The Dorset Heathlands Planning Framework 2015-2020

Supplementary Planning Document

An implementation plan to mitigate the impact of new housing development upon the Dorset Heaths Special Protection Area

January 2016

Contents

Consultation Note

The Local Authorities party to 'The Dorset Heathlands Planning Framework Supplementary Planning Document 2015 – 2020 (SPD) consulted on a draft version of the document between 7 January and 18 February 2015. It set out the detailed approach to the avoidance and mitigation of adverse effects of development on the Dorset Heathlands. The public consultation document was made available on the websites of the relevant local authorities and in local libraries.

The SPD retains as its guiding principle that there is no net increase in urban pressures on internationally important heathland as a result of additional development. The new SPD will run to 31 March 2020, and will be used by each of the Local Planning Authorities with responsibility for determining residential planning applications and preparing Local Plans.

Bournemouth, Poole and Purbeck have adopted the SPD, which takes effect from 19 January 2016. East Dorset and Christchurch will be adopting the SPD shortly.

The SPD together with a report on consultation is available to view on each of the Council's websites:
www.poole.gov.uk
www.bournemouth.gov.uk
www.dorsetforyou.com

1. Introduction

1.1 The Dorset Heathlands cover an extensive area of South East Dorset fragmented by urban development and other land uses. It is the view of Natural England that the cumulative effect of a net increase of dwellings up to 5 kilometres from protected heathland in Dorset[1] would have a significant effect on Dorset's lowland heaths that are covered by several international designations.[2] Avoidance measures or mitigation will be required otherwise Local Authorities will not be able to grant permission for residential development within 5 kilometres of these designated sites.

1.2 Local authorities in South East Dorset whose administrative area is within 5 kilometres of protected heathland and which have responsibility for the determination of residential planning applications, have been operating a strategy for the protection of heathland since 2007. During this time the local authorities and Urban Heath Partnership have been gathering evidence into the effects of urban pressures on the protected heaths to inform the future strategy for avoiding and mitigating the adverse effects of development.

1.3 This Supplementary Planning Document replaces the 2012 to 2014[3] version and will be a Local Development Document within each of the local authorities planning frameworks. It is intended that the SPD be based on a programme to April 2020 that enables the targeting of resources to specific projects having regard to the operational arrangements agreed between the local authorities and in agreement with Natural England.

1.4 It is the purpose of this document to set out the approach that, together, the local authorities in South East Dorset will follow. This forms a basis for how harm to the heathlands can be avoided, based upon identified measures set out in Appendix A to this document together with a map of the South East Dorset sub region. The document has been agreed by all the local authorities in South East Dorset i.e. Borough of Poole, Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council and Purbeck District Council. Dorset County Council is also party to the document due to its implementation role but has no responsibility for the determination of residential planning applications.

[1] The Dorset heathlands are found in the local authority areas of Bournemouth, Christchurch, East Dorset, Poole, Purbeck and West Dorset.
[2] Dorset Heathlands Special Protection Area, Dorset Heathlands Ramsar Site, Dorset Heathlands Special Area of Conservation and Dorset Heathlands Special Area of Conservation (Purbeck and Wareham) and Studland Dunes
[3] In Purbeck, the 2012-14 SPD has been extended until 4 June 2017 for use with Section 73 planning permissions only, where existing permissions are renewed, CIL is not applicable, and Section106 agreements have to be renewed. Purbeck District Council will continue to use the 2012-14 SPD, for this purpose only, until 4 June 2017.

2. Relationship with Development Plans

2.1 Supplementary Planning Documents provide guidance on local planning matters. They should build upon and provide more detailed advice or guidance on the policies in the Local Plan. The National Planning Policy Framework 2012 (NPPF) recognises the value of our natural environment stating that the 'planning system should contribute to and enhance the natural and local environment'[4], and importantly that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.[5]

2.2 This SPD accords with the principles of the NPPF and it is a result of the co-operative approach to partnership working between the local authorities in South East Dorset and statutory and third party stakeholders as prescribed by the Localism Act 2011.

2.3 All the local authorities in South East Dorset have adopted Core Strategies or Local Plans which contain a similarly worded policy that addresses the Dorset Heathland issue. Poole adopted its Core Strategy in February 2009, Bournemouth and Purbeck adopted their Local Plans in 2012 and East Dorset and Christchurch adopted their Core Strategy in April 2014. This document will therefore provide guidance and advice to developers, landowners and the wider community on matters to avoid or mitigate the adverse effects of urban development on the Dorset Heathlands.

2.4 The Local Plan policies focus on residential development which gives rise to adverse effects which may be dealt with at a strategic level. This focus should not be considered in any way a restriction on the scope of the policy protection afforded European or internationally protected sites. The policy and legal frameworks are clear that harm to the designated heathlands must be avoided. Other forms of development may cause harm and will be considered on a case by case basis as plans or projects under the Habitats Regulations 2010.

[4] NPPF para 109
[5] NPPF para 119

3. Context

3.1 European wildlife sites are protected by the EC Birds and Habitats Directives, specific provisions of which are applied in the UK by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). They place particular responsibilities on a decision maker in relation to such sites. As competent authorities, Local Authorities must have regard to these requirements, as advised in Circular 06/2005[6], which provides the procedure that should be followed in deciding whether to approve a proposal (a plan or project) that will potentially affect a European wildlife site.

3.2 Regulations 68 (grant of planning permission) and 102 (Assessment of implications for European sites and Marine sites) of the Habitats Regulations require that any application for development or strategic plan or policy which is likely to significantly affect a European site is subject to an appropriate assessment of the implications of the proposal for the site's conservation objectives. The planning authority must ascertain that the plan or project will not have an adverse effect on the integrity of the site, alone or in combination with other plans or projects, either directly or indirectly, taking account of any conditions or restrictions that would help ensure no adverse effect, before granting permission or adopting a plan or policy.

3.3 Natural England locally is concerned at the intensification of residential development in South East Dorset and the resultant pressures placed upon protected heathland by new occupants of these developments living in close proximity to the heathlands. These are similar to the impacts being observed within the Thames Basin Heaths Special Protection Area. Various studies[7] have found that public access to lowland heathland, from nearby development, has led to an increase in wild fires, damaging recreational uses, the introduction of incompatible plants and animals, loss of vegetation and soil erosion and disturbance by humans and their pets amongst other factors have an adverse effect on the heathland ecology.

3.4 These effects, see Table 1[8], are most marked for development within 400m of heathland where Natural England advise that additional residential development is likely to have a significant adverse effect upon the designated site, either alone or in combination with other developments. The implication of this is that in most cases it will not be possible for a local planning authority undertaking an appropriate assessment of a proposal for residential development (Use Class C3: Dwelling Houses[9]) to be certain that any adverse effects could be avoided or alleviated. Further, other forms of residential use that is likely to have the same effect include:

- Residential Development within Use Class C4 (Appendix I)
- Residential Institutions within Use Class C2 where the residents are not severely restricted by illness or mobility (Appendix D)
- Private student accommodation of no class(sui generis) i.e. accommodation that is not managed by a university or run on their behalf by an accommodation provider (Appendix I)
- Self catering, caravan and touring holiday accommodation (see Appendix H)
- Permanent and transit Gypsy & Traveller sites (Appendix G)
- Hotels within 400m depending on specific circumstances e.g. with car parks available for public use

[6] Circular 06/2005: DEFRA Circular 01/2005 to Accompany now superseded PPS9
[7] de Molinaar 1998, Haskins 2000, Underhill-Day 2005
[8] De Molenaar (1998) and Haskins (2000)
[9] Town and Country Planning (Use Classes) Order 1987 as amended

Table 1:The Main Urban Effects on Lowland Heaths in Dorset

Reduction in area	• Mid 18C *c*36,000 ha to 1996 7373 ha (Webb and others 2000).
Fragmentation of heaths	• Fragmentation of heaths 768 fragments, 88% < 10ha (Webb & Haskins 1980).
Supporting habitats	• Less semi-natural habitat adjoining heaths.
Predation	• Cat/rat predation on ground nesting birds and reptiles.
Disruption to hydrology	• Diversion of pre-existing natural water sources away from • heathland catchments. • Rapid run-off onto heaths from urban areas.
Pollution	• Changes in pH of water supplies to heathland. • Enrichment and pollutants from urban run-off. • Pollutants from overflows, spills, accidents
Sand and gravel working with land-fill after use	• Mineral working destroying habitat and disrupting hydrology. • Polluted water can leak from landfill.
Enrichment	• Dog excrement causes vegetation change along sides of paths. • Rubbish dumping by roads and from gardens.
Roads	• Increased fire risk from car thrown cigarettes. • Pollution/enrichment causing vegetation change from vehicles in • transport corridor. • Roads forming barriers to species mobility. • Road kills increasing mortality rates. • Noise and light pollution from traffic.
Service infrastructures both over and under heathland	• Disturbance during construction and maintenance. • Leakage from underground pipes and sewers. • Changes to heathland hydrology. • Poles providing bird predator look-out posts.
Disturbance	• Changes in breeding bird and animal distributions. • Reduction in breeding success of birds/animals.
Trampling	• Changes to vegetation. • Creation of bare areas and subsequent soil erosion. • Damage to bare ground reptile and invertebrate habitats and populations. • Increases in path and track networks. • Damage to archaeological features.
Fire	• Increased frequency of fires with majority in spring and summer. • Long term vegetation changes. • Increased mortality of heathland animals/birds. • Fragmentation/reduction of habitat on heaths.
Vandalism	• Vandalism Damage to signs and fences.
Public hostility to conservation management	• Opposition to management e.g. tree felling, fencing and grazing.
Management costs	• Greatly increased management costs on urban heaths.

3.5 In the area between 400m and 5 km measured as a straight line from the boundary of a protected heath, see plan attached at Appendix B and Appendix C 400m Consultation Area, Natural England considers that local authorities undertaking appropriate assessment will still identify a significant adverse effect in combination with other proposals, but that avoidance or mitigation measures can allow development to be approved. Mitigation of this effect will encompass bringing forward Heathland Infrastructure Projects e.g. Suitable Alternative Natural Greenspace (SANGs), measures to divert recreational pressure away from heathland, access management measures and resources to enable the aforementioned to be implemented. **It is in this area between 400m and 5km that the SPD applies**.

4. The Scale of the Problem

4.1 The housing figures for each of the local authorities have been tested and incorporated into adopted development plans. The housing requirements and outstanding numbers for each authority are set out in the table below.

4.2 Poole and Purbeck are currently undertaking reviews of their Local Plans, and this may lead to a change in the housing requirements set out in Table 2. The local authorities in Dorset have agreed to prepare an informal strategic planning strategy for Dorset that will inform future housing provision. This will inform local plan production and in turn inform revisions to this SPD. Impacts on the Dorset Heathlands will be fully considered as part of the strategic and local planning work.

Table 2: Local Plan Housing Numbers

Local Authority	Plan requirement	Start/End date	Outstanding requirement from 1 April 2014[10]
Bournemouth	14,600	2006-2026	6,815
Christchurch & East Dorset	8,490	2013-2028	8,024
Poole	10,000	2006-2026	5,715
Purbeck	2,520	2006-2027	1,432
Total	**35,610**		**21,986**

4.3 In addition to impacts from housing, the Dorset Heathlands avoidance and mitigation measures will also need to cover the impacts generated from the other uses identified in paragraph 3.4, although it is recognised that the numbers coming forward relative to the overall housing requirement is likely to be small.

4.4 Each of the local authority's adopted Plans is accompanied by a Habitats Regulation Assessment (HRA) which sets out the measures that need to be provided to enable development to be delivered in South East Dorset. Together the HRAs provide both a consistent record of the approach to avoidance and mitigation and in varying levels of detail to the type and nature of projects required.

4.5 The measures needed to allow development need to be in place whilst the adverse effects are arising. At this time Natural England advise that for residential development this means "in-perpetuity" and hence resources are secured accordingly. However, the element of monitoring established allows for the adjustment of measures in the future based upon the evidence gathered.

[10] Outstanding requirement is calculated by subtracting the number of new units completed and those under construction from the plan requirement figure.

5. Enabling Development: The Dorset Heathlands Avoidance and Mitigation Strategy

5.1 Since January 2007 the local authorities in South East Dorset have been operating a strategy based on delivering a range of measures to mitigate the adverse effects of residential development while bringing forward individual Local Plans/Core Strategies. Each of the local authorities now has an up to date plan which sets out a consistent policy approach across the wider area. This document sets out the approach to enabling development through the implementation of measures to avoid likely effects on the Dorset Heathlands in South East Dorset. The strategy is a long term approach with the SPD setting out a five year rolling programme of measures.

5.2 The strategy consists of:

- Heathland Infrastructure Projects (HIPs); and
- Strategic Access Management and Monitoring (SAMM).

Heathland Infrastructure Projects (HIPs)

5.3 HIPs are projects that provide facilities to attract people away from protected heathland sites. Projects are tailored to the specific needs that have been identified through the HRAs of the local authority's local plans as being requirements for the avoidance or mitigation of adverse effects from development. Of these projects SANGs (Suitable Alternative Natural Greenspaces) are the most significant element of provision, having a key role in attracting residents away from the Dorset Heaths. Other projects are likely to be more bespoke to local areas and for example may consist of creating linkages between open green spaces, recreational facilities such as BMX tracks or fire access measures.

5.4 HIPs will be delivered by either the local authorities from contributions collected through Community Infrastructure Levy payments and/or directly by developers through on site provision. Third parties may bring forward proposals through the planning system for consideration by the local authorities and Natural England. Given the size and importance given to delivering SANGs, guidance for their provision is set out in Appendix E and at Appendix F is an advice note to applicants on SANGs when making a planning application.

5.5 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. It is expected that HIP provision should be delivered in advance of occupation of dwellings, as is reasonably possible, to ensure that there is no likely adverse effect on the Dorset Heaths. For larger proposals mitigation may be structured so as to tie in with development phasing.

5.6 Natural England and the local planning authorities seek early engagement with applicants to allow full consideration at the pre-application stage.

Strategic Access Management and Monitoring (SAMM)

5.6 SAMM forms the second strand of the strategy for avoidance and mitigation of adverse effects on the Dorset Heathlands. In order to secure SAMM for the lifetime of the development contributions will be required from all development, through either s106 or CIL, where there is a net increase in dwellings, or potentially other uses as set out in

paragraph 3.4, regardless of whether HIPs are on site or provided by the local authorities or other landowner by way of contribution.

5.7 Given that the Dorset Heaths are found across South East Dorset and within and across authorities' boundaries a strategic approach to access management is required to ensure that displacement does not occur from one area to another. Inevitably, and as the evidence demonstrates, there are pressures from development within one local authority which are exported to heathland in a neighbouring authority's area. Since 2007 there has been a joint approach to strategic access management and this will continue with each of the local authorities contributing to the Urban Heaths Partnership which will operate as the strategic co-ordinating element of SAMM. Each authority will then be responsible for making arrangements for day to day management measures within their areas.

6. Paying for the Avoidance and Mitigation Strategy

6.1 The introduction of the Community Infrastructure Levy (CIL) has broken the direct link between development and mitigation. However, for development that would otherwise lead to adverse effects to the Dorset Heathlands, a relationship needs to be established between otherwise harmful development and necessary avoidance and mitigation measures to ensure development is Habitats Directive compliant.

6.2 The local authorities have either implemented, or are, progressing with the implementation of CIL. Poole and Purbeck, the two authorities to have introduced CIL, have to date taken the line that all measures will be paid for through CIL with the two authorities 'top slicing' their CIL income for heathland avoidance and mitigation. The other authorities i.e. Bournemouth, Christchurch and East Dorset are at different stages in developing their CIL schedules but all are likely to have it operating during 2016. However, there is a view among some authorities that the SAMM element does not fall within the definition of infrastructure and therefore should not be delivered through CIL.

6.3 Purbeck District Council has recently adopted its CIL Charging Schedule and Priorities for Spending (March 2014). The Purbeck Regulation 123 list, which was examined as part of the CIL Charging Schedule, identifies that visitor access management, wardening, education, and monitoring will be funded via CIL, and hence contributions towards this will not be sought through s106. Purbeck will therefore be using CIL to pay for all eligible elements of Heathland mitigation, including SAMM. Further, in Purbeck there is the expectation that private landowners, developers or other suitable bodies retain SANGs and cover the lifetime cost of their management and maintenance and not transfer these to the local authority. This will also be considered by the other four authorities as and when proposals come forward.

6.4 The Bournemouth, Christchurch, East Dorset and Poole Councils consider that given the uncertainty surrounding the relationship between SAMM and CIL it is prudent to separate SAMM out from CIL. Therefore, for these authorities, monies collected through CIL will be used to provide the HIPs element of the strategy and s106 planning obligations will be used to pay for SAMM. All dwellings requiring permission where there is a net increase, including those requiring prior approval, will be subject to the SAMM charge (Appendix J).

6.5 Any mitigation that is provided needs to be secured in-perpetuity i.e. for the lifetime of the development. Where provision is on local authority controlled sites the Councils will through CIL and other contributions use these receipts to put in place and maintain projects. For SAMM the Councils have committed to ensuring that funding is made available post 2028 for the lifetime of development. Where HIPS are provided by landowners or other third parties mechanisms will need to be secured that ensure that mitigation is available in-perpetuity and also that funding is secured to pay for it. Future revisions to this document and the overall avoidance and mitigation strategy will investigate other means by which HIPS and SAMM can be secured.

7. The Level of Contributions for Strategic Access Management and Monitoring

7.1 Contributions for SAMM will be required within Bournemouth, Christchurch, East Dorset and Poole through either a s.106 planning obligation or s111 agreement of the 1972 Local Government Act. There will be no additional SAMM charge in Purbeck. To provide certainty to those considering or making applications for residential development and to ensure transparency and accountability a formulae approach has been adopted that sets out a mechanism for the calculation of the planning obligation. A standard charge is proposed that will provide the clarity required by developers, the owners of land and the general public thus avoiding unnecessary delay in the negotiation of planning obligations. The SPD has been prepared having regard to the tests set out in the Community Infrastructure Levy Regulations 2010 and subsequent amendments, in particular Regulation 122 which transposes into law three tests previously found in Circular 05/2005 i.e. that the contribution is necessary, directly related and fairly and reasonable related in scale and kind to the development.

7.2 The cost of SAMM is made up of two elements:

1. The funding of a core team to provide a co-ordinating role for SAMM, educational activities, wardening, volunteer arrangements and monitoring
2. Cost of employing wardens

7.3 For elements 1 and 2 these costs will be apportioned across the five local authorities with Purbeck's element deducted from the base costs used to calculate the s106/s111 cost (Table 3). The total cost over the 14 year period is calculated at **£4.3m.** The cost of SAMM varies between authorities depending upon the level of mitigation that is required (Table 4) and therefore influences the standard charge to be applied.

Table 3: Combined Strategic Access, Management and Monitoring Costs

	Year 1 Cost (£)	14 year Cost (£)
Core Team	132,937	2,215,601*
Monitoring	12,296	172,144
SPA Bird Surveys	8,400	117,600
Wardening	108,423	1,790,149*
Total	**262,057**	**4,295,494**

N.B. Figures exclude Purbeck District Council's contribution

**Cost includes provision for inflation*

Table 4: Costs by Local Authority

	Bournemouth	Poole	CBC/EDDC
Year 1 cost (£)	104,666	83,770	73,621
14 Year costs (£)	1,730,629	1,365,458	1,199,377
No. of dwellings over 14 years[11]	6,940	5,525	7,097
SAMM cost per dwelling (£)	249	247	169

N.B. These figures cover base costs for delivering SAMM only

[11] Numbers taken from Table 2, deduction of a percentage non implementation rate (BBC 10%; Poole 0%; CBC/EDDC 5%) and addition of 2 years average supply for BBC and Poole to cover 2036-28

7.4 The contribution is based upon a standard charge for Bournemouth and Poole and a separate rate for Christchurch and East Dorset. This will cover the SAMM costs set out in Tables 3 and 4 above for each authority with adjustment for the different occupancy rate for houses and flats. It is calculated based on the forecast increase in population[12] over the period 2014/15 to 2027/28[13] and will only apply to dwellings, including houses, flats and maisonettes. Other accommodation types listed in paragraph 3.4 which fall within a separate planning use class will be subject to assessment outside of the mechanism established in this document. Guidance for certain development types can be found in Appendices D, G, H and I. The payment will be calculated on the basis of a net increase in dwellings i.e. discounting the cost of the existing residential unit on site, for example, if a dwellinghouse is to be replaced by 10 flats then the calculation would be:

10 x cost of a flat minus the cost of 1 house

7.5 Given the formula is based on the occupancy rates found in houses and flats in situations where there is no net increase in overall dwellings but there is a net increase likely in resident population then the difference between the two rates will be payable e.g. if it is proposed to convert a flat into a house then where planning permission is required the difference payable will be the cost of a house minus the cost of a flat.

7.6 The standard charge will ensure that it covers the SAMM costs on a yearly basis. Inflation costs have been built into the annual charge to ensure that the appropriate level of SAMM can be delivered over the 14 year period. Monitoring SAMM income and housing delivery rates will inform future revisions to this charge. The full calculations for working out the SAMM rate can be found at Appendix K.

Table 5: Assumed income

	Bournemouth	Poole	CBC/EDDC
Min. cost/dw to cover all costs	£249	£247	£169
Adjusted rates based on occupancy: **House @ 2.42** **Flat @ 1.65**	£296 £202		£201 £137
Assumed % House/flat split	15% Houses 85% Flats	50% Houses 50% Flats	60% Houses 40% Flats
Income for all dwellings adjusted based on occupancy	£1,499,739	£1,389,420	£1,244,801
Income per year (divided by 14 years)	£107,124	£99,240	£88,914
Adjustment to allow for inflation over 14 years: **House:** **Flat:**	£355 £242		£241 £164
Total Income	£1,797,113	£1,649,213	£1,491,774
Income per year	£128,365	£117,801	£106,555

[12] ONS 2012 sub national population projections

[13] This is the plan period for the recently adopted Christchurch and East Dorset Local Plan. For the other authorities additional housing requirement has been added to the outstanding housing requirement within their plan periods to give a 14 year housing requirement across the four authorities

7.7 The standard charge will be:

- **For Bournemouth and Poole: £355 per house**
  : £242 per flat

- **For Christchurch and East Dorset: £241 per house**
  : £164 per flat

N.B. These charges will be index linked and adjusted on the anniversary of commencement of the SPD.

7.8 Any contribution will need to be contained within a Section 106 planning obligation whether this is through an agreement or unilateral undertaking. An additional administrative charge[14] to cover the cost of collection and distribution of the obligation will be applied at a standard rate reflecting the work involved in administering the obligation payable at the following rate (The charge excludes any legal costs that are incurred in respect of the completion of the deed that secures the planning obligation.):

- 5% of the total contribution payable on commencement of development
- Administrative payments are subject to a minimum charge of £75 and capped to a limit of £1,000 per contribution type

7.9 Contributions will be spent in a timely manner to ensure that mitigation is delivered as close as possible to occupation of new residential development.

[14] The administrative charge excludes the recovery of individual local authority legal costs where these are incurred

8. Model Clauses for Planning Obligations

8.1 The use of a standard clause for either an agreement or unilateral undertaking by the four local authorities (Bournemouth, Christchurch, East Dorset and Poole) will be in the interest of all involved and will help speed up delivery. For the purposes of the obligation the s106 clause could be worded:

"the Dorset Heathland contribution" means the sum of ( ) thousand ( ) hundred and ( ) Pounds increased by the percentage (if any) by the Retail Price Index shall have increased between the date of publication prior to the date of this Deed and the date of payment together with an administrative fee of £(pounds) towards measures which avoid or mitigate against any adverse effect of the Development on the Dorset Heathlands in accordance with the Dorset Heathlands Planning Framework Supplementary Planning Document 2015 - 2020. For the avoidance of doubt such sum or any part of thereof shall not be reimbursed to the party or to any other party".

8.2 The obligation could then be worded:

"The Owner hereby Covenants with the Council that he will not cause or permit the commencement of the development on the land until the Dorset Heathland Contribution has been paid to the Council."

8.3 For strategically significant sites delivering large numbers of residential units the obligation may be worded differently to reflect payment of the contribution on a phased basis.

9. Administration and Audit Trail

a. The SPD will be adopted by the South East Dorset local authorities.

b. Each authority will be responsible for the delivery of mitigation in their areas through provision of HIPs and SAMM. A proportion of funds collected in each authority will be pooled to ensure that the SAMM element is coordinated across boundaries to ensure efficient and effective mitigation. It is also possible for authorities to agree to fund HIPs outside their area if they consider this, in agreement with Natural England, to be the best way to provide mitigation.

c. The Dorset Heaths Advisory Group[15] (The Group) will be a vehicle for joint working, liaison and information sharing between local authorities and other partners with an interest in the Dorset Heaths International sites. The Group will make recommendations to the local authorities on appropriate measures to avoid or mitigate the adverse effects of urban pressure on the Dorset Heathlands international sites that result from planning decisions. This Group will be supported by an officer group. The Group provides an overview of the avoidance and mitigation scheme to ensure that each authority is undertaking the necessary works and it is effectively working across the whole area. Progress on implementation will be reported in the Annual Monitoring Reports of the local authorities. (Appendix L Heathland Governance chart)

d. In Bournemouth, Christchurch, East Dorset and Poole contributions will be required from all qualifying developments from adoption of the new SPD unless avoidance and mitigation measures have been agreed as overcoming any significant effects of a proposed development. In Purbeck, eligible Heathland mitigation (including Strategic Access Management and Monitoring) will be funded through CIL. The proposed mitigation at Appendix A may be varied through the on-going review process, but crucially Natural England will need to be satisfied that the necessary overall level of mitigation is achieved.

e. Each of the partner local authorities is responsible for the collection of contributions through their role as local planning authority. The financial responsibilities of local authorities also require them to administer the contributions in an accountable and transparent way.

f. Funding of the strategic team[16] will be via direct payment to Dorset County Council, the employing body of the Urban Heaths Partnership.

[15] The Dorset Heaths Advisory Group is a non executive body with membership from all the participating local authorities, national agencies, wildlife groups and those with an interest in the Dorset Heaths. It will oversee the mitigation and monitoring and make recommendations to the local authorities who have responsibility for creating the planning framework for the Dorset Heaths.

[16] Funded by contributions collected through SAMM payments the strategic team are employed to oversee and deliver the access management and monitoring and report the Dorset Heaths Advisory Group.

Appendix A: List of Mitigation Projects

Proposed Heathland Infrastructure Projects

Ref	Project	Description	Area (ha) new access created	Catchment area
Bournemouth				
1	Stour Valley Masterplan -New Connections	The Habitat Regulations Assessment of the Local Plan Core Strategy concludes that the mitigation identified in Core Strategy Policy CS36 'Stour Valley Project' will be required to mitigate adverse effects. Implementation of the policy is identified as a key strategic project in the South East Dorset Green Infrastructure Strategy. (a) Raise awareness of the Stour Valley as a Suitable Alternative Green Space. Produce an integrated branding and interpretation plan. Benchmarking of route knowledge. Create a Stour Valley Way digital portal, with web site, digital interaction hot spots, downloadable routes, smart phone links to digital information, including Dorset Dogs website. Design branded waymarking and signage, interpretation boards, educational content and themed leaflets to create a cohesive awareness of the Stour Valley Trail.	Improved access to the Stour Valley Way within Bournemouth – 18.7km linear trail	>5km South East Dorset
2	Stour Valley Masterplan – Hengistbury Head to Tuckton	(b) New and upgraded routes through Hengistbury Head to Tuckton Bridge via Solent Meads and Wick. Create circular routes via Solent Beach and Whitepits. Introduction of Accessible for all routeways, gateways and viewing points, seating and signage.	1.3km of new routes 2.5km of upgraded routes Improved access to 20 hectares	>5km South East Dorset
3	Stour Valley Masterplan – Iford Meadows & playing fields	(c) New and upgraded routes through Iford Playing Fields and Iford Meadows LNR. Introduction of Accessible for all routeways, gateways and viewing points, seating and signage.	2.8km of new routes 1.5km of upgraded routes Improved access to 32 hectares	>5km Bournemouth and Christchurch
4	Stour Valley Masterplan – Berry Hill To Pig Shoot Lane	(d) New and upgraded routes from Berry Hill to Pig Shoot Lane via Throop weir. Improved connections between Christchurch and Bournemouth Introduction of Accessible for all routeways, gateways and viewing points, seating and signage.	2.0km of new / improved routes Improved access to the Stour Valley Way within Bournemouth – 18.7km linear trail	>5km Bournemouth, East Dorset and Christchurch
5	Stour Valley Masterplan – North Bournemouth LNR	(e) New and upgraded routes through Millhams Mead, Stour Valley and Redhill Common Local Nature Reserves. Installation of accessible for all routeways, gateways and viewing points, seating and signage.	Potential to create 13.6km of new / improved routes Improve access to 79 Hectares	>5km Bournemouth and East Dorset
6	Stour Valley Masterplan – Sheepwash	(f) New and upgraded routes through and along Stour banks between Christchurch and Bournemouth around Sheepwash Introduction of Accessible for all routeways, gateways and viewing points, seating and	Potential 32 Hectares 3 km of new/ improved routes	>5km Bournemouth and Christchurch

Ref	Project	Description	Area (ha) new access created	Catchment area
		signage.		
7	Stour Valley Masterplan – North Bournemouth Gateways	(g) North Bournemouth Gateways – Cherry Tree Nursery, Stour Acre Barn, Hicks Farm. Contribute towards the development of major & minor gateways on the northern reaches of the Stour. Installation of entrance gates, benches, car parking, cycle racks, signage and way finding features.	Improved access to the Stour Valley Way within Bournemouth – 18.7km linear trail	>5km South East Dorset
8	Stour Valley Masterplan – River Crossing	(h) Create pedestrian / cycleway crossing to link Stour valley trails north and south of the river at Ensbury / Parley boundary.	Improved access to the Stour Valley Way within Bournemouth – 18.7km linear trail	>5km Bournemouth and East Dorset
Christchurch				
8	Chewton Common	Delivery of Phase 1 of access and capacity improvements to provide SANG, including fencing, clearing, planting, signage, small car park, seating and interpretation display.	10.6ha (Phase 1, Area A)	Highcliffe, Hinton, Wingfields, Chewton, Naish + Bransgore
East Dorset				
9	Woolslope Farm Phase 2	Further development of SANG to 'furnish' the site to increase attractiveness. Works include the provision of new (min) 25 space car park; access link to connect car park to path network and Station Rd; visibility improvements to facilitate car park work; provision of multi-use litter bins; on site security improvements to prevent traveller incursion. There is a possibility of Phase 3 works to include a new 'Highway' crossing over Station Road with additional routes and land to link west and east West Moors; links to Ferndown & the Castleman Trailway beyond.	15.5h of existing open space already designated as SANG associated Meyrick development on adjacent land would add a wet woodland . Potentially there would have to be network paths included in future open space development	Ferndown; West Moors; Ashley Heath; (total estimated population
10	Ferndown BMX Area at King George VI playing fields	Contribution to FTC to further develop BMX facilities to reduce impacts of BMX on adjacent SSSIs. This contributes towards the scheme being developed by Ferndown Town Council.	0.65h, associated with other indoor & outdoor recreational activities (Car parking at Leisure Centre	Ferndown, West Parley & parts of West Moors
11	Springdale Road, Corfe Mullen	Purchase land to secure (in perpetuity) access onto Upton Common from existing car park.	Area of 4.085h leased by EDDC from owner (Canford Estates)	Corfe Mullen, Beacon Hill, Sturminster Marshall
Poole				
12	Upton Park SANG	Delivery of Suitable Alternative Natural Greenspace	30	>5km South East Dorset

Ref	Project	Description	Area (ha) new access created	Catchment area
13	Delph Woods Phase 3	Extend and improve access for the general public	9.1	<5km Poole's north western and central wards
14	Bourne Valley Dog Activity Area	To provide alternative location for dog owners to exercise their dogs	0	1km
15	Turlin Moor Dog Activity Area	To provide alternative location for dog owners to exercise their dogs	0	1km
Purbeck				
16	Strategic SANG at Swanage	HRA identifies a need for a strategic SANG to the north of Swanage.	30ha	5km
17	Upton Woods cycle crossing	Create cycle crossing to link up with cycle network and divert users from heath.	N/A	1500m
18	Strategic SANG in the north of the District	HRA identifies a need for a strategic SANG in the north of the District.	30ha	5km
19	Strategic SANG to south west of Wool	HRA identifies a need for a strategic SANG to the south west of Wool.	30ha	5km

NB. Purbeck District Council is in the unusual position, compared to other SE Dorset local authorities, in that it doesn't have any significant landholdings or a countryside service. Any mitigation projects will, therefore, need to take place on land owned by other organisations/individuals through negotiation. Purbeck is focusing on issues and projects identified in the Habitat Regulations Assessment carried out alongside the development of Purbeck Local Plan 1. Purbeck is undergoing a Partial Review of PLP1 which is also subject to a Habitat Regulations Assessment which may highlight the need for other projects.

Access and Fire Management Projects

Ref	Project	Description	Catchment area	Local Authority area
Bournemouth				
1	Access Improvements to Bournemouth Green Spaces - Historic Parks	Heathland Mitigation can be achieved by improving access within and between the boroughs Green Spaces and creating connections to Green Infrastructure in adjoining Local Authority areas. This project may be achieved through the use of matched funding. Location of improvements to include; • Connecting Historic Parks; Access improvements to Kings Park, Queens Park, Littledown and Strouden • Creation of wildlife viewing opportunities. • Creation of dog friendly areas. • Creation of improved recreation facilities.	Potential to link 131 Hectares and create 9km of new routeways	1km - Bournemouth Eastern wards

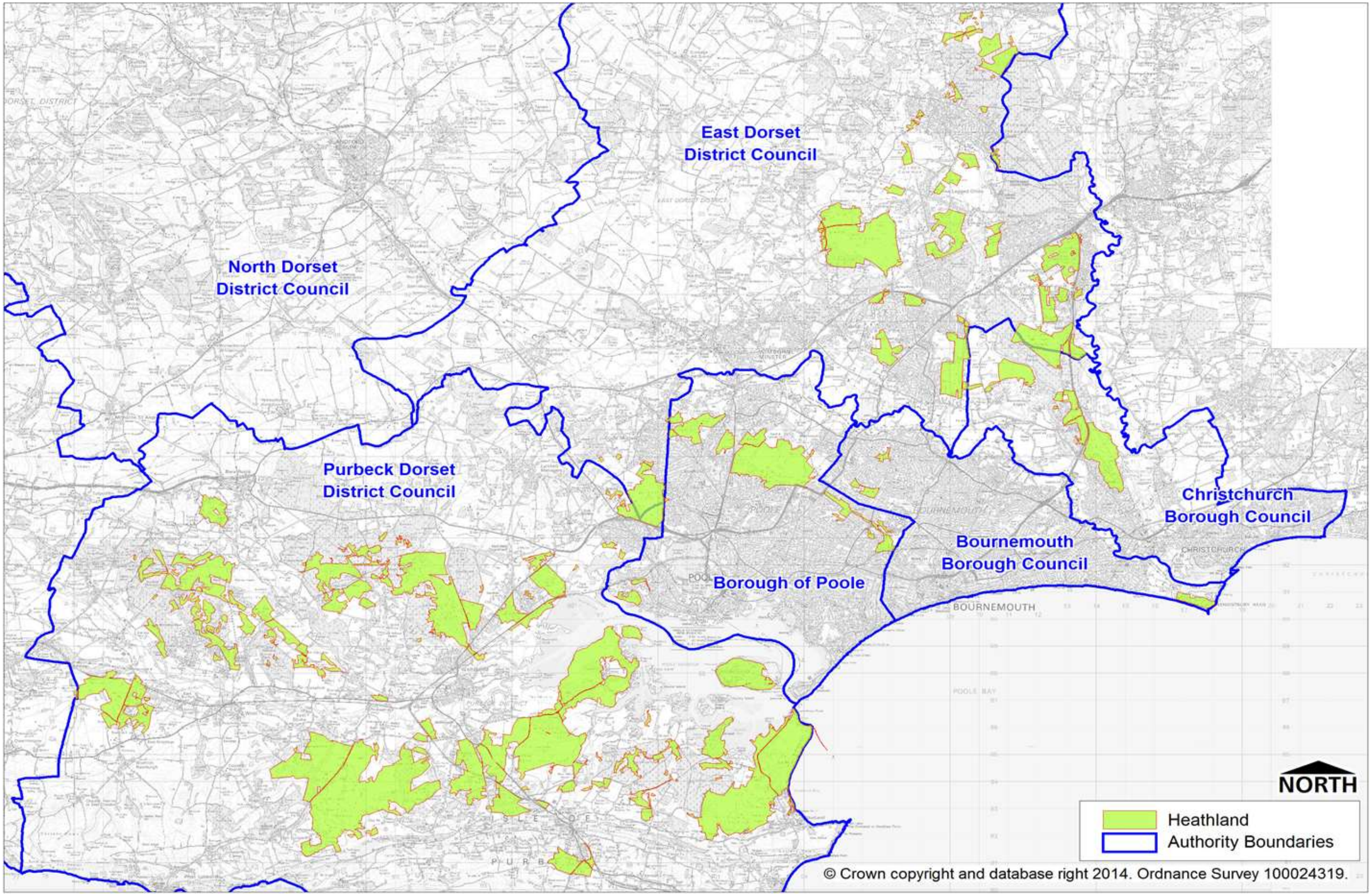
Ref	Project	Description	Catchment area	Local Authority area
2	Access Improvements to Bournemouth Green Spaces - Chines, Stream & Coast	Heathland Mitigation can be achieved by improving access within and between the boroughs Green Spaces and creating connections to Green Infrastructure in adjoining Local Authority areas. This project may be achieved through the use of matched funding. Location of improvements to include; • Create circular routes between coastal paths and Bourne Valley through Branksome, Alum, Middle and Durley Chines.	Improved access to 7km of routeways	1km – Bournemouth's Western wards & Poole's Eastern wards
3	Access Improvements to Bournemouth Green Spaces - Horseshoe Common	Heathland Mitigation can be achieved by improving access within and between the boroughs Green Spaces and creating connections to Green Infrastructure in adjoining Local Authority areas. This project may be achieved through the use of matched funding. Location of improvements to include; • New routes through the northern section of Horseshoe Common. • Creation of dog friendly areas. • Provision of fitness trails.	Create 700m of new routes Improved access to 3.2 hectares	1km - Bournemouth Central wards
4	Access Improvements to Bournemouth Green Spaces - Slades Farm Recreation Area	Heathland Mitigation can be achieved by improving access within and between the boroughs Green Spaces and creating connections to Green Infrastructure in adjoining Local Authority areas. This project may be achieved through the use of matched funding. Location of improvements to include; • Improvements to recreation facilities at Slades Farm and Talbot Wood, including enhancement to BMX & Skateboard facilities. • Enhancement of wildlife viewing opportunities by creation of wildlife pond, wildflower meadows and woodland walks.	Potential to improve access to 25 hectares recreation space and 3.3km of improved routeways	1km – Bournemouth North & West wards and Poole East wards
5	Access Improvements to Bournemouth Green Spaces - Duck Lane Recreation Area	Heathland Mitigation can be achieved by improving access within and between the boroughs Green Spaces and creating connections to Green Infrastructure in adjoining Local Authority areas. These projects may be achieved through the use of matched funding. Location of improvements to include; • Creation of BMX & skateboard facilities at Duck Lane • Enhancement of wildlife viewing opportunities by creation of new landscaped areas for wildlife.	Potential to improve access to 1.5 hectares of recreation space and 500m of improved routeways	1km – Bournemouth North & West wards and Poole East wards
Christchurch				
6	Stour Valley Way Stage 1	Improve access links adjacent to Stour Valley, providing linkages to Bournemouth and East Dorset conurbation (Includes the Iford project (24) originally identified for the Stour Valley greenway scheme). Stage 1 comprises the section at Hurn and linkages to arterial routes to/from Stour Valley Way West Moors via Woolslope/Ford Lane, Tricketts Cross & Eco to Chapel Gate. Elements of scheme inc, perimeter pathway to rear of Airport complex & toucan cross over Parley Lane Strategy links from Xch Quay to the borough boundary.	4.9h of public open space at River Way and Iford + associated open space (77.5h owned by CBC) with path networks to Stour Valley Way, Sheepwash (BBC) and Holdenhurst Village (BBC)	West Christchurch inc St Catherine's Hill & Hurn; Bournemouth (esp Holdenhurst Village, Iford, Littledown, Boscombe East, Queens Park, Muscliffe, Redcliffe,

Ref	Project	Description	Catchment area	Local Authority area
				Townsend & Throop)
7	Interactive Visitor Engagement Strategy	Provision of QR references, mapping, web based access information.	Cumulative total would but include all open space areas within EDDC & CBC	Christchurch borough
8	Coastal Access Link	Creation of new shared cycle / footpath and better linkages to Highcliffe Castle.	58h inc access to Highcliffe Castle, Steamer Point Woodland (LNR)	Mudeford, Friars Cliff, Steamer Point, Highcliffe Castle, Highcliffe, Chewton, Naish
9	Mude Valley Link Stage 1 (Mudeford Wood)	Mudeford Wood Access Improvements (As part of Mude Valley Link).	10.8.h inc MudeValley green space, playing pitches and associated public open space	Friars Cliff, Mudeford, Somerford, Hoburne, Hawthornes
East Dorset				
10	Interactive Visitor Engagement Strategy	Provision of QR references, mapping, web based access information.	Cumulative total would but include all open space areas within EDDC & CBC	East Dorset District
Poole				
11	Arrowsmith Coppice	Access works and improvements to coppice to make it more attractive for general public. Linked to Great Heath project	0	5km north western and central wards
12	Sherborn Open Space	Improvements to access and attractiveness to enable site to become an interceptor of trips to Canford Heath	0	1km Canford Heath wards
Purbeck				
13	Visitor management at Arne /Stoborough/ Hartland heathland complex	Following Nature Improvement Area visitor survey and recreation strategy for the area, PDC is working with RSPB, National Trust and Natural England to look at on-site and access management projects e.g. rationalising car parking, improved interpretation, enhancing access in appropriate locations.	5km +	Purbeck
14	Access management at Winfrith Heath	PDC to work with DWT and other landowners to minimize opportunities for diffuse car parking.	1500m	Purbeck
15	Access management at Studland	PDC to discuss options with National Trust about access management at Ferry Road.	5km	Purbeck

Revenue Funding

Ref	Project	Description	Catchment area	Local Authority
1.		Costs of providing Strategic Access Management and Monitoring (including contributions towards core team costs, and costs of wardening and monitoring).		All Councils

Appendix B: Dorset Heathland designated as European Wildlife Sites



Appendix C: 400m Consultation Area

Applications or consultations for additional residential development within 400m of the Dorset Heathlands SPA, Ramsar and Dorset Heaths SAC

A recent Legal Opinion has considered the approach taken in Dorset. This note sets out advice to officers and applicants on the consideration of proposals in this area.

1. The existing 400m Consultation Area remains a valid area on which authorities should continue to consult Natural England about additional residential units as this is the most sensitive area.
2. The factors to be considered include:
   - General context of the proposal, urban/rural and the nature of the land between the site and the protected heathland
   - Consideration of the proposals access arrangements
   - Alternative greenspace opportunities
   - Rights of Way
3. The location/size of the actual dwelling relative to the 400m straight line area will **not** be a consideration.

Principle objective:

No net increase in residential units including their curtilage within the straight line 400m area.

Some examples are presented below to assist in the consideration of proposals. The application sites, edged blue, all fall in the 400m Consultation Area, edged black, so the local planning authority will need to consult Natural England. The straight line 400m area is edged red.

Example 1: The access point, hence curtilage, for the new dwellings brings residents into the 400m straight line area, closer to the protected heathland and would be considered contrary to local plan policy.

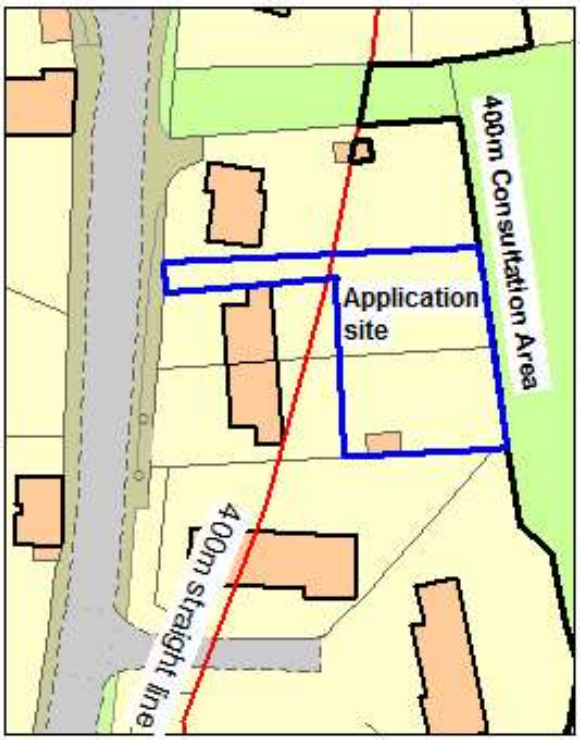


Figure 1: The heathland lies to the left side of the plan and the two properties fall within the Consultation Area, the site is accessed into the 400m area.

Example 2. In this case there is no net increase in dwellings in the 400m straight line area and access does not lead into this area. The existing and proposed dwellings will be within the 400m Consultation Area but the proposed dwelling would fall outside the 400m straight line area and is therefore in accordance with local plan policy.

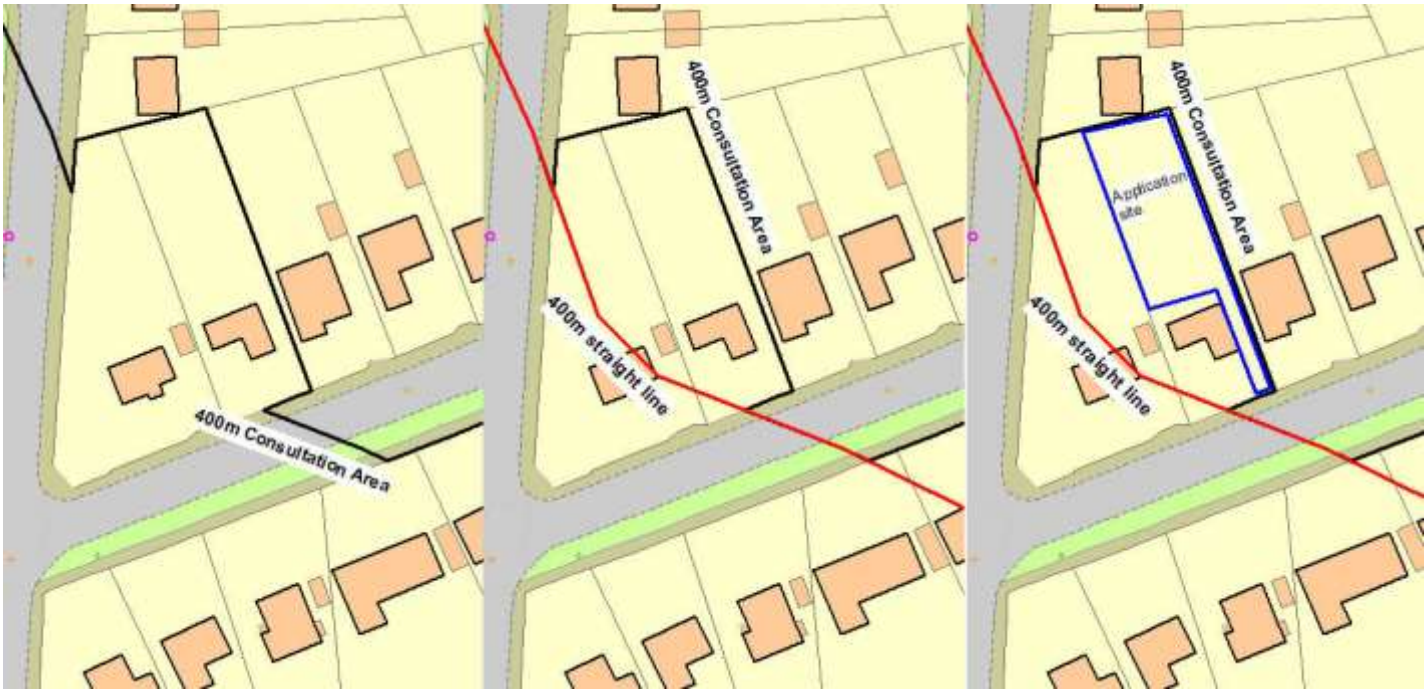


Figure 2: The heathland lies to the left side of the plan the existing property lies in the 400m Consultation Area, the site is accessed away from the 400m area.

Example 3: The net effect of this proposal is an increase in dwellings in the 400m straight line area and it would be considered to be contrary to local plan policy.

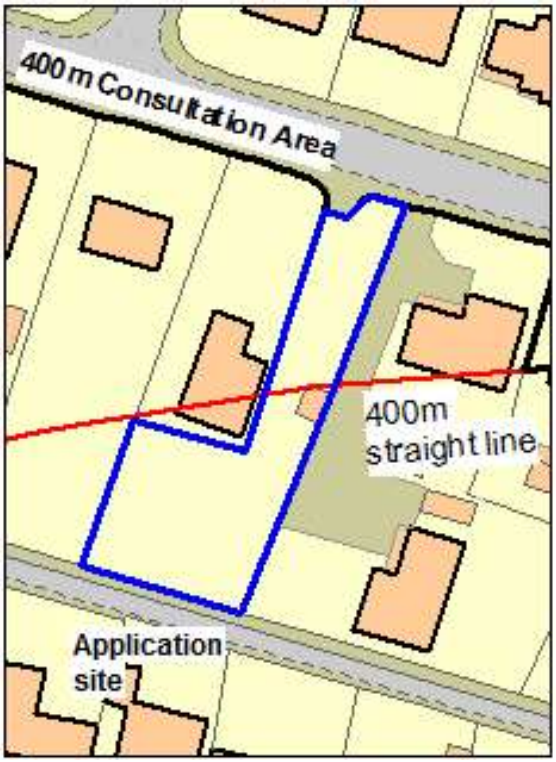


Figure 3: The heathland lies to the bottom of the plan, the existing property lies in the 400m Consultation Area, the site is accessed away from the 400m area.

Example 4: The existing large plot is in the 400m Consultation Area but a new plot is located and accessed wholly outside the 400m straight line area.
This will not lead to an increase in dwellings in the 400m straight line area is therefore in accordance with local plan policy.

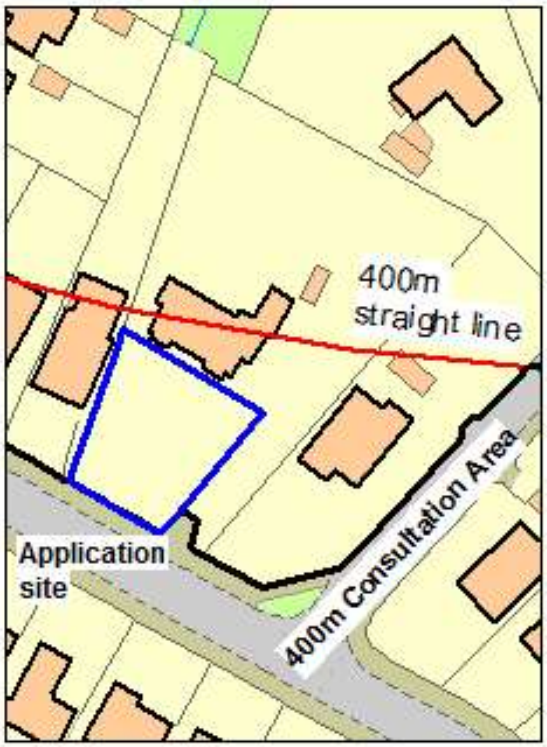


Figure 4: The heathland lies to the top of the plan, the existing large property lies in the 400m Consultation Area, the site is accessed away from the 400m area.

Appendix D: Natural England Advice for Use Class C2 proposals

A. Within 400m of protected heathland

Developments within the C2 class (i.e. residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) will be considered on a case by case basis and Natural England will advise whether an appropriate assessment would be required, taking into account the potential 'in combination effect. In general, developments such as hospitals and nursing homes would not be considered to have a likely significant effect with regard to recreational impacts. The types of C2 residential accommodation that could be considered acceptable within 400m of protected heaths are as follows:

1. Purpose built schemes for the frail elderly where there is an element of close care provided on site 24 hours a day. This level of care is above that of provision of an on-site wardening service provided for sheltered accommodation. It would be expected that there would normally be an age restriction of 60+years for the occupants of the units and that the planning permission would be conditioned in such a way that the units could not become open market housing. Experience from schemes of this nature indicates that in order to provide 24 hour care the minimum number of units is generally around 40 and the scheme will also have communal facilities. Authorities should consider requiring a covenant precluding pet ownership where it is in their view an effective measure in reducing the risk of adverse effects of predation and disturbance

2. Purpose built schemes for the accommodation of disabled people, for example a care home for people with dementia, where by the nature of the residents' disabilities, they are unlikely to have any impact on the adjacent protected heaths.

The above categories would not generally be required to provide a financial contribution through the Heathland SPD if located within or beyond 400m from protected heathland.

The planning authority will need to be mindful of the net change in residential occupancy in relation to carers residing on the site.

The use of pet covenants or other suitable legally binding agreements by authorities is considered acceptable by Natural England in these specific situations as:

1. The nature of the establishment is such that pressure from residents to own pets is likely to be very low creating an acceptable risk.

2. In the context of a residential care home with 24 hour wardening, enforcement is seen as being achievable in terms of time taken to detect infringements and resources on site to achieve enforcement outcomes.

Natural England advice to local authorities is that planning conditions should be attached to permissions as follows:

1. The applicant/management body will provide a biannual written confirmation to the LPA detailing the compliance with the pet covenant, the number of residents and their age.

2. The applicant/management body will prevent, through design and enforcement measures, the use of onsite car parking for public use for accessing nearby heathlands.

Natural England advises the local authorities to be aware that this advice does not relate to other significant effects on the international sites such as considerations related to surface water discharge

from the application sites. These will require case by case consideration in consultation with Natural England.

Natural England advises the authority to be aware that this advice does not apply to matters related to species protected by law.

B: Between 400m and 5km

Use Class C2 applications in the 400m to 5km area that would not fall into the categories identified in A above, this may include retirement homes where the occupants are still active, will need to be assessed on a case by case basis to assess the potential impact of such development. Where significant adverse effects are identified then development will be expected to demonstrate how it will avoid or mitigate such effects or alternatively may apply the financial contribution mechanism set out within the main body of this SPD. It may be reasonable for local authorities to conclude that such units of accommodation are comparable to additional residential flats. Mitigation contributions should also be secured where there is additional on-site staff accommodation provided.

Appendix E: Guidelines for the establishment of Suitable Accessible Natural Greenspace (SANG) Quality Standards for the Dorset Heaths

INTRODUCTION

'Suitable Accessible Natural Greenspace' (SANG) is the name given to green space that is of a quality and type suitable to be used as mitigation for applications likely to affect the Dorset Heathlands European and internationally protected sites. The provision of SANGs is one of a range of mitigation measures, a number of which are detailed in the Dorset Heathlands Planning Framework SPD, which the south east Dorset Planning Authorities and Natural England consider offer an effective means of avoiding or mitigating harm from a number of urban effects.

Its role is to provide alternative green space to divert visitors away from the Dorset Heathlands Special Protection Area (SPA), the two Dorset Heaths SACs and the Dorset Heathlands Ramsar (collectively called the 'Dorset Heathlands' in these guidelines). SANGs are intended to provide mitigation for the likely impact of residential type developments on the Dorset Heathlands by preventing an increase in visitor pressure. The effectiveness of SANGs as mitigation will depend upon its location and design. These must be such that the SANGs is more attractive than the Dorset Heathlands to visitors of the kind that currently visit them.

These guidelines describe the features which have been found to draw visitors to the Dorset Heathlands, which should be replicated in SANGs:

- the type of site which should be identified as SANGs
- measures which can be taken to enhance sites so that they may be used as SANGs

These guidelines relate specifically to the means to provide mitigation for development of a residential nature within or close to 5km of the Dorset Heathlands. They do not address nor preclude the other functions of green space (e.g. provision of disabled access). Other functions may be provided within SANGs, as long as this does not conflict with the specific function of mitigating visitor impacts on the Dorset Heathlands.

SANGs may be created from:

- existing open space of SANGs quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public
- existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the Dorset Heathlands
- land in other uses which could be converted into SANGs

The identification of SANGs should seek to avoid sites of high nature conservation value which are likely to be damaged by increased visitor numbers. Such damage may arise, for example, from increased disturbance, erosion, input of nutrients from dog faeces, and increased incidence of fires. Where sites of high nature conservation value are considered as SANGs, the impact on their nature conservation value should be assessed and considered alongside relevant policy in the core strategy/local plan.

THE CHARACTER OF THE DORSET HEATHLANDS AND ITS VISITORS

The Dorset Heathlands are made up of 42 Sites of Special Scientific Interest, and consists of a mixture of open heathland and mire with some woodland habitats. The topography is varied with some prominent viewpoints. Many sites contain streams, ponds and small lakes and though some have open landscapes with few trees others have scattered trees and areas of woodland. Most

sites are freely accessible to the public though in some areas access is restricted by army, or other operations.

Surveys have shown that about half of visitors to the Dorset Heathlands arrive by car and about half on foot. Where sites are close to urban development around Poole and Bournemouth, foot access tends to be most common. On rural sites in Purbeck and East Dorset, more visitors come by car. Some 75% of those who visited by car had come from 5.3km of the access point onto the heathlands. A very large proportion of the Dorset Heathland visitors are dog walkers, many of whom visit the particular site on a regular (i.e. multiple visits per week) basis and spend less than an hour there, walking on average about 2.2km. Further detailed information on visitors can be found in the reports referenced at the end of this document.

GUIDELINES FOR THE QUALITY OF SANG

The quality guidelines have been sub-divided into different aspects of site fabric and structure. They have been compiled from a variety of sources but principally from visitor surveys carried out at heathland sites within the Dorset Heathlands and the Thames Basin Heaths. These are listed as references at the end of this appendix.

The guidelines concentrate on the type of SANGs designed principally to cater for heathland dog walkers. Other important heathland mitigation measures, for example, facilities designed to attract motor cycle scramblers or BMX users away from heathlands or facilities for adventurous play for children are not covered specifically and will need to be considered on a case by case basis.

The principle criteria contained in the Guidelines have also been put into a checklist format which can be found in a table at the end of this appendix.

It is important to note that these Guidelines only cover the Quality of SANG provision. There are a number of other matters that will need to be agreed with Natural England and the Local Planning Authority including; Provision of In-Perpetuity Management of the SANG; SANG Capacity; and other Avoidance and Mitigation Measures as necessary.

ACCESSIBILITY - REACHING THE SANG

Most visitors reach the Dorset Heathlands either by foot or by car and the same will apply for SANGs. Thus SANGs may be intended principally for the use of a local population living within a 400 meter catchment around the site; or they may be designed primarily to attract visitors who arrive by car (they may also have both functions).

SANG design needs to take into account the anticipated target group of visitors. For example, where large populations are close to the Dorset Heathlands the provision of SANGs may need to be attractive to visitors on foot.

If intended to attract visitors arriving by car, the availability of adequate car parking is essential. Car parks may be provided specifically for a SANG or a SANG may make use of existing car parks but some existing car parks may have features incompatible with SANG use, such as car park charging. The amount and nature of parking provision should reflect the anticipated numbers and mode of arrival by visitors to the site and the catchment size of the SANGs. It is important that there is easy access between the car park and the SANG i.e. this is not impeded by, for example, a road crossing. Thus such SANGs should have a car park with direct access straight on to the SANG with the ability to take dogs safely from the car park to the SANG off the lead. Similarly, the nature of foot access between urban development and a SANG is important and green corridors reaching into the urban area can be an important part of facilitating access to the SANG. Key points:

1. Sites must have adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated numbers using the site and arriving by car
2. Car parks must be easily and safely accessible by car, be of an open nature and should be clearly sign posted.
3. There should be easy access between the car park or housing and the SANG with the facility to take dogs safely from the car park to the SANG off the lead.
4. Access points should have signage outlining the layout of the SANGs and the routes available to visitors.

Paths, Tracks and other SANG Infrastructure

SANGs should aim to supply a choice of circular walking routes that provide an attractive alternative to those routes on heathlands in the vicinity (i.e. those heaths that the SANG is designed to attract visitors away from). Given the average length of walks on heathland, a circular walk of 2.3-2.5km in length is necessary unless there are particular reasons why a shorter walk is considered still appropriate. Where possible a range of different length walks should be provided; a proportion of visitors walk up to 5km and beyond so walking routes longer than 2.5 km are valuable, either on-site or through the connection of sites along green corridors.

Paths do not have to be of any particular width, and both vehicular-sized tracks and narrow paths are acceptable to visitors although narrow corridors where visitors/dogs may feel constrained should be avoided. The majority of visitors come alone and safety is one of their primary concerns. Paths should be routed so that they are perceived as safe by the visitors, with some routes being through relatively open (visible) terrain (with no trees or scrub, or well-spaced mature trees, or wide rides with vegetation back from the path), especially those routes which are 1-3 km long.

A substantial number of visitors like to have surfaced but not tarmac paths, particularly where these blend in well with the landscape. This is not necessary for all paths but there should be some visitor-friendly, all weather routes built into the structure of a SANGs, particularly those routes which are 1-3 km long. Boardwalks may help with access across wet areas but excessive use of boardwalks, as may be necessary on sites which are mostly wet or waterlogged such as flood plain and grazing marsh, is likely to detract from the site's natural feel.

Other infrastructure specifically designed to make the SANG attractive to dog walkers may also be desirable but must not detract from a site's relatively wild and natural feel. Measures could include accessible water bodies for dogs to swim/drink; dog bins, fencing near roads/car-parks etc. to ensure dog safety, clear messages regarding the need to 'pick-up', large areas for dogs to be off lead safely:

5. Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel. A majority of paths should be suitable for use in all weathers and all year around. Boardwalks may be required in wet sections.
6. All SANGs with car parks must have a circular walk which starts and finishes at the car park.
7. It should be possible to complete a circular walk of 2.3-2.5km around the SANGs, and for larger SANGs a variety of circular walks
8. SANGs must be designed so that visitors are not deterred by safety concerns.

Advertising - making people aware of the SANG

The need for some advertising is self-evident. Any advertising should make clear that the site is designed to cater specifically for dog walkers:

9. SANGs should be clearly sign-posted and advertised.

10. SANGs should have leaflets and/or websites advertising their location to potential visitors. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

Landscape and Vegetation

The open or semi wooded and undulating nature of most of the Dorset Heathland sites gives them an air of relative wildness, even when there are significant numbers of visitors on site. SANGs must aim to reproduce this quality but do not have to contain heathland or heathy vegetation. Surveys in the Thames Basin heath area show that woodland or a semi-wooded landscape is a key feature that people who use the SPA there appreciate. Deciduous woodland is preferred to coniferous woodland.

In these circumstances a natural looking landscape with plenty of variation including both open and wooded areas is ideal for a SANG. There is clearly a balance to be struck between what is regarded as an exciting landscape and a safe one and so some element of choice between the two is desirable.

Hills do not put people off visiting a site, particularly where these are associated with good views, but steep hills are not appreciated. An undulating landscape is preferred to a flat one. Water features, particularly ponds and lakes, act as a focus for visitors for their visit, but are not essential. The long term management of the SANG habitats should be considered at an early stage. Particularly for larger SANGs, and those with grasslands, grazing management is likely to be necessary.

A number of factors can detract from the essential natural looking landscape and SANGs that have an urban feel, for example where they are thin and narrow with long boundaries with urban development or roads, are unlikely to be effective:

11. SANGs must be perceived as natural spaces without intrusive artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.

SANGs must aim to provide a variety of habitats for visitors to experience (e.g. some of: woodland, scrub, grassland, heathland, wetland, open water).

12. Access within the SANGs must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.

13. SANGs must be free from unpleasant visual, auditory or olfactory intrusions (e.g. derelict buildings, intrusive adjoining buildings, dumped materials, loud intermittent or continuous noise from traffic, industry, sports grounds, sewage treatment works, waste disposal facilities).

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LILEY, D., JACKSON, D., & UNDERHILL-DAY, J. C. (2006) Visitor access patterns on the Thames Basin Heaths. *English Nature Research Report.*

LILEY, D., MALLORD, J., & LOBLEY, M. (2006) The "Quality" of Green Space: features that attract people to open spaces in the Thames Basin Heaths area. *English Nature Research Report.*

Site Quality Checklist

	Criteria	Current	Future
1	Parking on all sites unless the site is intended for use within 400m only		
2	Car parks easily and safely accessible by car, open in nature and sign posted		
3	Easy access between development or car park and SANG; able to safely let dog out of car into SANG		
4	Access points with signage outlining the layout of the SANGS and routes available to visitors		
5	Paths easily used and well maintained but mostly unsurfaced		
6	Circular walk start and end at car park		
7	Circular walk of between 2.3 - 2.5 km		
8	SANG design so that they feel safe for visitors		
9	Clearly sign posted or advertised in some way		
10	Leaflets or website advertising their location to potential users		
11	Perceived as semi natural space, without too much urban intrusion		
12	Contains a variety of different habitats		
13	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead		
14	Site is free from unpleasant intrusions		
15	Links to existing or proposed SANG		
16	Links to public Rights of Way network		

Appendix F: SANGs planning application principles

The following details will be required by Natural England and the Local Planning Authority (LPA) at the time at which a proposal is considered, this may be either at outline or a full application where outline has not been submitted. Natural England will need to advise the authority that full details of the mitigation proposed are considered and secured:

1. SANG maintenance and function should be secured and demonstrated to be in place for perpetuity (effectively the development needs to maintain a level of mitigation for the duration of the plan, legal definitions of this period include 80 and 125 years).
2. Applications for developments requiring a SANG are likely to require a Change of Use application for the SANG itself. This may be done through a separate planning application. The applicant should agree the requirement with the LPA.
3. When the Local Authority considers the application for the development that the SANG is designed to mitigate it will need to be certain that the SANG:

    - meets the SANG criteria,
    - is deliverable, i.e. ownership and appropriate management is secured,
    - can be managed in a suitable condition in perpetuity,
    - will be monitored for the first 5 years.

    This typically involves a draft Section 106 agreement, an implementation plan, long-term management plan and monitoring arrangements being submitted for agreement with Natural England and the LPA.
4. Where the application for development is at an outline stage the applicant will need to provide sufficient information on the SANG to allow the SANG proposal to be considered.
5. The SANG land will have been assessed for its biodiversity features and the applicant will have confirmed that the proposal will not in principle lead to net harm to biodiversity. Where harm to biodiversity features is predicted then the capacity of the SANG will need to be adjusted.
6. A full SANG Management Plan will be required as part of a reserved matters application if not previously provided at outline stage. This will set out the implementation and maintenance of the SANG – it will record initial infrastructure (photographically) and management objectives by compartment. This will allow for future evolution of the SANG within the broad SANG criteria rather than a rigid approach.
7. If part or all of the SANG is already accessible to the public a visitor survey will need to be submitted as part of the application (outline or full where no-outline is submitted), and the SANG capacity discounted if necessary
8. Where a SANG is not co-located with a proposal Natural England will provide advice to the applicant concerning the SANG capacity/catchment on a case by case basis. Guidance is available from the Thames Basin Heaths mitigation approach.

Natural England will provide written confirmation to the relevant authority that the proposed measures (SANG, SAMM) are appropriate to secure the necessary avoidance and mitigation measures and have been secured for a duration proportionate to the timescale of the developments effects.

SANG Visitor Monitoring

Large developments may come forward in phases, monitoring should commence prior to first occupation where there is existing SANG use. It need not be when the land has no existing public access. Monitoring should be phased at two/three years after each substantive phase and also at five years after the development is completed. It may be the case that monitoring will need to include nearby heathland sites. The primary aims of visitor monitoring are to inform the SANG delivery and allow for adjustments as well as demonstrating the SANGs functionality and use by existing local residents. Effective monitoring will provide a robust baseline which can be observed in future strategic monitoring events.

From 5 years after the final phase of a development future SANG monitoring will be incorporated into the ongoing SAMM programme on a strategic basis.

SANG monitoring methodology may include visitor questionnaires, remote sensors and observational studies.

Strategic Access Management and Monitoring (SAMM)

The provision of SANG within walking distance of a new development provides one important element of the required long term avoidance/mitigation strategic approach in SE Dorset. The SANGs however are not intended to avoid all new residents accessing the protected sites, rather to enable a neutral level of visitor pressure with an equal proportion of existing heathland users being diverted. It is therefore necessary, as established in the Thames Basin Heaths area for applicants to secure SAMM relative to the level of residential development. As for SANGs the mitigation needs to be secured in perpetuity. The LPAs are currently facilitating the delivery of SAMM for applicants and are able to advise on the approach within each authority area.

Appendix G: Gypsies and Travellers

Natural England has provided advice to the local authorities through the draft Dorset wide Gypsy and Traveller Development Plan Document Issues and Options consultation which closed in February 2012 on developments of this type.

It is the view of Natural England that there is no evidence to demonstrate that the occupants of permanent or transit sites for gypsies and travellers would be likely to have any level of recreational access need which is substantially different to residents in Use Class C3 dwellings. Therefore it is the view of Natural England that effects from development proposals of this type would act in combination with effects from Use Class C3 residential development and in these circumstances:

1. Applications within 400m of European/internationally protected heathland should be treated in the same way as applications for Use Class C3 development; and
2. Applications in the 400m to 5km area should provide a level of avoidance/mitigation proportionate to the likely adverse effects arising.

Appendix H: Self-catering, caravan and touring holiday accommodation applications

Within 400m

Natural England advice for self-catering and touring proposals in close proximity to European/international heathlands is as follows:

1. Applications within 400m of the heathlands are considered to have a likely significant effect on the sites arising from effects relating to the increased residential occupancy and recreational pressure from development. These effects are broadly similar to those arising from residential development and therefore would act in combination with these.

Outside 400m

Whilst individual applicants may seek to reduce impacts e.g. by restricting pets Natural England consider that there is considerable uncertainty about whether, over time, such agreements would be effective. In the light of the appeal decisions and a number of applications considered by competent authorities in south east Dorset Natural England has considered how best to enable applicants to provide mitigation:

1. In the case of very large scale applications the provision of bespoke mitigation such as Suitable Alternative Natural Greenspace can be considered as part of a package of avoidance and mitigation measures on a case by case basis.
2. Where applications are for small numbers of additional units Natural England advise that the authorities may use the contribution policy offered by the SPD. In Purbeck, in cases where CIL doesn't apply, the preference will be for mitigation measures to be provided as part of the development package.

Each case will be addressed on a site by site basis and it may be that authorities will take a proportionate approach and may seek to reduce the contribution level to account for the lower rate of occupancy of self-catering or touring units. The local authorities are advised to bear in mind that neither the degree of harm, nor the level of occupancy, may be constant through the year. Occupancy rates have been calculated as a 3-4 year average from the monthly occupancy rates available in the tables on page 3 of the report, Regional Occupancy Data Self Catering and Touring, Q1-3 Data 2010, Research Team, South West Tourism (www.swtourismalliance.org.uk/research-facts-and-figures/regional-tourism-data/).

As further data becomes available Natural England advise the authorities that the rate may change accordingly. The calculations are shown over the page below:

South West Self-Catering Unit % Occupancy 2010															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
2007	20	33	39	45	57	66	79	90	66	43	27	31			
2008	16	28	35	43	55	61	80	88	75	54	24	36			
2009	18	32	33	60	62	67	77	87	70	46	18	28			
2010	13	26	31	49	53	60	66	87	69	0	0	0	Total occupancy for year	Divided by 1200	SPD rate
Mean	16.75	29.75	34.5	49.25	56.75	63.5	75.5	88	70	35.75	17.25	23.75	560.75	0.467	47%

South West Touring Pitch % Occupancy 2010															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
2007	0	0	0	27	37	42	60	81	41	23	11	11			
2008	2	5	19	21	43	40	54	72	47	16	3	5			
2009	8	12	9	30	51	53	62	86	43	29	13	19			
2010	14	23	23	28	35	55	52	83	32	0	0	0	Total occupancy for year	Divided by 1200	SPD rate
Mean	6	10	12.75	26.5	41.5	47.5	57	80.5	40.75	17	6.75	8.75	355	0.296	29.60%

N.B. Data is not available for the last three months of 2010.

Relevant Appeal and other cases:

Appeal decision, Harkwood Acres, Three Legged Cross, Wimborne, BH21 6RP. APP/U1240/C/04/1145349 (11 January 2005).

Appeal decision Naughty Boy Studio, Cripplestyle, Fordingbridge SP6 3DU. APP/U1240/A/11/2156465. 14 December 2011. Conversion of an artist's studio/gallery into two units of holiday accommodation.

Appeal decision Tanglewood Holiday Park, Organford Road, Holton Heath PooleBH16 6JY. APP/B1225/A/10/2134180, (9 Nov 2010).

Application for a 5 caravan certificate; land adjacent to 4 Heath Cottages, Sandford, Wareham, Dorset.

Appendix I: Houses in Multiple Occupation (HMO) and student accommodation

Natural England advice to the local authorities is that for HMOs and student accommodation it is likely to give rise to significant adverse effects on European/internationally protected heathlands arising from increased levels of residential occupancy and consequent access onto the heaths. Recent guidance from Communities and Local Government (Notes and definitions for the Housing Flows Reconciliation (HFR) form) confirms the view that "*purpose built separate homes for students should be included. Each self-contained unit should be counted as a dwelling*." Natural England is not aware of any evidence which demonstrates that these residents, students or otherwise, would not be expected to access nearby open space including heathland in any significantly different manner to residents in C3 dwellings.

In these circumstances proposals for these types of dwellings need to provide avoidance/mitigation where applications fall within the 400m to 5km area. The local authorities should apply a suitable tariff rate to secure an appropriate level of mitigation under the SPD and this would normally be that that is applied to Use Class C3 dwellings. As set out in the framework this should be on the basis of a net change in units allowing existing dwellings to be discounted.

Natural England has advised potential applicants that proposals for the conversion of residential dwellings to independently managed student accommodation within 400m of European/internationally protected heathlands may increase pressure on these heathlands if this leads to an increase in the number of units.

Effects from managed student halls of residence on University campus are likely to be different from those of C3 residential development to the extent that there may not be significant effects on protected heathlands.

There may be an increased risk which is associated with private sector managed units which do not fall within a defined use class i.e. Sui Generis, arising due to changes in the type of occupants within these developments compared to facilities on a campus. The self-contained facilities available on campus and the close management of student halls may therefore provide a degree of certainty that the risk of adverse effects is low.

Where applications are in or very close to the 400m Consultation Area Natural England would anticipate formal consultation and may in some cases advise on the need for an Appropriate Assessment.

Appendix J: Recent Changes to the General Permitted Development Order (GPDO) and relevance to the Habitats Regulations

[This note is only applicable to authorities implementing SAMM Planning Obligation and will not apply in Purbeck]

The recent changes to the GPDO (the Order) introduced by the *Town and Country Planning (General Permitted Development)(Amendment)(England) Order 2013* inserts into Part 3, a new Class J which now allows the change of use of a building and any land within its curtilage to a use falling within Class C3 (dwelling houses) from a use within Class B1(a) (offices) without the need for planning permission. Longstanding provisions already exist in Part 3, Class F of the 1995 Order which allow for example, the creation of up to two flats above a shop without planning permission subject to certain criteria been met.

Whilst such flexibility may bring about advantages to the economy and provide much needed residential accommodation to the market, consideration must be given to the cumulative impact such development would have on the internationally protected heathland as identified in the Dorset Heathlands Planning Framework SPD. In the introduction to this document it is noted that:

> *"It is the view of Natural England that the cumulative effect of a net increase of dwellings up to 5 kilometres from protected heathland in Dorset would have a significant effect on Dorset's lowland heaths that are covered by several international designations. Avoidance measures or mitigation will be required otherwise Local Authorities will not be able to grant permission for residential development within 5 kilometres of these designated sites"*

The 'uncontrolled' approval of residential and other uses allowed by the amended order, without an appropriate assessment or any required mitigation or development is likely to have significant effect on the protected heathland. However such consideration is provided by Article 3(1) of the GPDO which imposes a 'general condition' governing all development allowed by Schedule 2 of the Order relating and which states:

> *'3.-(1) Subject to the provisions of this Order and regulations 60 to 63 of the Conservation (Natural Habitats.&c.)Regulations 1994 (a) (general development orders), planning permission is hereby granted for the classes of development described as permitted development in schedule 2.'*

The 1994 Habitat Regulations have been superseded by The Conservation of Habitats and Species Regulations 2010 (now regulations 73-76) but the wording and requirements are substantially the same.

The Encyclopaedia of Planning Law and Practice (**3B-2016.2)** notes in regard to this section that The Conservation (Natural Habitats) Regulations 1994, reg 60, (now regulations 73 – 76 of the 2010 Regulations) impose a general condition on any planning permission granted by this Order (whether before or after commencement of those Regulations) that is for development which:

(a) Is likely to have a significant effect on a European site in Great Britain (either alone or in combination with other plans or projects), and
(b) Is not directly concerned or necessary to the management of the site,

should not be begun until the developer has received written notification of the approval from the LPA under reg 62 (now Reg 75). The Regulations also provide a procedure whereby a developer may apply to the appropriate nature conservation body for their opinion whether his proposed

development is likely to have such an effect reg 61 (now Reg74); and a procedure for assessment by the LPA in cases where the proposed development is likely to have a significant effect on a European site.

The relevant sections of the Habitat Regulations are set out in the following link; http://www.legislation.gov.uk/uksi/2010/490/part/6/chapter/2/crossheading/general-development-orders/made

There are therefore two ways to establish whether the development may proceed under the Order.

Either;

Obtain opinion of appropriate nature conservation body

(a) The developer applies to the appropriate nature conservation body for their opinion as to whether the development is likely to have a relevant effect, giving full details of the proposal,
(b) On receipt, the conservation body must consider whether it is likely to have such an effect and communicate their opinion in writing to the applicant and LPA
(c) They can request more information if necessary.
(d) The opinion of the appropriate nature conservation body that the development is not likely to have an effect '*..is conclusive of that question for the purpose of reliance on the planning permission granted by a general development order'.*

Or:

Obtain approval of LPA

(a) Apply to LPA and give details of development and be accompanied by copy of any opinion already given by the nature conservation body and a fee (currently **£30**).
(b) For purposes of their consideration the LPA must assume development is likely to have a relevant effect
(c) LPA must send copy of the application to the conservation body and take account of representations made by them;
(d) If the opinion of conservation body is that development is not likely to have an effect, the LPA must send copy to applicant. This opinion is conclusive.
(e) In any other case in which application has been sent to the conservation body, LPA must take account of representations made by them and make an appropriate assessment of the implications of the site.
(f) LPA may approve only after ascertaining that it will not affect the integrity of the site.

For the purpose of appeals, such an application is to be treated as an approval required by a condition imposed on a grant of planning permission and determination must be given within time period required to determine a planning condition i.e. 8 weeks.

Summary

The conditions of the GPDO combined with the provisions of the Habitat Regulations does provide a mechanism of controlling uses permitted by the Order which might otherwise result in relevant harm to the integrity of a European site and for the avoidance of doubt, the requirement is mandatory!

In most cases the position could be overcome by appropriate mitigation through the submission of a Unilateral Undertaking submitted as part of the 'Prior approval' requirements set out in paragraph N of Part 3 of the GPDO.

Appendix K: Calculating the cost of Strategic Access Management and Monitoring (SAMM)

The following information provides greater detail about how the SAMM contributions were calculated.

1. Calculating the population increase and housing numbers over the 14 year period up to 2028.

Table 1: Housing Numbers by Local Authority

Housing Numbers by Local Authority			
	Bournemouth	**Poole**	**CBC/EDDC**
Local Plan requirement (2006-2026)	**14,600**	**10,000**	**8490** (2013-2028)
Completions (net)in plan period	**6,543**	**3,654**	**305**
Remaining Plan requirement	14,600 - 6,543 = **8,057**	10,000 - 3,654 = **6,346**	8,490 - 305 = **8,185**
Under construction (April 2014)	**1,242**	**631**	**161**
With planning consent but not implemented minus % non implementation rate	1,483 / 100 x 10% = **148** Total: 1,483 - 148 = **1,335**	Total: **1,190** no allowance for non-implementation	976 / 100 x 5% = **49** Total: 976 - 49 = **927**
Remaining residential consents that need to be granted 2014-2026	8,057 - (1,242 + 1,335) = **5,480**	6,346 - (631 + 1,190) = **4,525**	8,185 - (161 + 927) = **7,097** (to 2028)
Residential consents required over period of SPD 2015 - 2020	5,480 / 12 X 5 = **2,283**	4,525 / 12 X 5 = **1,885**	7,097 / 14 X 5 = **2,535**
Annual residential consents over 5 yr period	2,283 / 5 = **457**	1,885 / 5 = **377**	2,909 / 5 = **507**
Additional 2 years supply 2026-28	14,600 / 20 yr plan period x 2 = **1,460**	10,000 / 20 x 2 = **1,000**	n/a plan goes to 2028

The population changes are calculated using the data that was available at the time of going to consultation. The method for calculating household occupancy is set out below:

- ONS 2012 sub national population forecasts for the partner local authorities in South East Dorset estimate an increase in population of 51,000
- Average household size forecasts from census 2011 (2.25) whi9ch have been calculated to take account of the difference in household sizes between houses (2.5) and flats (1.7)
- The proportions of households in South East Dorset that are in houses (69%) and flats (31%) from the 2001 census (2011 data was not available at the time figures produced in July 2014).

Step 1

If the population increase of **51,000** for the years 2014/15 and 2027/28 is to be accommodated at an average household size of 2.25 there would be a need for **22,667** additional dwellings.

Step 2

The 2011 census reveals that there are **69%** of households in houses and **31%** in flats:

22,667 x **0.69** = **15,641** houses

22,667 x **0.31** = **7,027** flats

Step 3

BUT having regard to the average household size of houses (2.5) and flats (1.7) from the census 2011:

15,640 houses x 2.5 = **39,100** people in houses

7,027 flats x 1.7 = **11,946** people in flats

Step 4

23,384 (housing requirement) ratio of houses and flats:

23,384 x 0.69 = **16,135** houses

23,384 x 0.31 = **7,249** flats

Step 5

The net population increase is therefore:

Houses: **39,100** people in **16,135** houses = **2.42** net population increase

Flats: **11,946** people in **7,249** flats = **1.65** net population increase

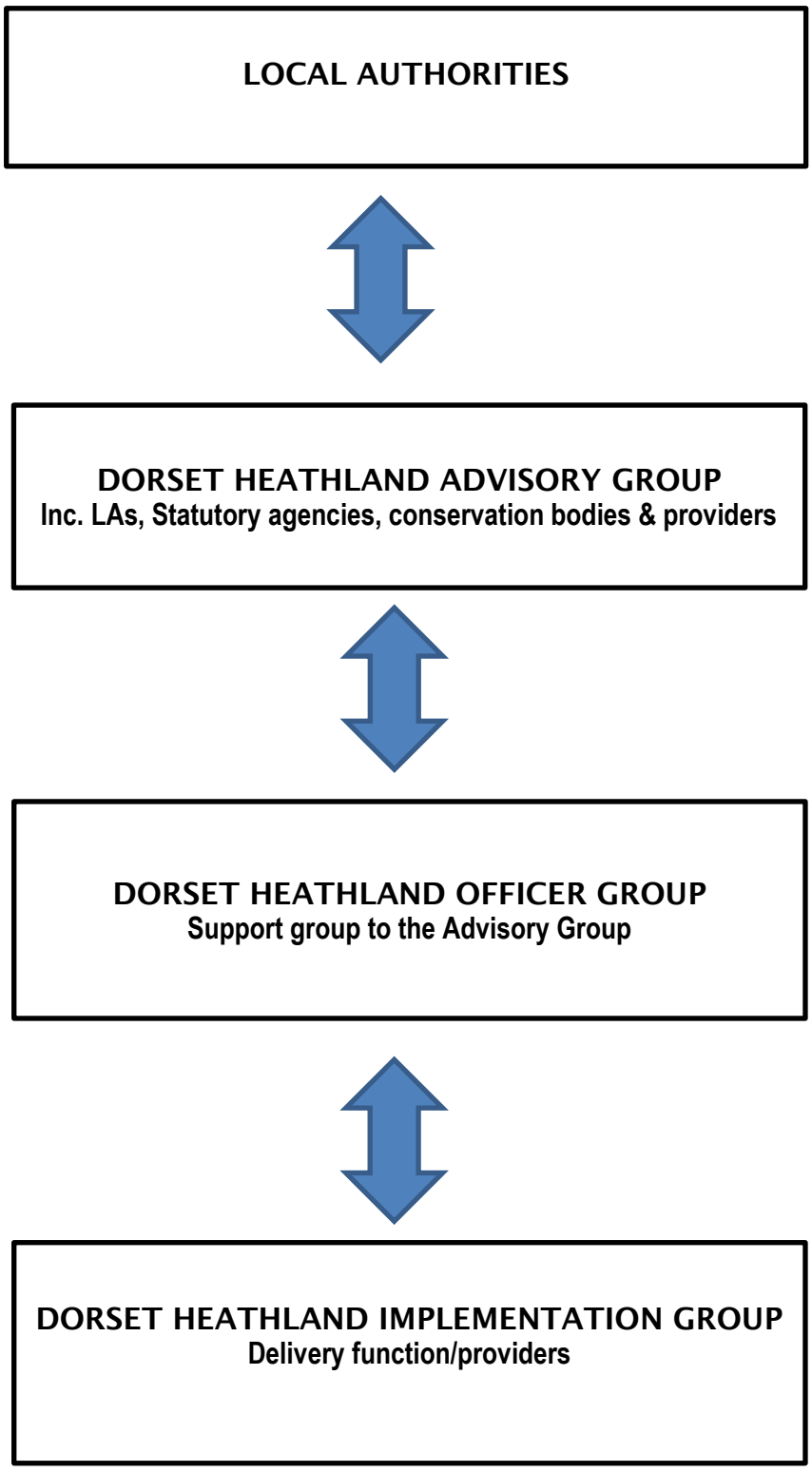
2. The cost of undertaking SAMM is derived from the actual cost of delivery by each local authority in addition to the running costs of the Urban Heaths Partnership. These costs are set out in Tables 3 and 4 in the main body of the SPD. The difference in cost between each local authority reflects the amount of mitigation that is required and the local cost of delivery.

3. To provide the certainty required by the Habitats Regulations that mitigation will be provided the local authorities need to cover the cost over the period to 2028. The minimum cost per dwelling does not cover the full recoverable cost of the 14 year SAMM costs. Therefore the figures have been inflated to enable greater certainty to Natural England and the local authorities that there will be sufficient funding available to deliver the mitigation that enables planning permission to be granted. Table 5 from the main body of the SPD is set out again below:

	Bournemouth	Poole	CBC/EDDC
Min. cost/dw to cover all costs	£249	£247	£169
Adjusted rates based on occupancy: **House @ 2.42** **Flat @ 1.65**	£296 £202		£201 £137
Assumed % House/flat split	15% Houses 85% Flats	50% Houses 50% Flats	60% Houses 40% Flats
Income for all dwellings adjusted based on occupancy	1,499,739	1,389,420	1,244,801
Income per year (divided by 14 years)	107,124	99,240	88,914
Adjustment to allow for inflation over 14 years: **House:** **Flat:**	£355 £242		£241 £164
Total Income	1,797,113	1,649,213	1,491,774
Income per year	128,365	117,801	106,555

Appendix L: Heathlands Governance Chart

Organisational Structure of the Dorset Heaths Planning Framework



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