



Purbeck Local Plan Examination: Employment uses inside Poole Harbour catchment

18 November 2022

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Introduction

1. This paper has been prepared by the council as part of the examination of the Purbeck Local Plan following updated guidance issued by Natural England on nutrient pollution of habitat sites and an examination hearing session held on the 19 July 2022.
2. On 16 March 2022 Natural England issued updated guidance around nutrient pollution of habitat sites. Their guidance affects the Poole Harbour habitat site (Poole Harbour is designated as a Special Protection Area, Ramsar and Site of Special Scientific Interest). The area defined as the catchment for the harbour washes over many settlements in Purbeck in addition to sites with policy allocations in the emerging local plan.
3. This paper specifically relates to employment uses and has been prepared in response to an action raised by Inspectors Heywood and Wildgoose in their letter of the 1 November 2022. The Inspectors letter cross references earlier correspondence dated 19 August 2022, and states:

'In our letter of 19 August 2022, we asked the Council to consider the implications, if any, of nutrient pollution for the delivery of employment land.

Could the Council please consider whether there are any implications for the Plan and whether any further modifications may be needed? (Inspector's letter dated 1 November 2022: eb77482e-5ab3-d47f-be70-655ea1e22161@dorsetcouncil.gov.uk).

4. This paper responds to the Inspector's query on this issue.

Nutrient pollution in Poole Harbour

5. We have previously described the processes and effects of nutrient pollution on Poole Harbour habitat site in earlier papers that have been prepared as part of the local plan's examination. These can be downloaded from our website by following this link: [dd375cad-6465-0b48-a055-c8d58a762c22@dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk/~/media/2022/03/22/dd375cad-6465-0b48-a055-c8d58a762c22).
6. Appendix 1 of this paper includes a map showing Poole Harbour's catchment area and the safeguarded employment sites referenced in the emerging Purbeck Local Plan.

Employment uses and emerging policy in the Purbeck Local Plan

7. Policy EE1 of the Purbeck Local Plan states that:

'The following employment sites below, and identified on the policies map, will be safeguarded for employment uses (including uses in classes B2, or any other light industrial use falling outside these classes).' (Policy EE1: Employment land supply, Proposed Main Modification 61, MMCD1 'Proposed Main Modification

Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)).

8. Light industrial uses are defined in the glossary to the local plan as:

'Light industrial uses comprise use for: a) an office to carry out any operational or administrative functions, b) the research and development of products or processes, or c) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.' (Glossary, Proposed Main Modification 83, MMCD1 'Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)).

9. Policy EE1 includes a list of safeguarded employment sites covering an area of 115.86 hectares. Policy EE1 clarifies that 46.1 hectares of land within these employment sites remains available for development. The distribution of the employment sites is shown on the map in Appendix 1. The following safeguarded employment sites are also located within the Poole Harbour catchment area:

- a) Dorset Innovation Park (Enterprise Zone);
- b) Townsend Business Park, North Street;
- c) Old Milk Depot;
- d) Freeland Business Park, Wareham Road;
- e) Factory Road Trading Estate;
- f) Axium Centre;
- g) Romany Works Estate;
- h) Sandford Lane Estate;
- i) Admiralty Park (Site with Certificate of Lawfulness);
- j) Westminster Road Industrial; and
- k) Johns Road Industrial.

'Qualifying development' in Poole Harbour catchment

10. For the purposes of this paper 'qualifying development' is development with the potential to affect water quality leading to adverse impacts on Poole Harbour habitat site. Natural England's letter of the 16 March 2022 qualifies the scope of the advice by defining the 'Plans and Projects Affected' at section 4.0. It states that Natural England's guidance:

'...covers all types of overnight accommodation including new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development⁸ (which gives rise to new overnight accommodation) under the Town and Country Planning (General Permitted Development) (England) Order 20159 .' (Natural England's letter dated 16 March 2022: [9121799c-f6f0-4759-62b2-78107b038fa8 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/9121799c-f6f0-4759-62b2-78107b038fa8)).

11. It goes onto state that:

'For authorities where Natural England's advice is already being applied the development types affected remain as previously advised but are summarised in Table 1 Annex C.' (Natural England's letter dated 16 March 2022: [9121799c-f6f0-4759-62b2-78107b038fa8 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/9121799c-f6f0-4759-62b2-78107b038fa8)).

12. And:

'Tourism attractions and tourism accommodation are included in the methodology as these land uses attract people into the catchment and generate additional wastewater and consequential nutrient loading on the designated sites. This includes self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfasts, self-catering holiday chalets and static caravan sites. Other types of proposal should be considered on their individual merits, for example conference facilities that generate overnight stays.

Other types of business or commercial development, not involving overnight accommodation, will generally not need to be included in the assessment unless they have other (non-sewerage) water quality implications. For the purposes of the Methodology, it is assumed that anyone living in the catchment also works and uses facilities in the catchment, and therefore wastewater generated can be calculated using the population increase from new homes and other accommodation. This removes the potential for double counting of human wastewater arising from different planning uses.' (Natural England's letter dated 16 March 2022: [9121799c-f6f0-4759-62b2-78107b038fa8 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/9121799c-f6f0-4759-62b2-78107b038fa8)).

13. Table 1 in Annex C of Natural England's letter clarifies that for the purposes of Poole Harbour Special Protection Area and Ramsar the following may be treated as qualifying development:

'Additional development that will result in a net increase in population served by a wastewater system, including new homes, student and tourist accommodation' (Natural England's letter dated 16 March 2022: [9121799c-f6f0-4759-62b2-78107b038fa8 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/9121799c-f6f0-4759-62b2-78107b038fa8)).

Conclusions

14. We are satisfied that B1 and light industrial uses (as defined in the Use Classes Order 1987 [as amended] and the emerging Purbeck Local Plan) are not likely to result in a net increase in population served by a wastewater system discharging into Poole Harbour habitat site. This conclusion is justified by the assumption that anyone living in the Poole Harbour catchment also works and uses facilities in the catchment, and therefore the wastewater generated can be calculated using the population increase from new homes and other accommodation.

15. Where a B1 or light industrial use is proposed on a site within Poole Harbour's catchment area and is likely to have significant effects on the harbour, these effects will need to be assessed on a case by case basis in accordance with the

Conservation of Habitats and Species Regulations (2017) and emerging policies in the local plan.

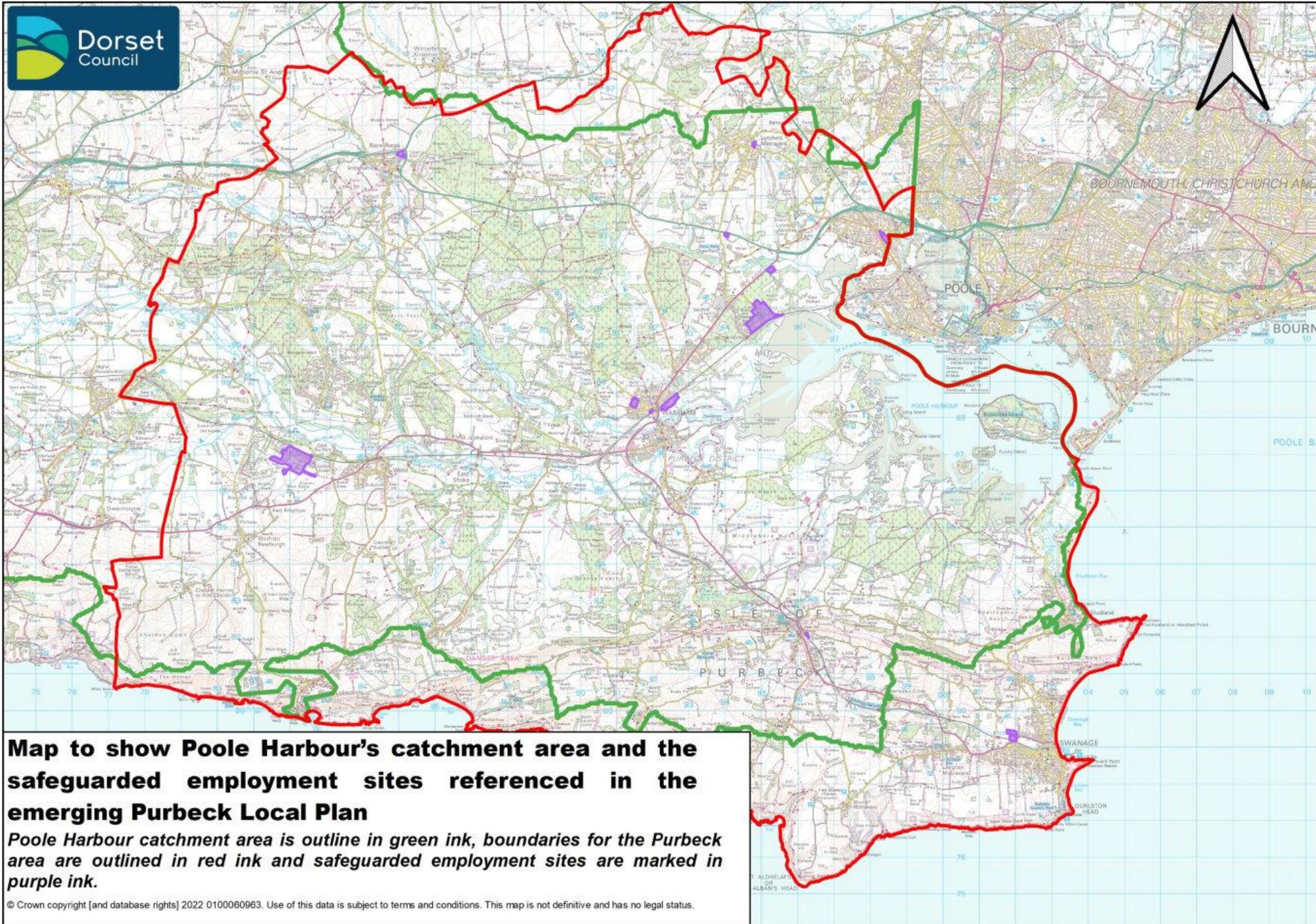
16. Policy EE2 relating to 'New employment provision' includes the following requirement:

'The impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s).' (Policy EE2: Planning for employment, Proposed Main Modification 63, MMCD1 'Proposed Main Modification Consultation Document (MMCD) 1: Consultation schedule of proposed Main Modifications to the submission Purbeck Local Plan (January 2019)).

17. For these reasons we do not consider that Natural England's guidance of the 16 March 2022 raises any specific implications in respect to employment uses.

Appendix 1 – Map to show Poole Harbour’s catchment area and the safeguarded employment sites referenced in the emerging Purbeck Local Plan

The Poole Harbour catchment area boundaries may be subject to further change in response to revised or updated evidence.



Map to show Poole Harbour's catchment area and the safeguarded employment sites referenced in the emerging Purbeck Local Plan

Poole Harbour catchment area is outline in green ink, boundaries for the Purbeck area are outlined in red ink and safeguarded employment sites are marked in purple ink.