

Purbeck Local Development Framework

Core Strategy Examination

Statement submitted by Savills on behalf of the Scott Estate (Swanage) on Matter 11:
Biodiversity and Geodiversity (Policies BIO, DH and PH)

Respondent reference: 2538

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Matter 11: Biodiversity and Geodiversity (Policies BIO, DH and PH)

11.1 How can it be certain that the proposed heathland mitigation measures (primarily the SANGs) would be sufficient and could be satisfactorily provided, bearing in mind that precise details about their form and means of implementation appear not to be known?

11.2 What is the role of the Joint Dorset Heathlands DPD and should there be greater reference to it?

11.3 Should a risk-based approach be taken towards non SPA habitats used by species listed in Annex 1 of the EC Birds Directive?

11.4 Is it sufficiently clear that developers should only provide heathland mitigation to meet the demands arising from their development?

1. The Dorset Heathlands DPD will replace the current Dorset Heathlands Interim Planning Framework. The current IPF ensures that residential development does not have an adverse impact on the Dorset heathlands by (i) resisting residential development within 400 metres of a designated heath, and (ii) requiring residential development in the zone between 400 metres and 5 kilometres of heathland to provide measures to avoid or mitigate any adverse effects on the heathland. Where this cannot be achieved on-site, development makes provision for mitigation measures to avoid such adverse effects taking place in the form of a financial contribution.
2. In respect of policy DH, that part which refers to areas between 400m and 5km of a heathland is not clearly written. The split between on site measures and contributions is not clear enough. Further clarification is needed to explain that mitigation measures should be sufficient to address the impacts arising from the proposed development.