

Purbeck Local Plan Examination:

Annual update on interim mitigation projects

19 November 2022

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Introduction

- This report has been prepared to give an update on progress with delivery of those interim mitigation projects presented in the 'Interim Mitigation Strategy' (FMMCD1). The strategy is linked to the Proposed Further Main Modifications (FMM) to the Purbeck Local Plan (2018-2034)¹. The FMM to the local plan are focused on changes to policies V2 (Green Belt) and I5 (Morden Park strategic suitable alternative natural green space (SANG) and holiday park).
- 2. The changes in FMM no longer support delivery of a holiday park at Morden. The holiday park was to act as enabling development for a strategic SANG at Morden. The Charborough Estate have indicated that the Morden strategic SANG is not available² without the local plan making an allocation for the proposed holiday park. In these circumstances the council would need to make use of compulsory purchase powers to deliver the SANG. Government guidance states that compulsory purchase powers should be used as a last resort where there is a compelling case in the public interest³. The council is satisfied that, if necessary, justification could be provided in accordance with the requirements of Section 226 of the Town and Country Planning Act 1990, and that it has collected contributions through planning obligations and Community Infrastructure Levy to fund delivery of habitat site mitigation projects.
- 3. Taking note of the Charborough Estate's position around availability of the land at Morden for a strategic SANG, and the guidance that compulsory purchase powers should be exercised as a last resort, our 'Interim Mitigation Strategy' identifies a series of alternative mitigation projects which would be deliverable during the interim period to March 2024 and provide effective mitigation for Dorset heaths habitat sites without the need for the Morden strategic SANG. The March 2024 date corresponded with the date when we expected that the emerging Dorset Council Local Plan would be adopted. During the interim period we have estimated that the impacts from around 600 homes will require mitigation in the Purbeck area.

¹ The Purbeck Local Plan was submitted for examination in January 2019 and after the Inspector's Post Hearing Note (March 2020) the council has carried out two consultations on proposed Main Modifications (MM) between November 2020 and January 2021 and Proposed Further Main Modifications (FMM) between December 2021 and January 2022.

² The Charborough Estate's letter of 22 July 2021 states 'It would be unreal to believe that the Morden Park SANG would come forward without the enabling development of the holiday park. The SANG site is productive arable land, tenanted, and the costs and effort involved in producing it on its own would not justify that. If modified as the Council's letter suggests, the plan would have to be examined on the basis that the Morden Park SANG will not be provided.' The Charborough Estate's representation on FMM also states that 'For the reasons above, it still allocates a Morden Park SANG which is not effective as it is not deliverable. The Estate has made clear – and does so again – that the valuable agricultural land will not be turned into a SANG without enabling development. The land is subject of an agricultural tenancy. There would be an adverse impact on the tenant unless they could be accommodated elsewhere on the Estate. The effect on the tenant without wider changes in the Estate must be factored into its the SANG's overall delivery cost and impacts, including with other delivery mechanisms, along with the significant SANG construction and management costs.' (Paragraph 2.42).

³ See 'General overview', paragraph 2 of Department for Levelling Up, Housing & Communities, 'Guidance on Compulsory purchase process and The Crichel Down Rules' July 2019

4. In a memorandum of understanding (MoU) between the council and Natural England (FMMCD4a) that was published alongside the Interim Mitigation Strategy we have committed to review:

"... on 1st April 2022 to assess progress around delivery of interim heathland infrastructure projects listed above. The findings of the review will be published on the council's website thereafter (the review will include an assessment of the numbers of new homes completed during the monitoring period 2021/22). This MoU will be reviewed again on 1st April 2023 to assess progress around delivery of interim heathland infrastructure projects listed above, completion of new homes and progress around completion of the Dorset Council Local Plan."

- 5. This report includes our review of progress on delivery of interim heathland infrastructure projects. Work on the report has been delayed, and it has been published alongside other documents sought from the Planning Inspectors following an additional hearing session (19 July 2022) held in connection with the examination Purbeck Local Plan. The hearing session was organised to allow discussions of those issues raised in the response from the Charborough Estate to FMM (we have sought to summarise these issues in a consultation response document which is published on our website) and to give other parties the opportunity to raise comments in respect to these issues for the Inspector's consideration.
- 6. During the hearing, the following issues were discussed:
- a) progress on the delivery of those projects presented in the 'Interim Mitigation Strategy';
- b) the 'mitigation capacity' of projects listed in the 'Interim Mitigation Strategy';
- c) the effect of delays to the preparation of the Dorset Council Local Plan in extending the duration of the 'interim period'; and
- d) uncertainties in housing land supply and delivery in Purbeck area following publication of Natural England's letter⁴ and guidance around nutrient neutrality for Poole Harbour Special Protection Area and Ramsar.
- 7. The council committed to preparing and publishing this report, and other reports relating to nutrient neutrality in Poole Harbour and housing land supply and delivery at the hearing. This report presents updates on each of these issues (cross referencing other reports and documents where necessary).

⁴ The council received Natural England's letter and guidance on this issue on the 16 March 2022. All correspondence relating to this issue has been published on the council's website on a page relating to 'Nutrient Neutrality'.

Interim mitigation strategy: 'mitigation capacity' in priority projects

- 8. To ensure resilience, our interim mitigation strategy includes several possible heathland infrastructure projects to mitigate the impacts from the 600 homes that have been delivered/were expected during the interim period. This has allowed us to prioritise work on certain projects, whilst also working on other projects to ensure that the overall strategy remains effective if one or more projects 'fall away' (e.g. if we subsequently found that a mitigation site was unsuitable for HIP, the landowners confirmed that the site was no longer available for this use, or delivery was otherwise not viable). In these circumstances where a project 'falls away' we would re-prioritise resources on developing and delivering an alternative project starting, but not necessarily limited to, those listed in the interim mitigation strategy.
- 9. We have identified the following priority projects for delivery during the interim period to March 2024:
- a) Securing excess mitigation capacity from the Flowers Drove SANG, Lytchett Matravers (estimated excess capacity is 100 homes);
- b) A 4.2 hectare extension to French's Farm SANG;
- c) A 12.5 hectare heathland infrastructure project at Bere Heath (now known as 'Wild Woodbury');
- d) Purbeck Heaths Visitor Projects; and
- e) Purbeck Heaths Visitor Management Project.
- 10. Further details of each of the mitigation projects are presented in Appendix 1 of this paper and the published 'Interim Mitigation Strategy' (FMMCD1). The total estimated 'mitigation' capacity from each of the projects is presented in the table below:

Priority project	Estimated mitigation capacity expressed in numbers of homes (households)
Securing excess mitigation capacity	100 homes
Flowers Drove SANG	
Extension to French's Farm SANG	Around 150 homes
Wild Woodbury HIP	Around 430 homes
Purbeck Heaths Visitor Projects	Unquantified
Purbeck Heaths Visitor Management	Unquantified
Project	

Table 1: Estimated mitigation capacity from 'priority' mitigation projects

11. The estimates of mitigation capacity have been developed taking account of the size of the heathland infrastructure project, their location, and physical characteristics/features. Natural England provided the guidance which

allowed us to present these estimates⁵. FMMCD1 provides further explanation around the assumptions which were used to define SANG mitigation per household (see paragraphs 185. to 191 of FMMCD1 for a fuller discussion on this matter).

- 12. In total the estimated mitigation capacity for all projects provides a modest but significant mitigation surplus, which exceeds the total numbers of homes that are likely to require mitigation during the interim period to 2024 (based on the previously published 5-year housing land supply report MMCD5). We consider that this surplus is helpful given that the mitigation capacities are currently estimates monitoring work completed later could allow their mitigation capacity to be more precisely defined. With further monitoring we hope to ascribe mitigation capacities to the Purbeck Heaths Visitor Projects and Purbeck Heaths Visitor Management Project.
- 13. Collectively we are satisfied that all these projects are likely to provide sufficient capacity to mitigate the effects from development delivered during the interim period to March 2024. The monitoring of the interim mitigation projects will allow us to review their delivery and effectiveness. Where it appears that there is likely to be a deficit in mitigation, our strategy provides flexibility to re-prioritise resources on further or alternate mitigation projects.

⁵ Following the hearing session held on 19 July 2022 the council wrote to Natural England seeking further confirmation and clarification that the estimates of SANG capacity presented in Table 1 of this report are accurate. Natural England's response to this request is presented in Appendix 6 of this report.

Progress around delivery of 'priority' mitigation projects

14. This section of the report provides an update around the delivery of those 'priority' mitigation projects following the consultation on FMM and our interim mitigation strategy.

Securing excess mitigation capacity from Flowers Drove SANG

- 15. The Flowers Drove SANG is described in more detail in Appendix 1 of this paper. Work on bringing the SANG into use has not yet started, but in anticipation of progression with the Purbeck Local Plan, Wyatt Homes submitted a planning application for the SANG and received planning permission in May 2021 (6/2019/0530). (Subsequently Wyatt Homes have made planning applications for the homes around the edges of Lytchett Matravers in accordance with emerging local plan Policy H6 (P/FUL/2022/01095 & 6/2021/0282). At present these planning applications have not been determined by the council. Submission of the planning applications demonstrates Wyatt Homes' intent to deliver both the Flowers Drove SANG and the housing in allocation Policy H6 of the emerging local plan.
- 16. We have started negotiations with Wyatt Homes around securing excess mitigation capacity from the SANG. These negotiations have not yet concluded, and we do not expect that the SANG will be delivered in advance of the Purbeck Local Plan housing allocations. Subject to negotiations, progress of the Purbeck Local Plan and determination of the current planning applications, we remain confident that the SANG will be delivered and that there remains an opportunity to secure excess mitigation capacity during the interim period.
- 17. We remain satisfied that investing to secure excess mitigation capacity from this approved SANG is likely to provide effective mitigation for the impacts of residential development on Dorset heaths habitat sites and that this mitigation can be delivered during the interim period to March 2024.

Extension to French's Farm SANG

18. The existing French's Farm SANG and the proposed extension are described in more detail in Appendix 1 of this paper. Officers at Dorset Council completed a site meeting with Wyatt Homes and Natural England (NE) in late January (26) 2022. In the course of the site visit we discussed the requirements for bringing the adjacent land into use as part of the French's Farm SANG (including: points of access, position of pathways, existing car parking arrangements and enclosure around the enlarged area). To date, the negotiations between the council and Wyatt Homes around the delivery of the extension to the SANG have been very positive. NE are also enthusiastic about the prospects of the enlarged SANG, and supportive in respect to its suitability/effectiveness in mitigating impacts on Dorset heaths habitat sites and its strategic contribution to mitigating the impacts of unplanned development in this part of Purbeck.

- 19. There are still several outstanding issues which need to be addressed including: negotiations with Wyatt Homes around the costs for securing the SANG extension; and obtaining planning permission for the proposed extension. Negotiations and discussions with Wyatt Homes are ongoing at the current time.
- 20. We remain satisfied that investing to secure an extension to the approved SANG is likely to provide effective mitigation for the impacts of residential development on Dorset heaths habitat sites and that this mitigation can be delivered during the interim period to March 2024.

Heathland infrastructure project at Bere Heath (now known as 'Wild Woodbury')

21. Appendix 1 describes the proposed 'Wild Woodbury' SANG to the east of Bere Regis. The council and NE have met with Dorset Wildlife Trust (DWT) to discuss the design (including points of access, position of pathways, existing car parking arrangements and enclosure around the enlarged area) of the proposed SANG. Significant discussions including Dorset Council's Mitigation Coordinator were held between the parties on the dates summarised in the table below.

Date	Format for	Summary of discussions/subject
	meeting	
6 July 2021	Online meeting	Concept and proposal
17 August 2021	Site meeting	Site suitability and design
19 October 2021	Online meeting	Planning permission, funding and delivery
10 February 2022	Online meeting	Heathland Mitigation Steering Group - Project introduction and concept
2 March 2022	Telephone call	Site capacity and design
9 March 2022	Online meeting	Project planning, consultation and monitoring
15 March 2022	Online meeting	Heathland Mitigation Steering Group - Circulation of concept plan and consultation survey
27 June 2022	Telephone call and correspondence	Funding and delivery
6 July 2022	Online meeting	Funding and delivery
15 July 2022	Site meeting	Design and management in perpetuity
2 September 2022	Telephone call	Design
12 September 2022	Online meeting	Funding and delivery
20 September 2022	Online meeting	Management in perpetuity, funding and delivery
2 October	Site meeting	Opportunities and management in

Date	Format for meeting	Summary of discussions/subject
2022		perpetuity
14 November	Online meeting	Preparation for submission of a planning
2022		application and planning obligation
16 November	Telephone call	Preparation for submission of a planning
2022		application

Table 2: Summary of engagement around delivery of SANG at 'Wild Woodbury'

- 22. Exchanges of correspondence between the parties have continued since the online meeting held in March 2022. We remain confident that the site for the proposed SANG would provide effective mitigation for the impacts of residential development on Dorset heaths habitat sites in the Purbeck area.
- 23. Planning permission is yet to be secured and any proposals would need to be assessed against relevant development plan policy taking account of the effects of the use on heritage assets (including the setting of Bere Regis Conservation Area and Grade II listed Court Farm Cottages, and the Manorial Settlement of Court Farm which is designated as a Scheduled Monument) and flood risk. DWT has started to engage Historic England around the issue of the nearby heritage assets. Initial exchanges from Historic England suggest that this issue could be addressed. Subject to assessments and preparing a suitable design, we remain confident that there should be an opportunity to address these issues as part of the planning application process.
- 24. There have been discussions between the council and DWT around the costs of delivery. Both parties have agreed in principle the contribution needed from the council to secure delivery of the SANG in perpetuity. The council has also formally committed to funding the SANG on this basis through a meeting of its cabinet in November 2022 (see Item 81 on the agenda: <u>Agenda for Cabinet</u> on Tuesday, 1st November, 2022, 10.00 am Dorset Council and the Cabinet's decision: <u>Decision Wild Woodbury Suitable Alternative Natural</u> <u>Greenspace Dorset Council</u>). DWT are now preparing to submit a planning application for the SANG, and both parties have started to discuss the content of a planning obligation relating to the management of the SANG in perpetuity. Natural England have been engaged through these processes and support the council's decision to fund delivery of the SANG. To date all the negotiations between DWT and the council around the delivery of the proposed SANG have been positive.
- 25. We remain satisfied that investing to secure Wild Woodbury SANG is likely to provide effective mitigation for the impacts of residential development on Dorset heaths habitat sites and that this mitigation can be delivered during the interim period to March 2024.

Purbeck Heaths Visitor Project

26. Work on enhancing access to the Bog Lane SANG was completed in June 2022 along with assessments relating to the existing rights of way which link to Washpond Natural Green Space (Swanage SANG). These comprise some

of the wider visitor projects described in Appendix 1 of this paper. Officers are carrying out the project development work to support delivery of the other projects described in Appendix 1 and have gained approval in principle from Purbeck Mining and Mineral Museum and Swanage Railway, for new and improved routes to and connecting 'Purbeck Park' (a destination point for visitors to the Isle of Purbeck near Corfe Castle) with the rights of way between Swanage and Corfe Castle along the chalk ridge. Monitoring sensors are to be installed and monitoring surveys took place in June 2022.

27. Funding for the projects has been secured. Subject to monitoring, we consider that these projects are likely to make a positive contribution in mitigating the impacts from residential development on Dorset heaths. We have already started to deliver the improvements in accessibility and undertake the baseline monitoring around use by visitors. We remain confident that these projects are likely to mitigate the impacts of recreational pressure during the interim period.

Purbeck Heaths Visitor Management Project

28. The works (forming ditching and banking around the perimeter of Hartland Moor) described in Appendix 1 have now been delivered. Subject to monitoring, we consider that this project is likely to make a positive contribution in mitigating the impacts from residential development on Dorset heaths.

Progress with 'other' interim mitigation projects

- 29. Appendix 4 describes several other mitigation projects which were presented as part of the interim strategy (FMMCD1). To date we have focused resources on delivering the priority mitigation projects, but we are continuing with initial feasibility work on these projects if one or more of the priority projects fall away.
- 30. The other interim heathland infrastructure projects included:
- a) Increasing mitigation capacity of Flowers Drove SANG;
- b) Heathland support area to the north of Winfrith Heath habitat site near Tadnoll;
- c) 'Pike's Farm' (around 10 hectares) Organford;
- d) 'Land at Norden' heathland infrastructure project Corfe Castle;
- e) 'Land east of Gore Heath' Organford;
- f) Sherford Bridge Morden; and
- g) Wareham Common Wareham.
- 31. All the 'other' possible heathland infrastructure projects are described in more detail in Appendix 4 of this paper.

Increasing mitigation capacity of Flowers Drove SANG

- 32. There has been no change on the position relating to this project since publication of the interim mitigation strategy. The landowner (Wyatt Homes) remains amendable to explore opportunities to enhance the SANG's capacity to offer further mitigation capacity, but we have not progressed delivery further at this stage.
- 33. We will be keeping negotiations relating to this project open and commit further resources if any of the priority projects fall away (we recognise that we will need to commit to establishing the principle of whether the SANG's mitigation capacity can be enhanced, and complete related work to support delivery) or if we need to mitigate the effects of development over a longer period. At present we will be focusing resources on delivering the priority mitigation projects.

Heathland support area to the north of Winfrith Heath habitat site near Tadnoll

34. As above, there has been no change to this project since publication of the interim mitigation strategy. The suitability and effectiveness of this project has been agreed as a matter of principle as part of the work relating to the housing allocation at Moreton Station/Redbridge Pit (Policy H4). We intend to keep negotiations open and pursue delivery of this project if any of the priority mitigation projects fall away or if we need to mitigate the effects of development over a longer period.

'Pikes Farm' Organford

- 35. Appendix 4 provides a more detailed description of the proposed heathland infrastructure project (in this instance a SANG). The land at Pike's Farm is owned by the Bournemouth Canine Association. The canine association holds an annual dog show on the land and uses it to graze animals for the remainder of the year.
- 36. After the consultation on FMM, the council and Natural England have continued negotiations with the canine association around delivery of the SANG at 'Pikes Farm'. This has included site meetings, telephone conversations and informal communications through e-mail. As part of these negotiations, we have been discussing the detailed design of the heathland infrastructure project (including the potential to allow the current uses to operate in conjunction with the proposed SANG), 'in-perpetuity' use of the land as a SANG, and the costs for delivery of the SANG.
- 37. Following these discussions, we have decided to withdraw from negotiations with the canine association around the delivery of the SANG for the time being because we have not been able to reach an agreement on the costs for delivery of the SANG. We have confirmed to the canine association that we are open to resuming negotiations around delivery of a SANG at Pike's Farm (please see council's letter in Appendix 4).
- 38. At the current time the council has discounted the opportunity to deliver an interim mitigation project at Pike's Farm during the interim period to March 2024.

'Land at Norden' Corfe Castle

- 39. Following the consultation on FMM, we are still at the early stages of discussions with relevant parties around the delivery of a heathland support area around Norden. As summarised in Appendix 4, there will be an opportunity to create, and enhance, links between a heathland infrastructure project in this area and the surrounding public rights of way. The Purbeck Visitor Project provides an opportunity to deliver these links.
- 40. It remains uncertain whether negotiations with the relevant parties will positively conclude and allow delivery of a heathland infrastructure project around Norden before the end of the interim period in March 2024. We intend to continue to pursue negotiations and commit further resources if any of the priority projects fall away or if we need to mitigate the effects of development over a longer period. At present we will be focusing resources on delivering the priority mitigation projects.

'Land east of Gore Heath' Organford;

- 41. Following completion of the consultation on the FMM, we have not progressed initial feasibility assessments into the suitability and availability of using land to the east of Gore Heath as a heathland infrastructure project.
- 42. As above in respect to the land at Morden, it remains uncertain whether a heathland infrastructure project could be delivered to the east of Gore Heath

before the end of the interim period in March 2024. We will continue with initial feasibility investigations for delivery of a heathland infrastructure project and commit further resources if any of the priority projects fall away or if we need to mitigate the effects of development over a longer period. As above, at present we intend to continue to focus resources on delivering the priority mitigation projects.

Sherford Bridge Morden

43. Following the FMM consultation, we have continued investigations to determine the ownership of the land. To date we have not been able to identify the landowner, and it therefore remains uncertain whether a heathland infrastructure project could be delivered at Sherford Bridge before the end of the interim period in March 2024.

Wareham Common

44. We have not made a further progress around investigating the feasibility of delivering a heathland infrastructure project at Wareham Common. There is still an opportunity for us to re-prioritise resources and attempt to deliver a heathland infrastructure project at the common if any of the priority mitigation projects fall away or if we need to mitigate the effects of development over a longer period. At present we will continue to focus resources on delivering the priority mitigation projects.

Dorset Council Local Plan (2021 – 2038)

45. This section of the report provides an update on progress with work on the Dorset Council Local Plan and considers the implications of delays to work on the local plan for the Dorset heaths interim mitigation strategy which has been proposed as part of work on the Purbeck Local Plan.

Update on the preparation of the Dorset Council Local Plan

- 46. The council published an updated Local Development Scheme for the Dorset Council Local Plan in October 2022. This indicates that we:
- have undertaken a Sustainability Appraisal Scoping Report in July 2019;
- have undertaken an 'options' consultation for the emerging local plan (in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) in January 2021;
- will publish a submission draft of the local plan for comment (in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) in December 2024;
- will submit the local plan, comments and supporting evidence to the Planning Inspectorate for examination (in accordance with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012) in April 2025;
- expect the local plan to be examined during the autumn of 2025; and
- providing the Inspector found the local plan sound and legally compliant, it could be adopted in the spring of 2026.
- 47. We have completed the work on the scoping for sustainability appraisal, initial evidence gathering, and a Regulation 18 consultation was held between 18 January and 15 March 2021. Following completion of the consultation we have been processing and considering the issues raised in the responses received during the consultation and working on the supporting evidence relating to the new plan.
- 48. The earlier Local Development Scheme for the Dorset Council Local Plan indicated that we hoped to publish a submission draft of the local plan for comment in May 2022, that we would submit the local plan for examination in October 2022, that we expected the examination of the local plan to take place over spring 2023 and that we hoped that the local plan would be adopted during winter 2023.
- 49. Our web page also indicates that there are several ongoing projects relating to the Dorset Council Local Plan including:
- Strategic Flood Risk Assessment;

- Retail and Town Centre Needs Assessment;
- Local Plan Viability Assessment;
- Economic Needs Assessment; and
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.
- 50. Work is at advanced stage on each of these projects. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment was published in October 2022 (Gypsy and Traveller Accommodation Assessment Update -Dorset Council). Work has not yet been finalised on the other projects, but we expect the papers to be published later this year or early in 2023.
- 51. The delays to the preparation of the Dorset Council Local Plan have implications for the interim mitigation strategy relating to the Purbeck Local Plan. In accordance with the revised Local Development Scheme, the Dorset Council Local Plan will not be adopted until spring 2026. The interim mitigation strategy (FMMCD1) relates to the period between 2018/19 and 2023/24. In response to the delays to the Dorset Council Local Plan, the duration of the interim mitigation strategy will need to be extended so that it relates to the period between 2018/19 and 2025/26.

Implications of the delays to the Dorset Council Local Plan

52. In their letter of the 1 November 2022, Inspectors Heywood and Wildgoose asked:

<u>'could the Council please revisit Policies I5 and V2 now and advise us</u> <u>whether the Interim Mitigation Strategy needs to be updated to take account</u> <u>of the revised timetable for the Dorset Local Plan. In that context, the Council</u> <u>should also consider any reasonable options (including any further</u> <u>modifications should they be necessary) that could enhance the deliverability</u> <u>of the Suitable Alternative Natural Green Space (SANG) at Morden Park.'</u> (Inspector's letter 1 November 2022: <u>eb77482e-5ab3-d47f-be70-</u> <u>655ea1e22161 (dorsetcouncil.gov.uk)</u>).

- 53. This paper considers whether the interim mitigation strategy needs to be updated in response to the latest evidence on housing land supply and reasonable options that could enhance delivery of the Morden SANG.
- 54. As summarised in this paper, we anticipated that around 600 new homes would require mitigation during the initial interim period up to 2024. We expected these homes to be delivered from the following sources of supply:
- the 186 completed homes that were delivered between 2018 and 2020 (we have deducted 35 homes from this total where site specific heathland infrastructure projects and Strategic Access Management Monitoring (SAMM) have been secured);

- the 340 homes which have planning permission (this includes those minor and major planning permissions and a deduction of 126 homes where site specific heathland infrastructure projects and SAMM will be delivered);
- around 75 homes from unplanned development which the council expected to be delivered during 2023/24.
- 55. The original assessments on housing delivery were based on the latest available five-year housing land supply report at the point the interim mitigation strategy was published. This was the 'Proposed Main Modifications 2020: 5 Year Housing Land Supply' report, MMCD5 (<u>d6b9e3a4-1fdb-218cac56-f83feb7e7266 (dorsetcouncil.gov.uk</u>)). This report relates to the five-year monitoring period between 2019/20 to 2023/24.
- 56. We have also been working on responses to Natural England's updated guidance on nutrient pollution which was published on 16 March 2022. Natural England's guidance has implications for the delivery of development within Poole Harbour's catchment area. The Inspectors examining the local plan have asked us to prepare a statement of common ground with Natural England on this issue. We are also working on an addendum to the Habitats Regulation Assessment and Sustainability Appraisal. These documents will explain our position and response to the issue of nutrient pollution in Poole Harbour.
- 57. Noting the issue of nutrient pollution, we have prepared and recently published two updated five-year housing land supply reports. Both reports reflect the latest monitoring work, our engagement with landowners/developers around housing delivery, and the nutrient pollution issue. These reports relate to the five-year monitoring period between 2021/22 and 2025/26.
- 58. We published the first monitoring report on 23 June 2022 (<u>fbd2c8af-be27-2a86-b116-ffb81b16c334</u> (dorsetcouncil.gov.uk)). Following Natural England's guidance on nutrient pollution, in this report we have assumed that it would not be possible to deliver new homes within Poole Harbour's catchment area. Consequently, the five-year housing land supply fell from <u>5.15 years</u> (MMCD5) to <u>1.23 years</u>. As part of our technical paper on nutrient neutrality (published on 2 September 2022: <u>dd375cad-6465-0b48-a055-c8d58a762c22</u> (dorsetcouncil.gov.uk)), we published a further five-year housing land supply report (see Appendix 5 of the technical paper). The report assumed that new homes could be delivered in Poole Harbour's catchment. Therefore, the housing land supply increased to <u>3.49 years</u>.
- 59. This paper includes a re-assessment of the numbers of homes that we expect to be delivered over an extended interim period between 2018/19 and 2025/26. The assessment is based on the most recent five-year housing land supply report which identifies 3.49 years of housing land supply. We consider that this is a reasonable approach as it reflects the most up-to-date evidence on housing land supply, and a 'best case scenario' in respect to housing delivery based on the available evidence. This will help to ensure that the mitigation measures identified in the interim strategy are effective.

- 60. The five-year housing land supply report published on 2 September 2022 indicates that homes have or will be delivered from the following sources of supply:
- the 315 completed homes that were delivered between 2018 and 2021 (we have deducted 35 homes from this total where site specific heathland infrastructure projects and Strategic Access Management Monitoring (SAMM) have been secured);
- the 214 homes which have planning permission (this includes those minor and major planning permissions and a deduction of 126 homes where site specific heathland infrastructure projects and SAMM will be delivered); and
- around 160.8 homes from unplanned development which the council expects to be delivered during 2024/25 and 2025/26.
- 61. Taking account of the estimated mitigation capacities of the priority mitigation projects (in total around <u>680 homes</u> assuming all priority mitigation projects are delivered) over an extended interim period expiring in 2025/26, the priority mitigation projects would not have sufficient capacity to mitigate for the <u>690 homes</u> (the table in Appendix 5 outlines expected delivery from the different sources of supply) which we estimate will be delivered up to 2025/26.
- 62. The latest five-year housing land supply report provides the most up-to-date evidence on housing delivery and the expected supply of sites for new homes up to 2025/26. Despite its relevance, there is not absolute certainty that the homes identified in the report will be delivered at the times it indicates. It is possible that more or less than 690 new homes could be delivered over this period.
- 63. Accordingly, rates of housing delivery could vary over this period. Whilst acknowledging this, we consider that there is certainty that established and effective mechanisms are in place to deliver SAMM for all residential development planned and expected over the plan period of the Purbeck Local Plan. Effective and deliverable site-specific heathland infrastructure projects have also been identified for those allocated housing sites in the emerging local plan and in made neighbourhood plans.
- 64. Appendix 5 outlines expected delivery from different sources of supply. The shortfall between the estimated mitigation capacity provided by the priority mitigation projects and those homes which the latest report estimates will be delivered up to 2025/26 is relatively modest (around 10 new homes). Subject to monitoring we hope to ascribe mitigation capacity to the Purbeck Heaths Visitor and Purbeck Heaths Visitor Management Projects. We will also monitor the effectiveness of the other priority mitigation projects which could reveal greater capacity for mitigation. There are also opportunities to enhance the mitigation capacity of priority mitigation projects. We have already referenced the potential to create further capacity from the Flowers Drove SANG. We will also investigate the opportunities in respect to the 'Wild Woodbury' SANG.

65. These priority projects could effectively mitigate the current estimated shortfall. Aside from the project at Pike's Farm, there is also an opportunity to prioritise delivery of one or more of the 'other' mitigation projects listed in Appendix 4 of this paper.

66. Having regard to:

- the extent of the deficit in mitigation capacity;
- the opportunities to enhance the mitigation capacity of those priority mitigation projects;
- the opportunities to deliver mitigation through the 'other' mitigation projects listed in Appendix 4; and
- opportunities to deliver mitigation from unlisted projects which may present themselves;

we do not consider that there is a need to consider other reasonable options to enhance the delivery of the Morden SANG.

67. We remain open to discussing delivery of the Morden SANG with Charborough Estate but the estate's position on this issue is currently that:

'For the reasons above, it still allocates a Morden Park SANG which is not effective as it is not deliverable. The Estate has made clear – and does so again – that the valuable agricultural land will not be turned into a SANG without enabling development. The land is subject of an agricultural tenancy. There would be an adverse impact on the tenant unless they could be accommodated elsewhere on the Estate. The effect on the tenant without wider changes in the Estate must be factored into its the SANG's overall delivery cost and impacts, including with other delivery mechanisms, along with the significant SANG construction and management costs.' (Paragraph 2.42 of the representation dated 24 January 2022 on Further Proposed Main Modifications, prepared by Pro Vision on behalf of the Charborough Estate: 07e2576c-a85f-4b16-dc48-600969993749 (dorsetcouncil.gov.uk)).

Conclusions

- 68. We are satisfied that there has been significant and positive progress in the steps toward delivery of the priority interim mitigation projects (one element of the Purbeck Heaths Visitor Project has now been delivered along with the Purbeck Heaths Visitor Management Project, and funding for the 'Wild Woodbury' SANG has been agreed with Dorset Wildlife Trust). We remain confident that the interim projects will provide an effective and deliverable means of mitigating the impacts from the new homes which have been delivered, and are expected to be delivered, up to 2023/24.
- 69. The delays to work on the Dorset Council Local Plan have created uncertainties as to whether further mitigation projects would need to be identified and delivered. These projects would be required to mitigate the effects from development which we expect to be delivered during the monitoring years 2024/25 and 2025/26⁶. We cannot rule out the need for further mitigation projects to address any modest deficit in the mitigation capacity of the priority mitigation projects. The expected delivery rates for homes during 2024/25 and 2025/26 gives us an opportunity to monitor and assess the mitigation capacity of the priority mitigation projects, develop 'other' mitigation projects listed in this paper and FMMCD1, and if necessary, identify new projects.
- 70. We will continue to monitor progress on the delivery of projects in the interim mitigation strategy and work on the Dorset Council Local Plan to guide decisions around whether further mitigation projects are required. In these circumstances we do not consider that there is any need for further Main Modifications to Policies V2 and I5.

⁶ Earlier sections of this report give an indication of the numbers of homes which we expect to be delivered during these years.

Appendix 1 – 'Priority' Interim Mitigation Projects

Flowers Drove SANG (7.6ha) - Lytchett Matravers

- 71. Positioned in north-eastern Purbeck close to the edge of Lytchett Matravers (the large built-up area including Corfe Mullen and Poole is located to the east). The SANG has been identified by Wyatt Homes in connection with their proposals for new homes around the northern and southern edges of Lytchett Matravers (these homes form allocations in the emerging Purbeck Local Plan – reference Policy H6).
- 72. The council has previously assessed that the 7.6 hectare SANG might have capacity to mitigate the impact from a further 260 homes. Wyatt Homes have made an offer to allow the council to secure some of this excess capacity (up to approximately 100 homes). We have entered into a Memorandum of Understanding with Wyatt Homes on this matter.



Extension to French's Farm SANG (4.2ha) – Upton

- 73. The site is positioned in north-eastern Purbeck close to the A35 (Upton bypass) and the edge of the large built-up area that includes Poole, Bournemouth and Christchurch. The settlements of Upton and Lytchett Minster are closely related to the land being offered as an extension to the existing SANG.
- 74. The enlarged SANG will be accessible on foot by those living in Upton⁷ and will also be accessible by car (there is a car park associated with the existing SANG). The sites are defined as part of the South East Dorset Green Belt. Planning permission would be required for a change in the land's use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as a heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150. e) of the NPPF July 2021). The enlarged SANG is also positioned close to Poole Harbour habitat site.
- 75. Wyatt Homes own/have an interest in the land identified as an extension (shaded in orange on the plan below) to the existing SANG (outlined in red on the plan below). The proposed extensions will increase the current SANG's mitigation capacity. Our HRA has indicated that heathland infrastructure projects are likely to be effective in this part of Purbeck. An enlarged French's Farm SANG would make a positive contribution to mitigating the impacts of further unplanned development in this part of Purbeck.
- 76. Advice from Natural England (see Appendix 6 of this paper) suggests this could increase to a further 150 homes and have a sphere of influence of around 5km.

⁷ Existing homes next to Policemans Lane, to the north of Watery Lane, Sea View Road and Sandy Lane are all positioned within 400 metres of the enlarged SANG.



'Wild Woodbury' Heathland Infrastructure Project (around 12.5 ha) – Bere Regis

- 77. The site is positioned in north-western Purbeck close to the eastern edge of Bere Regis and the A35. The western edge of the site is adjacent to part of the Bere Regis Conservation Area, the 'manorial settlement' of Court Farm which is designated as a Scheduled Monument (list entry number: 1015352 listed in October 1971) and Court Farm house which is designated as a grade II listed building. There are several Dorset heath habitat sites positioned close to the site including Black Hill Heath to the west and Morden Bog and Hyde Heath to the east. Planning permission would be required for a change in the lands use. Subject to a detailed assessment of proposals, we consider that the proposed use of part of the wider Bere Heath holding as a SANG could be consistent in principle with local and national planning policies.
- 78. The land is owned by Dorset Wildlife Trust, we have been in negotiations with the trust around the delivery of a SANG on part of the site identified in the plan below. The site is well positioned near to the A35 corridor in northwestern Purbeck where our HRA has indicated that strategic heathland infrastructure projects would be effective. The proposals have the potential to intercept visitors before they reach Wareham Forest habitat sites to the east.
- 79. Advice from Natural England (see Appendix 6 of this paper) suggests that the SANG would have capacity to mitigate the impacts from 430 homes.



Purbeck Heaths Visitor Projects

- 80. The projects comprise a series of measures to enhance and create access to 'resilient areas' to reduce pressure on Dorset heaths habitat sites. The projects seek to increase the effectiveness of SANG by enhancing and creating rights of way between these publicly accessible recreation spaces and other resilient areas. We anticipate that enhancements to the proposed network will increase choice, provide longer walking routes and contribute toward drawing recreational pressure from heathland habitat sites. (For example, we have now completed works to improve access along existing rights of way to the Bog Lane Natural Greenspace (Wareham SANG) (see Appendix 2). We also plan to improve connections between 'Purbeck Park' (a car park facility on council owned land with leisure access at Norden close to Corfe Castle) and the chalk ridge way that runs across the Isle of Purbeck).
- 81. The proposed visitor projects will comprise new waymarking, improvements to the surfacing of rights of way, culverting, and interpretation materials to encourage use. The initial projects will focus around Bog Lane SANG (near Stoborough) and the rights of way around Corfe Castle and Swanage (including the connecting right of way along the ridge line between Corfe Castle and northern Swanage).
- 82. We have not specifically defined the contribution that these projects would make to mitigating the impacts on Dorset heaths habitat sites in the Purbeck area because there are no benchmarks for quantifying or measuring its contribution. (Monitoring work will allow us to determine the contribution that these measures make to relieving recreational pressure on Dorset heaths habitat sites).



Purbeck Visitor Management Project

- 83. Form ditching and banking around the perimeter of Hartland Moor Dorset heaths habitat site (see map below) to assist in managing access. The proposed ditches and banking are within the Dorset Area of Outstanding Natural Beauty and will be formed adjacent/within Hartland Moor habitat site. As with the visitor projects we have not specifically defined the contribution that this project would make to mitigating impacts of recreational pressures on Dorset heaths habitat sites. (Monitoring work will allow us to determine the contribution that these measures make to relieving recreational pressure on Dorset heaths habitat sites).
- 84. The mitigation will specifically relate to stretches of Soldiers Road, Arne Road and Norden Road which are adjacent to Hartland Moor and Slepe Heath. We will also erect signage to discourage harmful recreational activity. These visitor management works have now been completed, see Appendix 3.



Appendix 2 – Purbeck Heaths visitor project 'Bog Lane SANG'

Contraction







Appendix 3 – Purbeck heaths visitor management projects 'Hartland Moor'

Contraction








Appendix 4 – Other interim mitigation projects

Control

Increasing mitigation capacity of Flowers Drove SANG

- 85. The council has opened discussions with Wyatt Homes around the potential to increase the mitigation capacity of the Flowers Drove SANG (the position and size of the SANG are described earlier in this report). The council granted planning permission for the SANG in May 2021 (6/2019/0530). As stated earlier in this report, Wyatt Homes have made an offer to allow the council to secure some of the SANG's excess mitigation capacity (up to approximately 100 homes).
- 86. There is also potentially an opportunity to increase the SANG's mitigation capacity. To date, the council has not focused resources on developing this mitigation project, and as such has not completed initial feasibility around the potential to increase the SANG's mitigation capacity. Subject to progress around the delivery of the priority mitigation projects, the council will invest resources in exploring the potential to enhance the Flowers Drove SANG mitigation capacity (measures to enhance the SANG's capacity might include a physical extension to the SANG which takes in adjacent land [as with French's Farm SANG], improvements to accessibility, improving links and connectivity between the SANG and other open space/public rights of way, enhancements to features provided within the SANG etc.)

Heathland support area to the north of Winfrith Heath habitat site near Tadnoll

- 87. The council has also opened discussions with the Moreton Estate around bringing forward delivery of the heathland support area/land identified for nitrates mitigation (to the north of Winfrith Heath habitat site near Tadnoll) in advance of homes being delivered through the local plan housing allocation (Policy H4: Moreton Station/Redbridge Pit). The heathland support area comprises a mix of arable farmland (it has been previously used to grow maize) and a small area of woodland. At present there is no public access onto this land.
- 88. As noted in the interim mitigation strategy, bringing forward delivery of the heathland support area in advance of the policy allocation will not create additional mitigation capacity in the long-term. However, early delivery of the mitigation project in advance of the housing allocation in Policy H4 is likely to contribute toward bringing Winfrith Heath into a more favourable condition at an earlier stage. As above, subject to progress around the delivery of the priority mitigation projects the council will invest resources in exploring the potential to deliver the heathland support area in advance of the housing allocation in the emerging local plan.

'Pike's Farm' Heathland Infrastructure Project (around 10 hectares) – Organford

- 89. The site is positioned in northern Purbeck close to the A35. It is well related to the settlements of Upton, Lytchett Minster, Lytchett Matravers and Holton Heath. There is also good vehicular access to the site along the A35 from the western edge of the Bournemouth, Christchurch and Poole conurbation. The site is defined as part of the South East Dorset Green Belt. Planning permission would be required for a change in the land's use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as a heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150(e) of the NPPF 2021). There is currently no public access onto the land being considered for a heathland support area.
- 90. The site is owned by the Bournemouth Canine Association. The council is in negotiations around the potential to deliver a heathland infrastructure project which will offer mitigation for Dorset heaths habitat sites in northern Purbeck (the council's HRA has highlighted this part of Purbeck as a suitable location for heathland infrastructure projects, and strategic SANG) next to the A35 corridor. In conjunction with existing heathland infrastructure projects (Upton Country Park, Upton Woods and French's Farm SANGs) the proposals at Organford Manor to the west of the conurbation would have the potential to intercept visitors before they reach the Wareham Forest habitat sites.
- 91. Following discussions with the Bournemouth Canine Association, we sent the canine association a letter on 23 March 2022 (presented as part of this Appendix) and referred to elsewhere in this report.



Coast and Greenspace County Hall, Colliton Park, Dorchester, DT1 1XJ [01305 221000] * www.dorsetcouncil.gov.uk

Bournemouth Canine Association

Date: 23.03.2022 Ref: Pikes Farm SANG Officer: D

RE: Pikes Farm SANG Project

Dear

Dorset Council and BCA have had several exploratory meetings around the potential of working together on provision of Suitable Alternative Natural Greenspace (SANG) for the purposes of Heathland Mitigation. Lately our conversations have stalled whist I liaised with colleagues about a suitable level of financial contribution Dorset Council could offer to support delivery of the SANG.

As part of this process, I have talked to surveyors in our assets and property team and colleagues in our planning team. You mentioned in an e-mail that you considered the contribution provided by the council should reflect lost opportunities to re-develop the site with homes over an 80-year period. Currently we do not accept that there are any prospects that the site would be developed with homes. All the site is located within the Green Belt where there is a presumption against inappropriate development – including new homes – and large parts of the site are positioned close to Dorset heaths habitat site where new homes are not appropriate. For both these reasons there is little prospect of the site being re-developed with homes, furthermore the site is not allocated for development with homes in the emerging Dorset Council Local Plan which outlines a strategy for delivering the homes needed in Dorset to 2038. I should also clarify that we would expect that if a SANG were delivered in Pike's Farm it would continue to be used for this purpose forever – our successors would need to renegotiate a sum for maintaining and running the SANG with the BCA after 80 years had lapsed.

I understand from an email sent to me on the 1st of February from **Executive**, that BCA would not find a contribution based on average agricultural land rates acceptable. For the reasons outlined above we would not be able to offer a contribution beyond this level. (As I mentioned above, we would also expect that the land would be used as a SANG hereafter).

For these reasons we must withdraw from negotiations with you on the delivery of a SANG at Pike's Farm but wish to give you our thanks for all your time and consideration. We would be happy to reopen discussions and negotiations if you decide to reconsider your position around the level of contribution that you are likely to require. I am sorry that it has not been possible for us to work together in this instance, but I do hope that we will be able to collaborate in the future. We also wish you the best of luck with your annual dog shows.

Yours sincerely,



'Land at Norden' Heathland Infrastructure Project – Corfe Castle

- 92. The land around Purbeck Park (a council-owned car park, plan space, Swanage Railway and Purbeck Mining and Mineral Museum positioned close to Corfe Castle in southern Purbeck), Norden is within the Dorset Area of Outstanding Natural Beauty. There are several habitats sites in vicinity of Purbeck Park including: Blue Poole and Norden Heaths and Hartland Moor. The land around parts of the Corfe River is also designated as Corfe Meadows Site of Special Scientific Interest.
- 93. As part of the second phase of the Purbeck Visitor Project, the council is developing proposals that would see investment in a heathland support area around Norden. Land to the north of a council-owned car park at Norden near Corfe Castle may have potential for a heathland support area.

'Land east of Gore Heath' Heathland Infrastructure Project, Organdford

- 94. Positioned in northern Purbeck to the south of the A35 corridor. The land is within the South East Dorset Green Belt. Planning permission would be required for a change in the land's use. Subject to detailed assessments of the proposals, as a matter of principle the council considers that the proposed use as a heathland infrastructure project could take place in a manner which preserves the openness of the Green Belt and is consistent with purposes of including land within Green Belt (in accordance with paragraph 150(e) of the NPPF July 2021). There are several Dorset heaths habitat sites in close proximity including: Morden Bog and Hyde Heath and Holton and Sandford Heaths.
- 95. The site is positioned close to the proposed strategic SANG at Morden. The council's HRA indicated that northern Purbeck was a suitable location for heathland infrastructure projects. The site is also well related to holiday caravan sites (Wareham Forest Lodge Retreat, Tanglewood and Sandford Holiday Park) and Organford Manor Country Park Homes (a residential park home site). Guidance from Natural England suggested that the proposed SANG at Morden would contribute to bringing the protected habitat sites into a favourable condition by intercepting people from visiting Dorset heath habitat sites to the west. There would be potential to form an access from Gore Fields Lane (which connects with the public right of way running from the car parking area near to Sherford Bridge) which would allow this land to function in a similar manner.

Sherford Bridge, Heathland Infrastructure Project, Morden

- 96. The land is within the South East Dorset Green Belt. Planning permission would be required for the proposed engineering works to control access to the car parking area. The council would need to reach a conclusion as to whether any engineering works preserved the openness of the Green Belt and were consistent with defining land as Green Belt (paragraph 149(b) of the NPPF July 2021). The council may need to go on to consider whether there might be very special circumstances which clearly outweighed harm arising from any inappropriate development. There are several Dorset heaths habitat sites in proximity including: Morden Bog and Hyde Heath and Holton and Sandford Heaths.
- 97. The adjacent Gore Heath is leased by Forestry England and covers approximately 176 hectares. The proposed site for HIP is in northern Purbeck close to the proposed Morden Strategic SANG. The western side of the heath is adjacent to Morden Road (B3075) and there are three publicly accessible car parking areas from this road. The first is at the southwestern end of Gore Heath, the second smaller parking area is in the northern part of Gore Heath and the final car parking area is next to the Gore Heath's north-eastern corner. Natural England have advised that in total these car parks have capacity for around 52 cars. These proposals relate to the car parking area positioned next to the north-eastern corner of Gore Heath. This car park is also closely related to a public right of way which runs to the east (adjacent to the northern boundary of Gore Heath) and west. To the west, this right of way initially runs parallel with the boundary of Morden Bog and Hyde Heath (Dorset Heathlands Special Protection Area, Dorset Heaths Special Area Conservation and Dorset Heathlands Ramsar) before splitting. One branch of the right of way (hardy Way) runs south through the habitat sites. Natural England note in their letter, of the 26 July 2019, that the main function of the proposed Morden SANG would be '... in intercepting existing residents using the c.52 car park spaces along the Morden Bog/Wareham Forest B3075 access points.'
- 98. The council has been exploring the potential to develop and implement measures to control access to the car parking area next to the north-western corner of Gore Heath to manage access to the closest public right of way which gives direct access around and into Morden Bog and Hyde Heath. As part of this, work will be undertaken jointly between Forestry England and Dorset Council as the highway's authority.

Wareham Common Heathland Infrastructure Project (around 32.45 ha) – Wareham

- 99. Wareham Common is to the north and north-east of Wareham's historic town centre. The council's HRA has identified the common as a broad location that might be suitable site for heathland infrastructure projects, including a strategic SANG. It is split into three separate parcels by the railway line and the A351 which run around the north-western edge of Wareham's historic centre. In total these parcels cover approximately 32.45 hectares. There are several existing public rights of way running across this land which is also affected by flooding (making some parts inaccessible). The position of the railway line/A351, flood risk and designation as SSSI are all likely to limit the amount of land which will be suitable as a heathland infrastructure project and will determine its design. The council will investigate the suitability (in conjunction with Natural England) and deliverability (with the landowner) of HIP on Wareham Common.
- 100. No material change in the land's use would be required to support recreational access as the land is defined as Registered Common. The common is within the South East Dorset Green Belt and parts are within Wareham Common Site of Special Scientific Interest (SSSI). Any proposals to encourage access would need to be managed in a way which avoided adverse impacts on the SSSI.

Appendix 5 – Expected housing delivery between 2018/19 to 2025/26

Contraction

Source of supply	2018/1 9	2019/2 0	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	Deductions where both SAMM and HIP provided for developmen t	Total
Completions	73	146	131						35	315
Permissions minor				49	33	52	37	6		177
Permissions major				39	51	58	10	5	126	37
Local plan allocations					10	85	165	102		0
Neighbourhood plan allocations					15	28	37	35		0
Windfall							80.4	80.4		160.8
Small sites										0
Total										<u>689.8</u>

Table 3: Expected housing delivery between 2018/19 and 2025/26

Appendix 6 – Correspondence from Natural England relating to 'mitigation capacity' of those priority projects listed in the interim strategy

Contraction

Date:04 August 2022Our ref:Click here to enter text.Your ref:Click here to enter text.



BY EMAIL ONLY



Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ

T 0300 060 3900

Dear

Examination of the Purbeck Local Plan Mitigation capacity of priority projects in the interim strategy (FMMCD1)

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Thank you for your consultation dated2 August 2022. I am writing to confirm to you and the Examiner that the capacity figures set out in the table may be relied upon by the Council for the purpose of its interim mitigation strategy and in making an Appropriate Assessment of the finalised Local Plan as modified.

The information forms an important strand of the Councils overall consideration of the effectiveness of the avoidance and mitigation measures necessary to avoid adverse effects on the integrity of the habitats sites (the Dorset Heathlands) in the plan area.

Please do not hesitate to contact me if I can provide further advice/clarification.

Yours sincerely



Annexe 1 Email dated 2/8/2022 Table presented in the council's e-mail dated 2 August 2022 referred to in Natural England's letter 4 August 2022

Priority Project	Size in hectares	Relationship with Dorset heaths habitat sites	Relationship with existing settlements	Estimated mitigation capacity expressed in numbers of homes (households)
Securing excess mitigation capacity Flowers Drove SANG	Around 7.6ha	 Upton Heath, Corfe & Barrow Heaths and Canford Heath to the east; Holton and Sandford Heath to the south (other side of the A35); Morden Bog and Hyde Heath to the south west; 	 Adjacent to Lytchett Matravers; To the north of the A35 corridor; 	Around 100 homes
Extension to French's Farm SANG	Around 4.2ha	 Upton Heath, Corfe & Barrow Heaths and Canford Heath to the north; Holton and Sandford Heath to the west; Morden Bog and Hyde Heath to the west; 	 Adjacent to Upton and the Bournemouth, Christchurch and Poole conurbation; Adjacent to the A35 corridor; 	<u>Around 150 homes</u>
Wild Woodbury HIP	Around 12.5ha	 Black Hill Heath to the west; Turners Puddle Heath to the south west; Stokeford Heath to the south; Morden Bog and Hyde Heath to the south east; 	 Adjacent to Bere Regis; Adjacent to the A35 corridor; 	Around 430 homes
Purbeck Heaths Visitor Projects	N/A	 Stoborough and Creech Heaths; Hartland Moor; Blue Pool and Norden Heaths; 	 Associated with: Stoborough; Corfe Castle; Swanage; 	<u>Unquantified</u>

Priority Project	Size in hectares	Relationship with Dorset heaths habitat sites	Relationship with existing settlements	Estimated mitigation capacity expressed in numbers of homes (households)	
		 Studland and Godlingston Heath; Rempstone Heath; Poole Harbour Heath; Brenscombe Heath' 			
Purbeck Heaths Visitor Management Project	N/A	Hartland Moor;	 Not closely related to an existing settlement (Stoborough positioned to the west); 	<u>Unquantified</u>	

Table 4: Supporting information shared by the council with Natural England in advance of their letter of the 4 August 2022