

## STATEMENT OF COMMON GROUND

18 APRIL 2012

The following statement has been prepared by **Purbeck District Council, Natural England** and **Wyatt Homes** to set out areas of agreement in relation to the mitigation of European protected sites from any potential adverse effects of development of 70 dwellings at Policeman's Lane, Upton

At a meeting on 2 March 2012 additional detail was agreed between the parties to address the requirement for the development to avoid harm to European protected sites including heathland and Poole Harbour. Parties agreed on two aspects:

- (1) Suitable Alternative Natural Green Space (SANGS) to mitigate visitor impacts to Dorset Heathlands SPA and Ramsar and Dorset Heaths SAC and Poole Harbour SPA, Ramsar
- (2) Mitigating harm caused by nitrates in Poole Harbour SPA, Ramsar

(1) Parties agreed to the principle of providing SANGS to the south of Policeman's Lane. The Council will amend the Core Strategy as follows:

Policy NE:

- *"New public open space at French's Farm and screening/signage on the fringe of Poole Harbour to mitigate potential impact upon nearby heathland in accordance with para 7.4.8;"*
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Addition of the following text to para 7.4.8:

*"The SANGS comprises fields to the south of the housing site south of Frenches Farm between Watery Lane and Slough Lane which extend to approximately 4.7 hectares. The principal point of access should be to the south east of the housing development adjacent to Frenches Farm. There should be second access on Slough Lane to the south of the SANGS. There should be a third access from Slough lane to the east of the SANGS and south of the allotments. This path should be at least 6 metres in diameter screened on the northern side by the allotments and open on the southern side, possibly through the use of small wooden posts to demarcate the edge of the path. If the field is stocked with animals a livestock fence could be added at a later date. The access should be wide to allow a dog to be taken off the lead. Ensure paths have a semi natural feel (e.g. mown grass), but the use of an all weather surface around the principal access by Frenches Farm will encourage dog walking all year. A small informal car park should be provided by Frenches Farm with space for 2-3 cars. The SANGS should deflect people away from heathland and Poole Harbour to the south east of Upton to ensure there is not an increase in visits and associated disturbance to nesting birds. The use of screening, a ditch or signage could help*

*in diverting people off the track to the sewage treatment works and into the SANGS. Views of Poole Harbour should be maintained if possible. A pond could be provided in the south west corner of the SANGS providing interesting destination for walks.”*

Wyatt Homes has prepared a masterplan for the SANGs, which forms part of this statement of common ground. It has also been agreed in principle by Council officers and Natural England

(2) The parties agreed that the proposal should be nitrogen neutral, thereby not having adverse effect from nitrates leaching into Poole Harbour. Sufficient land will be taken out of agricultural use by the housing development and the SANGs to offset the increase in nitrates from sewerage resulting from the 70 dwellings. Natural England have used standard levels of N<sub>2</sub> arising from residential properties of 1.2kg/N/PE/yr and a standardised N reduction figure available in the draft Strategy for Managing Nitrogen in the Poole Harbour Catchment to 2035 (23 Jan 2012, v10). It has not yet been signed off by Natural England and the Environment Agency. Natural England advise that the applicant will be required to secure more accurate details of the Nitrogen diverted which are specific to the land put forward, as detailed applications are brought forward. Natural England has calculated that 7ha of intensive grassland becoming 7ha of rough pasture/woodland/housing would equate to a reduction in N<sub>2</sub> equivalent to 55 to 72 dwellings.

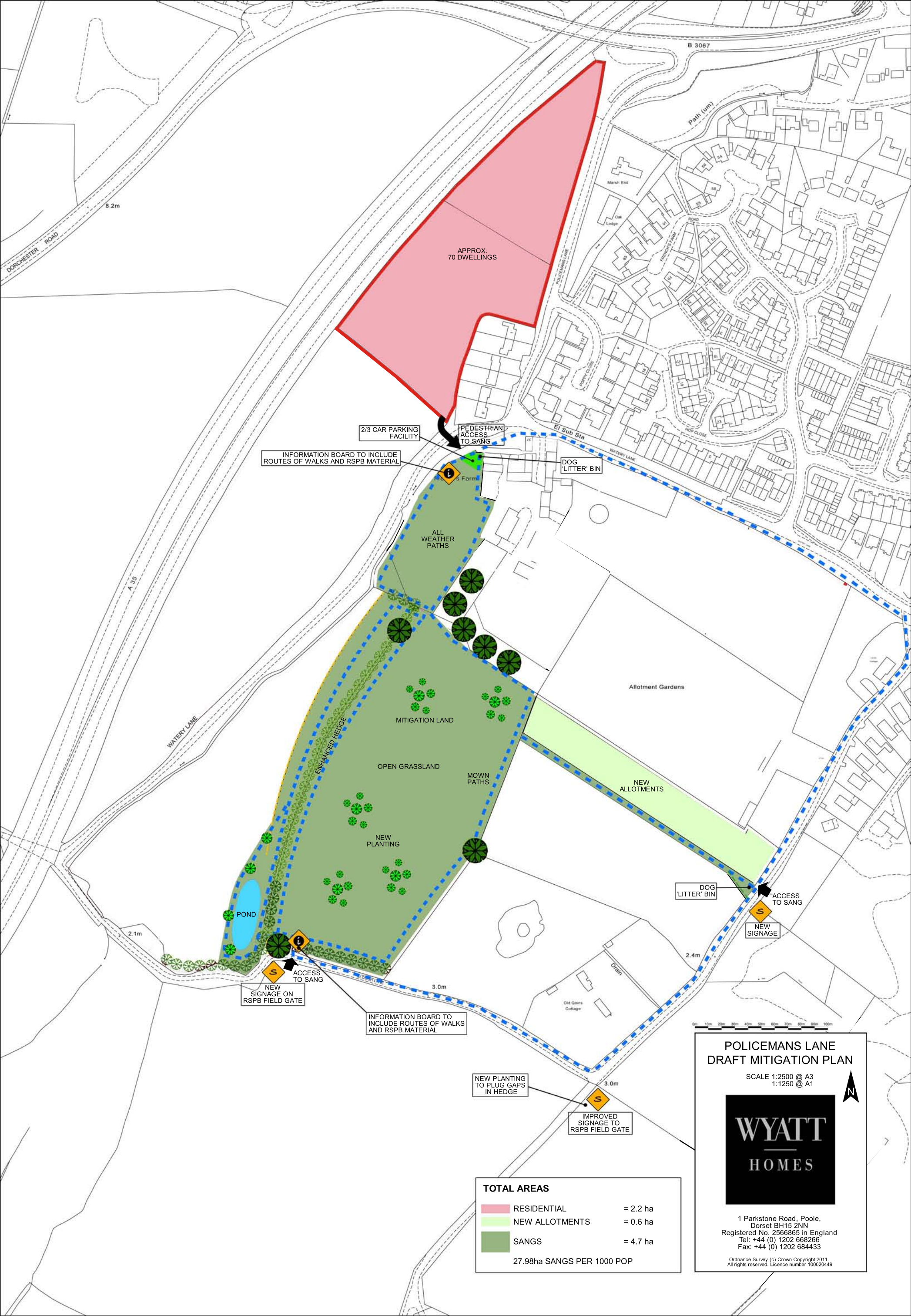
The following changes will be made to the Core Strategy:

Add to Policy NE under the bullets for the Policeman's Lane housing allocation:

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

Add to para 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.”*



TOTAL AREAS		
<span style="display:inline-block; width:15px; height:10px; background-color: #f08080; border: 1px solid black;"></span>	RESIDENTIAL	= 2.2 ha
<span style="display:inline-block; width:15px; height:10px; background-color: #90ee90; border: 1px solid black;"></span>	NEW ALLOTMENTS	= 0.6 ha
<span style="display:inline-block; width:15px; height:10px; background-color: #388e3c; border: 1px solid black;"></span>	SANGS	= 4.7 ha
27.98ha SANGS PER 1000 POP		

**POLICEMANS LANE  
DRAFT MITIGATION PLAN**

SCALE 1:2500 @ A3  
1:1250 @ A1



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