

Planning Purbeck's Future



Core Strategy Pre-Submission Consultation - 1 November - 20 December 2010
Habitats Regulations Assessment Summary of Representations



Core Strategy Pre-Submission: Summary of Representations

Name Plan sound? Comment on soundness Proposed Change

Chapter: Habitats Regulations Assessment

Para/Policy/Map: HRA para.11.19

Save Herston Fields **Unsound** Employment land allocation at Holton Heath & Winfrith resulting in increased commuter traffic from Swanage.

Para/Policy/Map: HRA para.2.8

JS Bloor (Newbury) Ltd Agree that mitigation measures are potentially possible & delivery of a small number of SANGs required.

Para/Policy/Map: HRA para.3.2

Ms Kennedy & Mr Foote **Unsound** Western Sector dropped due to PDC's objections. 300 dwellings were added to 2100 as a bargaining tool. Figure of 2400 dwellings is excessive. Mitigation impossible as demands increase.

Para/Policy/Map: HRA para.4.1.3

Ms Kennedy & Mr Foote **Unsound** Development in Swanage will have particular impacts for traffic (Stoborough Heath and Corfe Common SSSIs). If adverse effects cannot be ruled out the plan can only be adopted in accordance with regulation 103, where there are no alternative solutions that would have a lesser effect and there are imperative reasons of overriding public interest sufficient to justify adopting the plan despite its effects on European site(s). Limit second home ownership, build within settlement boundaries. Affordable housing only.

Para/Policy/Map: HRA para.5.28

Ms Kennedy & Mr Foote **Unsound** SE Purbeck 900 dwellings. Highest figure across 'rest of Purbeck'. At end of giant cul-de-sac. Abandon RSS figures. Housing figures should be based on need for local people.

Para/Policy/Map: HRA para.5.3.8

Redwood Partnership **Unsound** Para suggests heath around Winfrith, Tadnoll & Knighton will see relatively small increase in recreational use compared with other heaths in vicinity of Wareham & Upton. Update HRA to take into account the findings of Additional Growth Scenarios Report which indicates that due to environmental constraints present in

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		Whilst Winfrith Heath is noted as being easily accessible by car from west of Wool & no. of alternative options is fairly limited, these can be addressed through mitigation. Wool is only location in district that could support additional growth in line with Habitats Regs.	district, Wool is only location with potential to accommodate additional growth in line with Habitats Directive, & that with a range of mitigation measures, Wool could support an additional 1000 houses.
Para/Policy/Map: HRA para.5.48			
Save Herston Fields	Unsound	Provision of SANGS to deter people from heaths are largely untested.	
Para/Policy/Map: HRA para.5.5			
Ms Kennedy & Mr Foote	Unsound	5.52 For Swanage there is no specific detail relating to SANGS in the Core Strategy; 5.56 Heathland DPDs are yet to be finalised; 5.57 SANGS provision needs more work around Wareham, Swanage and Wool; 5.62 Lack of certainty regarding timely delivery of SANGS.	
Para/Policy/Map: HRA para.6.17			
Bloor Homes Ltd		Proposed re-routing of a pathway from shoreline at Studland to mitigate Poole harbour SPA would be located in a SAC & could impact upon Annex 1 habitats or breeding heathland birds.	
Para/Policy/Map: HRA para.6.19			
Bloor Homes Ltd		Paragraph 6.19 recommends that launching of small craft within Poole Harbour should be limited to specific locations, but gives no detail about how this could work. Implementation of this mitigation measure currently unworkable.	
Para/Policy/Map: HRA para.6.2.1			
Ms Kennedy & Mr Foote	Unsound	Increased pressure on Poole Harbour.	
Para/Policy/Map: HRA para.7.16			
Bloor Homes Ltd		By stating that it is unlikely that the Core Strategy proposals	

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would have any detectable additional impact, paragraph 7.16 is at odds with other statements in the document. Paragraphs 7.20, 2.42 and 2.24 refer to the high numbers of visitors the sites receive and paragraphs 2.24 and 7.9 record some of the damage the sites receive.

Save Herston Fields	Unsound	Mentions tourism possibly not having an effect: 'the housing proposals for Swanage may, however, present a different outcome'	
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Para/Policy/Map:	HRA para.7.24		
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Save Herston Fields	Unsound	SANGs in Swanage are undeliverable	
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Para/Policy/Map:	HRA para.7.25		
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Bloor Homes Ltd		Paragraph 7.25 recommends the objective of the mitigation is to ensure no net increase in visitor numbers to sites, but this conflicts with a small increase related to Policy TA (Tourist Accommodation and Attractions).	
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Para/Policy/Map:	HRA para.7.29		
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Save Herston Fields		Development in Swanage is likely to have the greatest impact.	
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Para/Policy/Map:	HRA para.7.30		
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Bloor Homes Ltd		Paragraph 7.30 states that coastal sites receive many more visitors than heaths, but elsewhere in the document (paras 2.24 and 7.20), the opposite is the case. No explanation given as to how impacts such as trampling and eutrophication are similar for coastal habitats and heathland ones. Impact of new housing on coastal sites is potentially less than on heaths.	
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Para/Policy/Map:	HRA para.7.6		
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Save Herston Fields	Unsound	Mentions vulnerability of Studland.	
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Para/Policy/Map: HRA para.7.9

Save Herston Fields	Unsound Mentions effect of trampling.	
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Para/Policy/Map: HRA section 5

Bloor Homes Ltd	No mitigation is included that would address any of the impacts identified. It is not clear whether this is because there would be no impacts or because they have not been considered.	
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Council Response to comments on Habitats Regulations Assessment :

ISSUES: Comments are largely concerned with the impact of housing, whether as an objector to development at Swanage or as a promoter of land for housing at Wool and Wareham. Comments about mitigation measures, including Suitable Alternative Natural Green Spaces (SANGS) being untested and not deliverable, and not being included in the area around Swanage. Comments that more details need to be provided on Poole Harbour mitigation, on impact of tourism, trampling, and of eutrophication.

COUNCIL RESPONSE: The strategy of distributing housing around the District is aimed at spreading any potential pressures of additional visitors to heathland. Compliancy with Habitats Regulations has been raised by Natural England and requires further investigation of mitigation measures that can be included within the Core Strategy to accompany the proposed strategic settlement extensions. Proposals for Swanage will be considered in a subsequent plan alongside the allocation of a settlement extension(s). Development is required to fund new public transport infrastructure, which should help minimise any adverse effects of traffic generation and subsequent air quality issues to heathland from exhaust fumes. SANGS are one part of a package of mitigation measures. It is acknowledged that they are as yet unproven, but provided they are attractive and convenient, they should attract people and reduce the pressure on nearby heathlands. Delivery of land for SANGS is a potential problem and settlement extensions will provide opportunities for landowners to identify suitable SANGS within their land holding to mitigate the impact of their housing development. The IPF, Heathland DPD and subsequent plans will look at measures to mitigate the impact upon heathlands across the District.

ACTIONS: No actions required