

STATEMENT OF COMMON GROUND

18 APRIL 2012

The following statement has been prepared by **Purbeck District Council (the Council) and Natural England (NE)**

Representations to the Proposed Changes to Pre-Submission Core Strategy (September 2011) that have been resolved:

Habitats Regulations Assessment

NE commented: Query timing of additional work to mitigate housing allocations. Further work on mitigation should be considered prior to submission. Core Strategy needs to include 'risk based approach' for potential SPAs in Purbeck at Rempstone, Hethfelton, Wareham Forest and Moreton where development may have a significant effect upon Annex 1 birds species. Include 'risk based approach' in Core Strategy

Council Response: Mitigation of allocated sites is still being worked up through Statements of Common Ground with developers. Further detail will inform the final HRA prior to adoption of the Core Strategy. The Council through the Minor Changes Schedule (no 84 and 85) is asking the Inspector to add reference to the risk based approach in Policy BIO. The agreement of the statements and incorporation of changes to Policy Bio resolves Natural England concerns.

Policy PH

NE commented: Larger developments should provide mitigation specific to the proposed development. Include wording in Policy PH to require larger developments to provide mitigation specific to the proposed development

Council Response: Agree that the allocated sites should be nitrogen neutral. Therefore include the following updates to Policy PH:

Amend para 8.8.7.5: as follows:

8.8.7.5 *"A joint approach to ensure that new development is nitrogen neutral is underway (including an options appraisal and timetable of actions). It will covering the relevant local authority areas and will ~~be essential to~~ ensure that mitigation measures are coordinated and consistent, and to secure their delivery. The Council is working with West Dorset District Council, Borough of Poole, Environment Agency, Wessex Water and Natural England to develop a strategic mitigation/avoidance approach for Poole Harbour SPA and Ramsar in respect of nutrient (nitrogen) enrichment. This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment. ~~This should be worked out in the context of the Nutrient Management Plan for the Harbour,~~*

~~currently being developed by Natural England, the Environment Agency and Wessex Water.~~

8.8.7.6 At this stage it is not possible to determine which of several different options for mitigation will be most appropriate but they will broadly fall into two categories, those that tackle point sources from STW or those that ~~deal~~ divert ~~with~~ diffuse pollution currently arising from existing agriculture.

8.8.7.7 The three strategic settlement extensions at Wareham, Upton and Lytchett Matravers are located within the catchment of Poole Harbour. The change of use of these agricultural sites to housing and suitable alternative natural green space will remove the use of nitrate fertilisers. This is considered capable of offsetting the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. The mitigation measures for these three sites may also provide a degree of mitigation for other planned housing development within the catchment in Purbeck but this will require a further investigation. The Council will continue to work with partners to investigate this and other means of providing strategic mitigation and will ensure a clear process for the funding and implementation of these agreed measures; ~~if necessary involving contributions from development should be laid out.~~ Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, ~~should~~ will trigger a review of ~~the phasing and / or distribution and / or scale of~~ housing provision. The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty."

Add to Appendix 3: Monitoring, Policy HS: Housing Supply and Policy PH: Poole Harbour as follows::

<i>Indicator</i>	<i>Type of Indicator</i>	<i>Local Target</i>
<i>That sufficient nitrogen mitigation has been provided by new housing in the Poole Harbour catchment</i>	<i>LOI</i>	<i>Sufficient nitrate mitigation has been provided to offset the increase in population equivalents (PE)¹.</i>

1. ¹ PE is a clearly defined measure for sewage works load and is incorporated into the EU Urban Wastewater Directive as follows: 1 p.e. (population equivalent)" means the organic biodegradable load having a five-day biochemical oxygen demand (BOD5) of 60 g of oxygen per day.

Add to Policies NE and CEN under the bullets for each housing allocation and in Policy NW:

“Mitigation measures that will ensure the development including the SANGS are nitrogen neutral”

Add to paras 7.1.8, 7.3.8 and 7.4.8. Addressing Impacts on European protected habitats and wildlife as follows:

“(iii) ensuring new development is nitrogen neutral” and “Early indications are that the change of use of agricultural land to provide the settlement extension and the accompanying SANGs will offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.”

Representations to the Pre-Submission Core Strategy (November 2010) that have been resolved:

Vision

NE commented: Key environmental issues treated as bolt on, rather than being integral to plan. Vision needs to go further than "valued". Refer to enhancement of all natural habitats.

Council Response: Vision updated to state “enhance Purbeck’s exceptional landscape and internationally important habitats”, resolving NE concerns.

Para 6.1

NE commented: Strategy takes little account of environmental effects in appropriate level of housing growth. Re-appraise housing growth in Purbeck with more consideration to environmental matters & less consideration to strategic growth plans for south east Dorset.

Council Response: The Proposed Changes version puts greater emphasis was placed on mitigation to the satisfaction of the Habitats Regulations Assessment., resolving NE concerns

Para 6.6.3

NE commented: Para proposes additional amount of employment land over & above 8ha at Holton Heath & 4ha at Admiralty Park. Unclear how this relates to HRA & fragmentation. If there is to be further allocation of employment land at Holton Heath, Habitats Regulations issues are relevant, as well as enhancement & long-term conservation management of undeveloped land between Holton & Sandford Heaths, with broad heathland corridor encompassing SSSI at Black Hill.

Council Response: The CS is not proposing additional employment land over and above the 12ha at Holton Heath. If further land is required it will be subject to HRA through a subsequent DPD. The CS is specific in requiring an ecological assessment from the developer. This is included in text added at the Proposed Changes version to para 7.3.8, resolving NE concerns

Policy NW

NE commented: Lack of environmental content or reference to rural parts of NW Purbeck. No reference to green infrastructure provision. Wording too general. Wording "alternatively where suitable mitigation for individual development sites cannot be secured, contributions from all housing development will be used to implement mitigation measures" is misleading & possibly not compliant with Habitats Regulations. Summarise specific heathland mitigation for NW Purbeck. Reference to Green Infrastructure with overview of needs & opportunities in each area.

Council Response: Para 7.1.8 of the Proposed Changes version was expanded to include greater reference to addressing ecological impacts and green infrastructure. Greater reference to the natural environment was included in Chapter 2 and the vision for each spatial area. These changes have resolved NE concerns.

Policy SW

NE commented: Lack of environmental content or reference to rural parts of SW Purbeck. No reference to green infrastructure provision. Wording too general. Wording "alternatively where suitable mitigation for individual development sites cannot be secured, contributions from all housing development will be used to implement mitigation measures" is misleading & possibly not compliant with Habitats Regulations. Summarise specific heathland mitigation for SW Purbeck. Reference to Green Infrastructure with overview of needs & opportunities in each area

Council Response: Para 7.2.8 of the Proposed Changes version was expanded to include greater reference to addressing ecological impacts and green infrastructure. Greater reference to the natural environment was included in Chapter 2 and the vision for each spatial area. These changes have resolved NE concerns.

Policy CEN

NE commented: Lack of environmental content or reference to rural parts of central Purbeck. No reference to green infrastructure provision. Wording "alternatively where suitable mitigation for individual development sites cannot be secured, contributions from all housing development will be used to implement mitigation measures" is misleading & possibly not compliant with Habitats Regulations. Concern about whether mitigation can be achieved in Wareham due to position in relation to heaths. Summarise specific heathland mitigation for central Purbeck. Work on mitigation to be done at early stage & to be in place before occupation of new housing. Reference to Green Infrastructure with overview of needs & opportunities in each area

Council Response: Para 7.3.8 of the Proposed Changes version was expanded to include greater reference to addressing ecological impacts and green infrastructure. Greater reference to the natural environment was included in Chapter 2 and the vision for each spatial area. These changes have resolved NE concerns.

Policy NE

NE commented: Lack of environmental content or reference to rural parts of NE Purbeck. No reference to green infrastructure provision. Wording too general. Wording "alternatively where suitable mitigation for individual development sites cannot be secured, contributions from all housing development will be used to implement mitigation measures" is misleading & possibly not compliant with Habitats Regulations. Summarise specific heathland mitigation for NE Purbeck. Reference to

Council Response: Para 7.4.8 of the Proposed Changes version was expanded to include greater reference to addressing ecological impacts and green infrastructure. Greater reference to the natural environment was included in Chapter 2 and the vision for each spatial area. These changes have resolved NE concerns.

Policy SE

NE commented: Lack of environmental content or reference to rural parts of SE Purbeck. Southern shores of Poole Harbour & hinterland of heaths very important for wild landscape & quiet nature - unlike farmed landscapes elsewhere. Vision for Wild Purbeck is recognised within Policy BIO but not in visions. Important omission because of policy for dealing with planning issues such as campsites & re-use of buildings. No reference to green infrastructure provision. Wording too general. Wording "alternatively where suitable mitigation for individual development sites cannot be secured, contributions from all housing development will be used to implement mitigation measures" is misleading & possibly not compliant with Habitats Regulations. No indication of how harm to AONB can be avoided. Summarise specific heathland mitigation for SE Purbeck. Reference to Green Infrastructure with overview of needs & opportunities in each area. Indicate mitigation of adverse effects on AONB

Council Response: Para 7.5.8 of the Proposed Changes version was expanded to include greater reference to addressing ecological impacts and green infrastructure. Greater reference to the natural environment was included in Chapter 2 and the vision for each spatial area. The harm to the AONB can be avoided by the addition of the following text to Policy SE:

"The settlement extension(s) should look for opportunities to enhance the visual appearance of the transition between the urban area and open countryside to the benefit of the AONB."

These changes have resolved NE concerns.

Mitigation of European protected sites

NE commented: Lack of clarity about mechanism for delivering mitigation, with all responsibility given to Heathlands DPD. Heathlands DPD cannot deal with mitigation for larger allocations. No reference to mitigation of recreational effects on Poole Harbour SPA/Ramsar & on Isle of Portland to Studland Cliffs SAC & Durlston to St Aldhelms Head SAC. No reference to water quality & Habitat Regulations. Assurances from EA & Wessex Water insufficient. Recommendations within HRA about water abstraction. Allocations need specific mitigation. Include mitigation for recreational effects on Poole Harbour SPA/Ramsar & on Isle of Portland to Studland Cliffs SAC & Durlston to St Aldhelms Head SAC. Policy that links provision of housing with provision of essential infrastructure & provides basis for development contributions towards this, if required.

Council Response: Proposed Changes version includes new policy on Poole Harbour (and changes set out above), greater references to mitigation in each spatial area and reference to specific mitigation of settlement extensions. Mitigation of allocated sites is set out in Statements of Common Ground with developers. These changes and the statements resolve NE concerns.