or being injured from the collapse of structures containing slurry. This information sheet gives guidance on the precautions required to prevent these incidents, including practical advice on:

- avoiding exposure to slurry gases;
- standards of fencing etc needed to deter access by unauthorised people – particularly children – into areas used for storing slurry, other effluent, or water on farms;
- preventing vehicles entering slurry storage areas at scraping points;
- assessing the structural integrity of above-ground slurry storage facilities.

Slurry gases can and do cause deaths – remember this could happen to you.

Slurry gases

Slurry is broken down by bacterial action which produces gases. Slurry gas includes methane, carbon monoxide, ammonia and hydrogen sulphide, all of which can create a risk to human and animal health. Some gases are flammable, others are toxic and some will displace oxygen from the air, causing a risk of asphyxiation. Hydrogen sulphide can cause nausea, disorientation, unconsciousness or death. Any precautions taken to minimise exposure to hydrogen sulphide will help protect you from the effects of the other gases which might be present.

Avoiding exposure to slurry gases

Slurry gases are always present where slurry is stored. They are held within slurry in a similar way gases are contained in fizzy drinks. When they are disturbed, for instance by using an agitator or a pump or emptying a store, the slurry will release higher levels of gas in the

right conditions. Each time you disturb the slurry, more gas will be released; gas may also be released much further up the storage system than where you are working, potentially exposing other people to harm.

Generation of slurry gases is spasmodic and unpredictable. Agitation of the slurry, for example to make pumping easier, can greatly increase the rate at which gas is given off, and suddenly release high concentrations of hydrogen sulphide,

Although at low levels hydrogen sulphide gives off a smell of rotten eggs, at high concentrations you cannot smell it and a fatal exposure can happen extremely quickly and without warning. It is heavier than air and will collect in poorly ventilated areas, possibly even in sheltered areas outdoors, as well as in enclosed spaces such as farm buildings, storage tanks, slurry pits and towers. Gas can be present for some time after being released from slurry – remember to leave the area ventilated for at least 30 minutes before you re-enter buildings or a workplace.

If you add other substances to slurry, such as silage effluent, or if gypsum, including plasterboard waste, comes into contact with slurry, it is likely that larger amounts of slurry gases will be released or the gas will be released more rapidly.

HSE recommends that gypsum products should not be used in animal bedding systems where bedding material might be scraped into slurry storage. Doing this increases the risk in an already potentially fatal situation.

Remember hydrogen sulphide is corrosive to metal; if you are considering slurry as feedstock for your anaerobic digester consider the effects of the addition of these substances and adjust your inspection and maintenance schedules accordingly.

Safety precautions

If you are going to mix, pump or disturb slurry in any way remember slurry gases, including hydrogen sulphide, will be released.

Always assume the gases will be released in high concentrations – **never** assume the gas levels will be safe for either humans or animals. Before starting work plan the job, assess the risks and decide on appropriate precautions to work safely. Make sure:

- you choose to work on a breezy day or have some other effective method of safely venting slurry gas away from the working area;
- everyone on the farm knows what you are doing and understands the dangers – take action to inform and protect those at risk, eg other workers, family members (including children), contractors or delivery drivers. Suitable warning signs can help;
- you have moved your livestock out of slatted buildings or buildings incorporating slurry storage facilities;
- you have checked no one is present in buildings connected to the slurry storage system;
- when the mixer is running, that you and others do not stand over mixing points, reception pits or other areas where gas may be emitted such as slats, even if they are outdoors. Cover mixing points and reception pits in case someone is overcome and falls in;
- you avoid creating naked flames, for example during welding, or by lighting a cigarette, as some slurry gases are flammable and may ignite causing a fire or explosion;
- you **never** enter a slurry tank or slurry storage system unless you are equipped, trained and competent to use air-fed respiratory protective equipment (RPE), specifically breathing apparatus. This must be suitable for the job, correctly fitted on the wearer, properly maintained and have its own clean air supply. Those using breathing apparatus should have a high level of specialised training;
- anyone who has to enter any part of a slurry storage system, such as a tank, pit or chamber, should wear a harness and lifeline. There should be a well planned and rehearsed emergency procedure to enable rescue of anyone unable to vacate the area unaided. Unless you can provide this high level of training, equipment and competence, this is a job for specialist contractors.

Gas monitoring and detection equipment

Gas monitors and detectors should not be used as the only means of providing an adequate level of safety in order to protect you from exposure to slurry gases, particularly hydrogen sulphide. Slurry gases are produced at fatal concentrations very quickly, often before a monitor could react. Gas detection systems also require expert maintenance, calibration and storage. The priority should always be to identify areas where slurry gases may be present and keep people away from these areas during mixing and for as long as possible afterwards.

Be gas aware

Many of the fatal accidents due to slurry gases involve multiple fatalities as rescuers are overcome as well. Key points to remember include:

- if someone is overcome, try and get them away from the possible source of the exposure without endangering yourself;
- get help as quickly as possible, advise rescue services of the circumstances, so that they can bring the right equipment to protect themselves from any risk;
- if safe to do so, stop the pump or agitator.

If you are planning to build a new slurry storage facility, aim for a slurry storage system designed to operate without the need to enter any part of it at any time. Use pumps which can be easily removed if they become blocked to reduce the need for entry, eg removal remotely by mechanical means. Buildings above slatted storage areas must be adequately ventilated. Consider installing an aerator which disperses slurry gases slowly and safely.

See 'Further reading' for information on working in confined spaces.

Fencing of slurry lagoons and similar areas

Throughout the rest of this information sheet, areas such as lagoons, pits, tanks, weeping wall stores, blind ditches, sheep dips and man-made irrigation reservoirs are called 'stores'.

Perimeter protection

Drowning in slurry lagoons and other similar areas has resulted in many fatal incidents. Children and the drivers of scraper tractors are particularly at risk. Simple precautions, such as surrounding these areas with child-deterrent fencing, gates or covers, or providing a tractor stop barrier on the scraping ramp, will help to control risks on most farms.

Steps should be taken to prevent unauthorised people, such as children and livestock from accessing the store itself, for instance by surrounding the perimeter by a wall or fence. Access points such as gates or apertures for suction pipes should be protected to the same standard as the remainder of the fence or wall. You may wish to completely cover below-ground stores such as reception tanks or sheep dips when they are not in use (see 'Below-ground stores' below).

Check that fences:

- have been designed to deter access and are properly erected and maintained;
- are constructed of suitable material, such as small-mesh wire fencing or sheet material which do not offer hand or footholds, particularly for children;
- have an overall minimum height of at least 1.3 m (see Figure 1), including at least two strands of barbed wire spaced 100 to 150 mm apart at the top;
- will not be pushed up from the bottom by stock. Two strands of barbed wire at the bottom will help prevent this.

If your store includes a **creeping ramp**, consider whether it is best in your circumstances to:

- extend the fencing to the bottom of the ramp and provide a sheeted gate across the ramp at that point, or
- provide swinging flaps attached to the tractor stop rail. These provide good protection if they are properly designed, constructed and maintained.

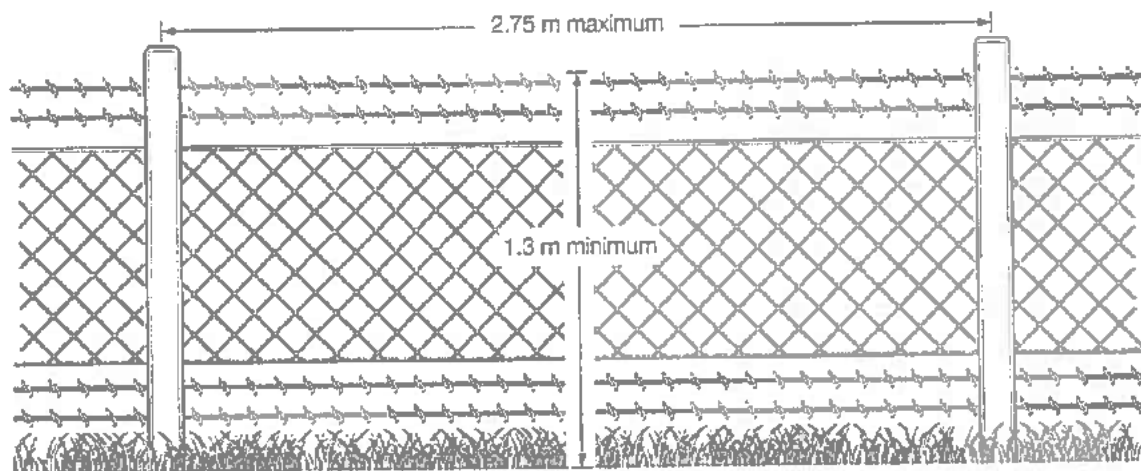


Figure 1

Check that access points such as gates and scraping points:

- provide a standard of deterrence equal to that provided by the fence if erected to the standard described above. For gates, this may be achieved by fitting metal sheeting or cladding to the outside so it is virtually impossible for children to climb them;
- are topped by two strands of barbed wire;
- are designed to prevent unauthorised opening. This could involve using a chains and padlocks, fitting latches designed so that children will be unable to open them, eg placed on the inside of the gate, or otherwise protecting against opening to an equivalent standard.

Below-ground stores

If you decide to use a cover to protect your below-ground store, check that:

- the cover can withstand any foreseeable traffic loads, eg cattle, humans or a tractor;
- there are no any gaps greater than 75 mm, eg between slats or mesh or alongside pumps;
- extraction pipes cannot fall into the pit. Consider securing them in position;
- there are suitable 'no access for unauthorised persons' prohibitory signs on, or close to, covers.

If covers have removable sections, check that they are:

- designed to be easily removed for rescue purposes and to accommodate apparatus;
- fitted with latches that they will not open if the cover is not needed;
- fitted with a locking device to prevent them from opening them, or fitted with a padlock or other locking device.

Maintenance

Your precautions should normally include:

- checking the integrity, including the tension, of the fencing and gates regularly;
- checking the bottom of the gate and fence to ensure there are no gaps through which a child might crawl;
- checking that any fitted swinging flaps are still in good condition and securely attached;
- keeping gates securely closed with the child-resistant latch or lock in use except during scraping or emptying;
- not stacking materials against any fence, wall or above-ground storage tank in such a way that they provide a means of climbing over it;
- not leaning equipment such as a stirrer on a wire mesh fence so it deforms and offers easy access;
- removing ladders giving access to storage tanks when not in use.

Scraping points and ramps

If you scrape manure over a ramp into the lagoon or pit, your ramp will normally need a barrier to stop tractors or other vehicles used for scraping slurry from passing over the end. Check:

- whether your barrier is suitable. Suitable barriers, for a tractor of about 1 tonne weight and travelling at slow speed, would comprise vertical uprights of 150 mm x 75 mm rolled steel channel, with a horizontal barrier of similar material and size. If you use heavier vehicles you should consider what construction specification would be appropriate;
- the position of horizontal sections. Normally, they would be at a height to coincide with the centre of the rear tyres of the tractor normally used for scraping;
- the security of uprights, particularly whether they are connected to the ramp reinforcement. For instance, long mild steel fishtailed plates welded to each upright. Avoid fixing uprights at the end of the ramp as they may break it away if hit by the tractor.

Materials other than steel and concrete are not likely to be strong enough or offer enough resilience to be suitable.

Detailed advice on constructing ramps etc is available from various agricultural advisory services.

Maintenance of slurry storage towers

Catastrophic collapse of both concrete and metal slurry towers have occurred both on farms and within the slurry storage facilities for anaerobic digesters. These can be avoided by planned maintenance of the plant and monitoring its condition.

Indications that your slurry tower needs replacement or repairs include:

- leaks;
- bowing or cracking to the outer skin;
- deterioration around joints;
- spalling or flaking of the concrete layer of a tower, caused by corrosion of the metal reinforcing bars. This may also show as rust staining on the concrete surface;
- corrosion on either on the surface or the underside of concrete slats and concrete covers to pits.

These are symptoms of a tower or slurry system in need of specialist attention. Contact the manufacturer, installer or a competent, experienced professional for advice.

Maintenance or inspection of slurry storage systems which involve exposure to slurry gases, eg by the removal of inspection pit covers or lids/membranes, should only be undertaken if you are wearing correctly fitted RPE as described above.

Never work alone on the maintenance of slurry systems.

Work on valves and pipework may lead to an inadvertent spillage of slurry which could result in exposure to slurry gases including hydrogen sulphide.

Ensure, wherever possible, that routine maintenance work is undertaken when the plant is washed clean as possible after it has been used for slurry storage.

All work, including emergency work, should be planned carefully using appropriate equipment, including appropriate RPE and trained, experienced workers.

If you cannot ensure a high level of training, supervision of workers and a robust emergency plan you should leave this work to specialist contractors.

Further reading

Confined spaces: A brief guide to working safely
Leaflet INDG258(rev1) HSE Books 2013
www.hse.gov.uk/pubns/indg258.pdf

BS 5502-50:1993 + A2:2010 *Buildings and structures for agriculture – Part 50: Code of practice for design, construction and use of storage tanks and reception pits for livestock slurry* British Standards Institution

PH06265 (626) *The influence of gypsum in animal slurry systems on the generation of hydrogen sulphide* – Research report from Health & Safety Laboratory (HSL)
www.hse.gov.uk/research/rrpdf/rr1041.pdf

Storing silage, slurry and agricultural fuel oil
www.gov.uk/storing-silage-slurry-and-agricultural-fuel-oil

Further information

For information about health and safety, or to report inconsistencies or inaccuracies in this guidance, visit www.hse.gov.uk/. You can view HSE guidance online and order priced publications from the website. HSE priced publications are also available from bookshops.

This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory, unless specifically stated, and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance.

This publication is available at
www.hse.gov.uk/pubns/ais9.pdf.

© Crown copyright If you wish to reuse this information visit www.hse.gov.uk/copyright.htm for details. First published 07/15.

Toxic uses

The decomposition of manure in lagoons by anaerobic bacteria produces toxic airborne compounds, which can **affect** **human health and the environment.**

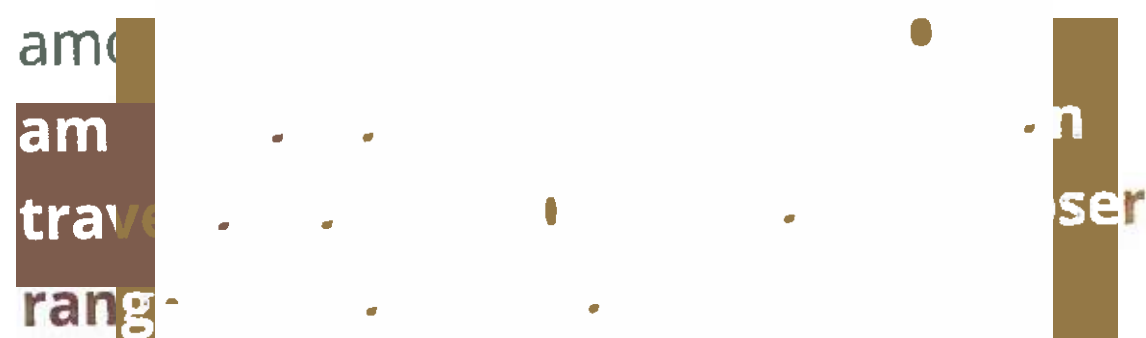
A study performed in North Carolina showed people living nearby a 6,000-head intensive pig farm reported increased rates of headaches, runny nose, sore throat, excessive coughing, diarrhea and burning eyes compared to rural residents living far from livestock operations. Additionally, rates of asthma in children living near intensive farms are consistently elevated.

The process of anaerobic digestion has been shown to release over 400 volatile compounds from lagoons. The most prevalent of these are: ammonia, hydrogen sulfide, methane, and carbon dioxide.

In the United States, 80 percent of ammonia emissions come from livestock production. The urea (a component of urine) stored in the lagoon contains ammonium, which is a liquid nitrogen compound.

Through ammonia volatilization, a lagoon can volatilize up to 90 percent of its nitrogen through the reaction: $\text{NH}_4^+ + \text{H}^+ \rightarrow \text{NH}_3 + \text{H}_2\text{O}$.

As pH increases, the concentration of ammonium ions decreases and the concentration of ammonia increases.



Acidification and eutrophication of the ecosystem surrounding the lagoons could be caused by prolonged exposure to volatilized ammonia. This volatilized ammonia has been implicated in widespread ecological damage in Europe, and is becoming a growing concern for the United States.

Hydrogen Sulfide

Lagoons have high concentration of the toxic gas hydrogen sulfide. A study by the Minnesota Pollution Control Agency has found that concentrations of Hydrogen sulfide near lagoons have exceeded the state standard, **even as far away as 4.9 miles.**

Hydrogen sulfide is recognizable for its unpleasant rotten-egg odor. Exposure to the gas can cause eye, nose and throat irritation, diarrhea, hoarseness, sore throat,

headache, dizziness, nasal congestion

manure removal.

Methane

Methane is an odorless, tasteless, colorless gas, which is fatal at high levels (though these levels are not usually seen at lagoons). Lagoons produce about 2,300,000 metric tons per year, with around 40 percent of this number coming from swine lagoons.

Methane is combustible at high temperatures and explosions and fires are a real threat at, or near, lagoons. Additionally, methane is a potent greenhouse

gas. The EPA has estimated that 13 percent of all the methane emissions came from livestock manure in 1998, and this number has grown in recent years.

Carbon Dioxide

Carbon Dioxide is a main product of anaerobic respiration within the lagoon.

Though it is not toxic in itself, health effects include: respiratory problems, eye irritation

and headaches. Carbon dioxide is also considered a greenhouse gas.

Water Soluble Contaminants

Contaminants that are water soluble can escape from anaerobic lagoons and enter the environment through leakage from badly constructed or poorly maintained manure lagoons as well as during excess rain or high winds, resulting in an overflow of lagoons. These leaks and overflows can contaminate surrounding surface and ground water with some hazardous materials which are contained in the lagoon. By definition spreading slurry on land spreads those contaminants. The most serious of these contaminants are pathogens, antibiotics, heavy metals and hormones.

Pathogens



The CDC estimates that an estimated 150,000 people in the United States have been hospitalized and 26 people have died from foodborne illness each year.

Most people who come into contact with pathogens usually recover promptly.

However, those who have a weakened immune system, such as cancer patients and young children, have an increased risk for a more severe illness or even death. About 20 percent of the U.S. population is categorized in this risk group.

Some of the more notable pathogens are:

E. Coli

E. Coli is found in the intestines and feces of both animal and humans and is extremely virulent. One particular strain Escherichia coli O157:H7 is found specifically in the lumen of cattle raised in CAFOs.

Because cattle are fed corn in CAFOs instead of grass, this changes the pH of the lumen so that it is more hospitable to E. Coli. Grain-fed cattle have 80 percent more of this strain of E. Coli than grassfed cattle.

Cryptosporidium

Cryptosporidium is a parasite that causes diarrhea, vomiting, stomach cramps and fever. It is particularly problematic because it is resistant to most lagoon treatment regimens. In a study performed in Canada, 37 percent of swine liquid-manure samples contained Cryptosporidium.

Some other common pathogens (and their symptoms)

- Bacillus anthracis, otherwise known as Anthrax (skin sores, headache, fever, chills, nausea, vomiting)
- Leptospira pomona (abdominal pain, muscle pain, vomiting, fever)

- *Listeria monocytogenes* (fever, fatigue, nausea, vomiting, diarrhea)
- *Salmonella* (abdominal pain, diarrhea, nausea, chills, fever, headache)
- *Clostridium tetani* (violent muscle spasms, lockjaw, difficulty breathing)
- *Histoplasma capsulatum* (fever, chills, muscle ache, cough rash, joint pain and stiffness)
- *Microsporum* and *Trichophyton*
Ringworm (itching, rash)
- *Giardia lamblia* (abdominal pain, abdominal gas, nausea, vomiting, fever)
- *Cryptosporidium* (diarrhea, dehydration, weakness, abdominal cramping)
- *Pfiesteria piscicida* (neurological damage)

The full presentation can be seen [HERE](#)

Remember this presentation (which was published in 2012) is by a vendor of

agricultural equipment to farmers. It is simply stating facts that are recognised to be true by the agricultural industry.

How on earth can we allow the unregulated storing and spreading of hundreds of millions of gallons of slurry across the UK?

< Useful Link / Information: Manure Gas Danger

> Farming Today Clip from 8th November 2017

THOUGHTS
"NONMENTAL AND HEALTH
WITH FROBIC MANURE
LACONS"



Ruth Funnell

April 26, 2012 at 5:44 pm | Reply

What is slurry? How is it stored, and what are the environmental implications?

Slurry is a mixture of animal manure and bedding from a farm.

It is produced as a by-product of the animal husbandry process. This process causes gases such as methane, ammonia, and hydrogen sulphide to be produced.

Slurry is typically stored in large tanks and within slurry lagoons and ponds. It is subject to standards set out for the use and design of slurry storage systems, including effluent collection and drainage systems,

burial, and the use of slurry in agriculture. These standards and regulations are designed to protect the environment and public health.

Slurry is used as a fertilizer and is used as waste under a different farm licence. The use of slurry as a fertilizer on a different farm must still comply with associated regulations and standards.

Slurry is also used as a feed supplement for livestock.

- Nitrate Vulnerable Zones (NVZ) Action Programme,
- The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO)
- Relevant Scottish Legislation: The Control of Pollution (Silage, Slurry, and Agricultural Fuel Oil) (Scotland) Regulations 2003
- UK guidance: Storing silage, slurry and agricultural fuel oil (9) (<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>).

Good Agricultural and Environmental Conditions (GAECs) and Statutory

Cross-compliance are measures which were introduced to set baseline standards for the use of agricultural land and the environment.

Since the Basic Payment Scheme (11)

(<https://www.gov.uk/government/collections/cross-compliance>). Cross

Compliance applies to farmers in the UK who are receiving payment under the Common Agricultural Policy (CAP) (12)

(http://

eler

Cor •

agr

the

Ma

(http://

whi

Me

env

wel

ass

(http://

basic

mental

good-

argely to

atutory

ments)

that

, animal

order to

ck here

itemId=1086622921&r.l1=1081597476&r.l2=1082184851&r.l3=1083731939&...
to register for Defra's Self-Assessment tool. A full list of GAECs and SMRs
are given in Appendix 1 of the Groundsure Agricultural Report.

The Department for Food and Rural Affairs (DEFRA) compiled a guide to
cross compliance in England in 2015 (7)

(https://www.gov.uk/government/uploads/system/uploads/attachment_data

The document provides information and advice for claimants undertaking
certain activities throughout the year and relates to different soil types.

For example, you can apply organic rich manure (slurry) in January and
February as long as you adhere to the SMR1 guidance, with August,

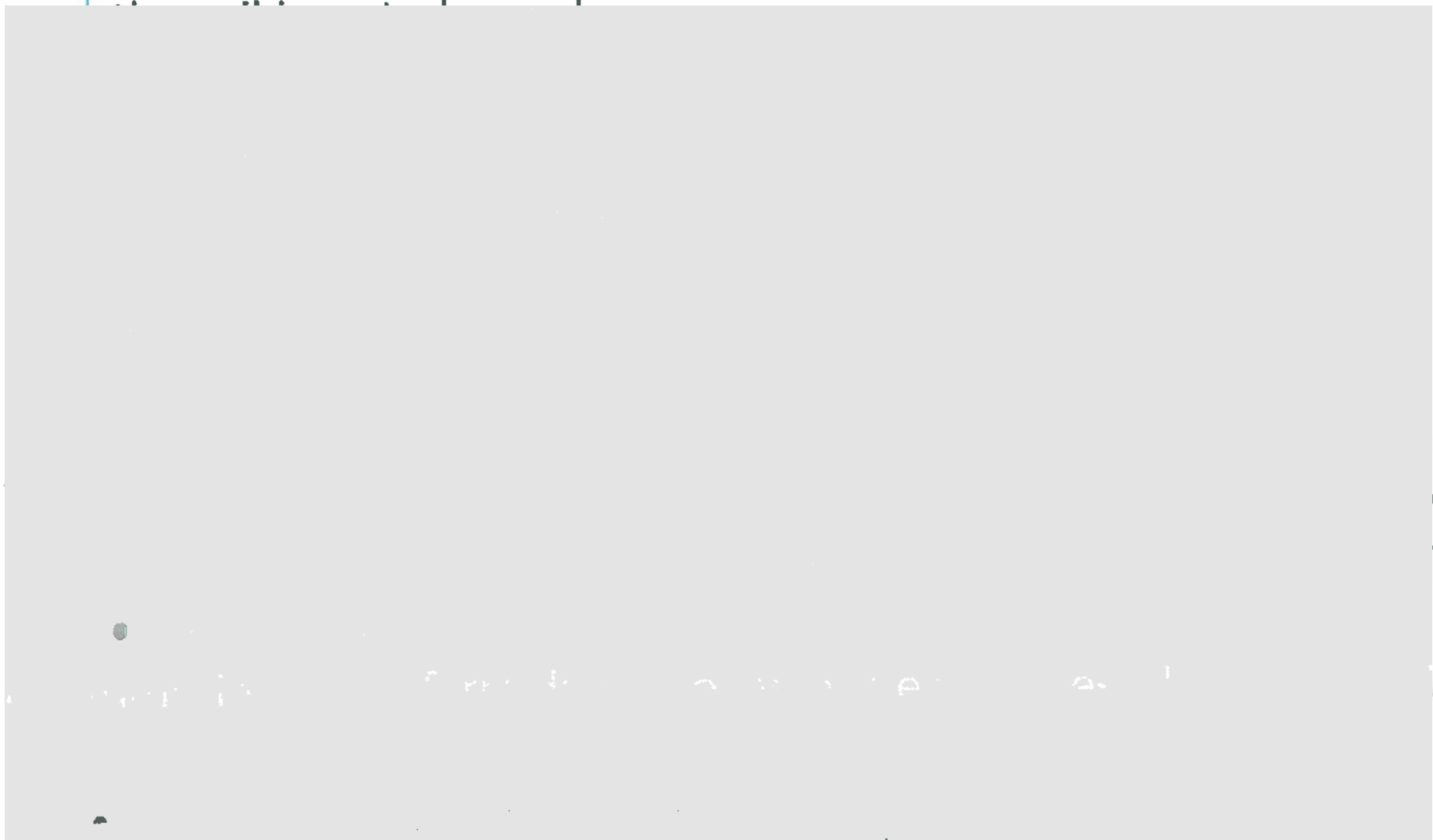
ep em g

T...spr...ding of slur... must also comply with such guid... as the Code of

P)

(https://www.gov.uk/government/uploads/system/uploads/attachment_data

cogap-131223.pdf) which stipulates that the use of slurry as fertilisers must not occur under the following conditions:



in

within

by

as a

wed

T
a
(l
o
p
T
s
le
s
t
le
c
(
s
k

: which

guidance

g

When

higher

gasses

mable,

At low

r at high

air so

ventilated for at least 30 minutes before entry is attempted

In order to mitigate against potentially fatal incidents, farm workers must:

- ensure there is an effective method of safely venting slurry gas away from the working area,
- inform other site users including farm labourers, family members and contractors of what you are doing and understands the dangers (including suitable warning signs),
- remove livestock and checked no one is present in buildings connected to the slurry storage system,
- not stand over mixing points where gas may be emitted and to cover mixing points and reception pits in case someone is overcome and falls in,
- avoid creating naked flames as some slurry gases are flammable,
- never enter a slurry tank or slurry storage system unless you are equipped, trained and competent to use specifically breathing apparatus and safety lines.

Thank you for your letter of 2nd November
and we apologise for the delay in response.
First case to express our sympathy in relation to
respects your wife's condition. It is a
please to hear that the patient has been
resolute in the sarcoma treatment that has
evidence in at some point in the past.
yourself in going away from the hospital.

Public Health England (PHE) is aware of
the current situation in the country and
experts in the field of infectious diseases, including
air quality, are working closely with the
infectious diseases surveillance system to
safely monitor the situation. We are
recommending that you continue to
comply with the current advice as a
measure to protect yourself and others.
much

sites

(<https://www.ncbi.nlm.nih.gov/pubmed/25807258>)

25807258 | [View full text](#)

recommended in the literature. We recommend that
more research is required to confirm our

...ka i ation
...ime scal s
...id a s. We

about
without a
We are aware
of the similar
u ons t c se
ed f r re
le n en e
farming review by the summer of 2017
have not yet specifically considered sl
but hope to do this in the future.

We are actively working with other
organisations to stimulate research in this
area. The National Environment Research
Council has some ongoing projects about
composting. We have done our own
laboratory work to develop assays for
biological species that may trigger
immunological responses and are now
looking for a way to take this forward in
studies whereby we can test associations

are able to share her
appreciate it will not
immediate answers.
reassured that the is
of concern to us and
address them through scientific studies.

Yours sincerely,

Tim Gant
Epidemiology Department

tim.gant@phe.gov.uk



The harm is UK wide and threatens the environment, the quality of life and the health of those living close to intensive farms

WHY TOO MUCH SLURRY?

Intensive farms produce too much slurry in one location.

It's impossible to dispose of the quantities of slurry produced without creating major problems for the surrounding communities including:

Air pollution which damages the health of those living near by.

Foul odours which destroy the quality of life of those living nearby.

Volumes of traffic in rural locations wholly unruited to the scale of vehicles involved.

Water pollution which damages our rivers and streams.

West Lulworth Small Sites. (Aug19)

West Lulworth Parish council expressed concern about the inclusion of the 7 small sites in the SHLAA Oct 18 and the Local Plan policy H8. These sites have not been included after any consultation by PDC with the parish council and were excluded by the SHLAA Jan18.

West Lulworth is a small valley village situated in the SW corner of Purbeck and the parish council object to their inclusion on the following grounds:

1. all the sites are in the AONB, the Purbeck Heritage Coast, and are within 300m of the Jurassic world heritage coast.
2. all are in or adjacent to the West Lulworth conservation area and are adjacent to, and visible from the Bindon Hill Camp scheduled ancient monument.
3. all are on slopes and highly visible to the roads and footpaths around the village.
4. all have infrastructure problems, limited access and insufficient sewerage and drainage connections. Being a valley flash flooding is an ever present threat.
5. all are remote from facilities such as, shops, surgeries and hospitals, secondary education, and leisure centres.
6. transport is a problem. The nearest A road and railway station is 5 miles away and buses are infrequent. There is a heavy reliance on cars which contribute to climate change.
7. the number of sites represent overdevelopment of the village by adding 107 new homes in a village of 280 residents. (The gross figure of 320 includes the Army Camp)

The parish recognise the need for new homes but feel that this policy does not reflect the intention to spread the small sites over the district. Indeed with 25% of the small sites identified in one village it concentrates the development in the most remote part of the district. The proposal to "encourage planning applications" will only add to developers aspirations to develop our natural heritage.

Policy H8

The parish suggest modification to Policy H8: (Amendments underlined)

The small sites policy provide an opportunity to spread developments across the District where larger developments would be unacceptable. Applications for small sites will be permitted where adjacent to existing homes in the closest town or village (as defined in the settlement hierarchy in the glossary of this plan), and not appear isolated in the countryside, provided the following apply:

a) the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of 30 homes; up to a maximum of two sites per settlement over the period of the plan; and not exceeding 10% of the existing settlement.

b) individually and cumulatively, the size, appearance and layout of proposed homes must not harm the character and value of any landscape or settlements potentially affected by the proposals; and

c) the development would contribute to the provision of a mix of different types and sizes of homes to reflect the Council's expectations in Policy H9 or, where expressed in a neighbourhood plan, and those of the relevant local community.

d) the development would be identified in consultation with the appropriate Parish or Town Council.

West Lulworth SHLAA Jan18 p88



West Lulworth SHLAA Jan18 p248-249

- 6/25/0323 Not confirmed as available.
- 6/25/0325 There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape terms.
- 6/25/0328 Historic England says there is potential for this site to impact on a conservation area and listed buildings. The Council's conservation area appraisal notes the value of the open space here. Development has been dismissed at appeal twice here on grounds of the importance of the gap and views.
- 6/25/0329 The Council's conservation area appraisal states that this is notable green space and an attractive character. The value of the open space in terms of character of the conservation area is such that it would be inappropriate to develop this site. Furthermore, it is questionable whether it would be possible to relocate the allotments into an area that would have a modest landscape impact. Planning permission for residential development has been refused twice previously.
- 6/25/0336 There would likely be a significant landscape impact and harm to the AONB, given the exposed nature of the site and that it would sprawl the village towards the east and risk a merging effect with the MOD properties in this direction.
- 6/25/0337 There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape and conservation terms.
- 6/25/0340 This is quite an exposed site, which slopes steeply upwards towards the north and west in this AONB location on the edge of the conservation area. Initial comments from the Dorset AONB Team raise significant

- concerns, for example the likely required engineering works; and effect of extending this part of the village towards the church.
- 6/25/0341 The site is within the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
- 6/25/0342 There is an upward slope to the south east, making it an exposed site in the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
- 6/25/1378 Not likely that the adverse impacts on: i) the character and appearance of the West Lulworth Conservation Area; ii) the setting of neighbouring listed buildings; or iii) the loss of existing facilities (in the form of an existing car parking area); can be avoided, mitigated or compensated. These constraints severely restrict the potential to deliver new homes at the site.

NPPF extracts.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and **Areas of Outstanding Natural Beauty**, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.

The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173. Within areas defined as **Heritage Coast** (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a **Heritage Coast** is unlikely to be appropriate, unless it is compatible with its special character.

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as **World Heritage Sites** which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the **historic environment** to the character of a place.

Small Sites Allocation
Towns:

Settlement hierarchy	Ward	Sites	Homes	%
Swanage	Swanage	3	56	13%
Upton	LM&Upton			
Wareham	Wareham			

Key Service Villages:

Bere Regis,	W.Purbeck	4	86	19%
Bovington	W.Purbeck			
Corfe Castle,	SE.Purbeck			
Lytchett Matravers,	LM&Upton			
Sandford,	W.Purbeck			
Moreton Station	W.Purbeck			
Wool	W.Purbeck	1	22	5%

Local Service Villages:

Langton Matravers,	SE.Purbeck			
Stoborough	Wareham	2	33	7%
West Lulworth	W.Purbeck	8	107	24%
Winfrith Newburgh	W.Purbeck	7	98	22%

Villages with a Settlement Boundary:

Briantspuddle,	W.Purbeck			
Chaldon Herring,	W.Purbeck	2	13	3%
Church Knowle,	SE.Purbeck			
East Burton,	W.Purbeck			
East Lulworth,	W.Purbeck	1	4	1%
Harmans Cross,	SE.Purbeck			
Kimmeridge,	SE.Purbeck			
Kingston,	SE.Purbeck			

Lytchett Minster,	LM&Upton			
Studland	SE.Purbeck			
Ridge	Wareham			
Worth Matravers	SE.Purbeck	1	4	1%

Villages without a Settlement Boundary:

Affpuddle	W.Purbeck			
Bloxworth	W.Purbeck			
Coombe Keynes,	W.Purbeck			
East Knighton,	W.Purbeck			
East Stoke,	SE.Purbeck	1	23	5%
Holton Heath,	Wareham			
Morden	LM&Upton			
Moreton	W.Purbeck	1	1	0.22%
Organford	LM&Upton			
Worgret	Wareham			

Total 31 447

Summary

Ward		
Swanage	56	12.53%
SE.Purbeck	27	6.04%
W.Purbeck	331	74.05%
Wareham	33	7.38%
LM&Upton		

Total 447

**Local Plan Allocation
Towns:**

Settlement hierarchy	Ward	Homes	%
Swanage	Swanage	40	3%
Upton	LM&Upton	90	6%
Wareham	Wareham	245	15%

Key Service Villages:

Bere Regis,	W.Purbeck	105	7%
Bovington	W.Purbeck		
Corfe Castle,	SE.Purbeck		
Lytchett Matravers,	LM&Upton	150	9%
Sandford,	W.Purbeck		
Moreton Station	W.Purbeck	490	31%
Wool	W.Purbeck	470	30%

**Total
Summary**

Ward	Homes	%
Swanage	40	3%
SE.Purbeck		
W.Purbeck	1065	67%
Wareham	245	15%
LM&Upton	240	15%
Total	1590	

Small Sites Allocation

06-Aug-19

Settlement hierarchy

Towns:

	Ward	Sites	Homes	%
Swanage	Swanage	1	29	21%
Upton	LM&Upton			
Wareham	Wareham			

Key Service Villages:

Bere Regis,	W.Purbeck			
Bovington	W.Purbeck			
Corfe Castle,	SE.Purbeck			
Lytchett Matravers,	LM&Upton			
Sandford,	W.Purbeck			
Moreton Station	W.Purbeck	1	15	11%
Wool	W.Purbeck			0%

Local Service Villages:

Langton Matravers,	SE.Purbeck			
Stoborough	Wareham	2	22	16%
West Lulworth	W.Purbeck	3	12	9%
Winfrith Newburgh	W.Purbeck	5	49	36%

Villages with a Settlement Boundary:

Briantspuddle,	W.Purbeck			
Chaldon Herring,	W.Purbeck	2	8	6%
Church Knowle,	SE.Purbeck			
East Burton,	W.Purbeck			
East Lulworth,	W.Purbeck	1	3	2%
Harmans Cross,	SE.Purbeck			
Kimmeridge,	SE.Purbeck			
Kingston,	SE.Purbeck			

Lytchett Minster,	LM&Upton
Studland	SE.Purbeck
Ridge	Wareham
Worth Matravers	SE.Purbeck

Villages without a Settlement Boundary:

Affpuddle	W.Purbeck
Bloxworth	W.Purbeck
Coombe Keynes,	W.Purbeck
East Knighton,	W.Purbeck
East Stoke,	SE.Purbeck
Holton Heath,	Wareham
Morden	LM&Upton
Moreton	W.Purbeck
Organford	LM&Upton
Worgret	Wareham

Total
Summary

15 138

Ward

Swanage	29	21.01%
SE.Purbeck		0.00%
W.Purbeck	87	63.04%
Wareham	22	15.94%
LM&Upton		0.00%

Total

138

3 August 2019

Purbeck Housing Notes for Government Inspector's hearing

Policy H3: New housing development requirements

I live in East Burton in a cottage looking out onto a green field on which one or two horses sometimes run about and a small number of sheep graze from time to time. Behind us are the Frome water meadows.

I say this just to paint a picture. The field opposite is one of the proposed development sites for up to 30 houses. My wife and I do not want to lose it because it represents so much a part of the enjoyment of our home.

However, we cannot object to building new homes for those people identified by Purbeck Council in its Consultation document of January 2018, as the reason for building just now, namely:

- Those whose income is at the average amount for Purbeck, or less;
- Young people who want to stay in the area;
- People who care for the elderly who are on low wages;
- Those who are facing homelessness or live in overcrowded homes.

In my view, these are the people who have a housing need in Purbeck and for whom any new housing should be built to the exclusion of any others. However, I can't see any specific provision for them in the Local Plan. They were also identified as the target group in the Prime Minister's introduction to the green paper of February 2017, whose declared purpose was to "Fix the broken housing market".

"These high housing costs hurt ordinary working people the most. In total more than 2.2 million working households with below-average incomes spend a third or more of their disposable income on housing"

Paragraph 164 of the Local Plan suggests that it would not be viable for more than 40 per cent of the proposed new housing to be affordable. It is unclear what meaning of "affordable" the Council had in mind here. I believe that if it is not currently thought to be viable to build homes for all of those people referred to in the Consultation document of January 2018, there should be no building until some means of doing so is found. That would be the right thing to do.

I cannot see the need to build other housing in order to attract new residents into the area on the scale envisaged, if the housing need is demand led, which it should be. We moved into Purbeck because we love it as it is. I am sure that most other people who live here feel the same way.

Sarah Jackson
1188797
Matter E Issue 4.

Madam

Please accept my apologies for not having attended yesterday. The industry of this area particularly revolves around tourism and farming and thus I was unable to get cover for my B&B. Obviously, it is a difficult time of year for local people to attend this inspection. Unfortunately, the increasing number of holiday lets and second homes within Purbeck has led to a decreasing number of people available to work in the local area. Last year several businesses within Lulworth struggled to secure staff and this year, this late in the season, there are still jobs available. The nature of the industry means that these jobs are often part time and at the bottom end of pay rates, so are only really viable for people living in the immediate area. This situation is made worse by a lack of regular public transport and a diminishing number of youngish people in the remaining population.

I have been involved with the LOCAL plan since becoming a Parish Councillor in 2014. I and many others have striven to understand the mechanisms, jargon, Law and the NPPF all associated with this emerging plan. Over the years we have been accused of being NIMBY's, not wanting any development at all and it was even reported in the press that we would prefer to see rows of 2nd homes rather than affordable housing. None of this is even remotely true. What we have done consistently is point out to the council that their plan cannot actually deliver what people in the vicinity really require. This is primarily because of affordability issues and my submissions on H11, H8 and H14, all of which I know you have seen, are still relevant despite the supplementary documents and alterations which are still ongoing.

The plan is littered with phrases like 'local people' and the word 'homes'. This language has been used deliberately to create a warm and fluffy image of happy local families, in their new home. The reality is that the 'local people', referenced throughout the plan document, stand to gain very little, if anything, from this plan. The Purbeck Council leader, Cllr Suttle and senior officers have all stated at various times throughout this process that they know the alleged 'affordable' provision is not affordable to these 'local people'. This is because of the disparity between local house prices and wages in any particular area. The issue of affordability is also a national problem, one which the government knows about but refuses to address.

Madam, I was naïve enough, and currently feel quite ashamed of myself, because I believed that if we were to approach this inspection honestly, with integrity and with a genuine concern for the people living here, that sense would prevail and a plan would emerge that actually met the needs and aspirations of residents. Page 2 of the last consultation in 2018, lists the aims and objectives of this plan. None can be met because the council has no control over the developers. Regardless of the reams of documents that you and I have had the misfortune to have had to read, what actually gets delivered depends on the integrity of the developer and whether they employ consultants to reduce their S106 liability. Up and down the country the evidence is mounting that the delivery of the alleged affordable is precarious and despite councils having policies which say 40% or 30% must be delivered, the government has enabled a series of mechanisms [otherwise known as loopholes] to enable developers to reduce the delivery of the alleged affordable.

After considerable pressure this council drew up a residency policy for the AONB areas but developers have suggested in this room that the build numbers need to be increased to counter balance this policy. The second homes policy is about ensuring the viability and sustainability of our villages because holiday lets and seconds are actually damaging to communities. This policy is the only token in the plan which attempts to address the concerns of local people, it is not about the developers or their profits. The council has stated that holiday lets provide some economic gain to the area. Despite asking for the evidence which supports this, none has been forthcoming and simply saying that people spend money whilst on holiday is a gross oversimplification of the problem. Absent owners regardless of how the house is categorised, do not contribute to the 'workings' of a community, are not here to speak to you, are not able to help with neighbours, are not taking part in community events and action.

Nothing we can say during the course of this plan inspection will change this plan into what we really need it to be. Local estate agents have commented that there is no shortage of market value property on their books so supply is obviously not a problem.

As a resident and as a Parish Councillor, I have worked hard to fight for the needs of the Purbeck community but now know that there is no point, that in real terms consultations are pointless when they don't actually address the real needs of people who they purport to consult and therefore, I have concluded that there is no point in my taking part any further

in this process. I cannot change the policies of a government which is determined to deliver housing based on greed and not need.

Finally, in November 2018 it was reported that Savills claimed that of the 300,000 houses due to be developed at least a third needed to be *'priced at levels below the going market rate, whether for rent or for sale'*.

However, only 43,498 such homes were built in England in the financial year 2017-18. On the basis of that statement I sincerely look forward to a third of the development at Wool delivering the alleged affordable rather than the percentage currently agreed.

plp.programmeofficer

Subject: FW: H5 Wool allocation - Issue of Slurry
Importance: High
Switch-MessageId: feeba275b81e4414b2a344dc1420aa6b

From: Cliff Lane [mailto:CLane@savills.com]
Sent: 09 August 2019 08:47
To: plp.programmeofficer <plp.programmeofficer@dorsetcouncil.gov.uk>
Subject: H5 Wool allocation - Issue of Slurry
Importance: High

Helen

Earlier in the week Captain Shakesby raised an issue regarding slurry. I asked James Weld one of the three landowners involved in the H5 Wool allocation to comment. His comments are in italics below:

Unfortunately the tenant farmer is away at the moment.

However, I know enough about the situation, certainly to respond in part, albeit Captain Shakesby's presentation seems to be a little disingenuous, as far as I can tell.

- 1. None of the relevant fields adjoin the proposed allocation.*
- 2. All the estate farming tenants are required to adhere to all regulations, particularly concerning slurry handling, being both in a Nitrate Vulnerable Zone (NVZ) and within the river Frome catchment. All do, no more so than the farmer to which Captain Shakesby is referring to, who is regarded as one of the best in the industry, nationally.*
- 3. The question of covering slurry storage relates to tanks dispersed across the Estate (all southwards from the farm, well away from any residential property), nowhere near Wool. The reason for the withdrawal was that Natural England have not been able to decide whether they are actually required; this was the last update I had. Both the Estate and the farmer are willing to cover the storage tanks, if this is what is required and/or it can be proven to be an advantage from the perspective of emissions.*
- 4. The milk produced goes to suppliers who have a very high threshold for management, both of the cows and the farms and these contracts would be put in jeopardy by any poor farming practices or non-adherence to the regulations.*

I hope that this provides sufficient information.

I would be grateful if this could be relayed to the Examiner this morning. Hopefully, it will suffice. However, if she requires anything further, I am sure James would be more than happy to cooperate, with the tenant farmer's input if necessary.

Kind regards

Cliff