

The Dorset Heathlands

Interim Planning Framework 2010-2011



April 2010

**Borough of Poole Bournemouth Borough Council Christchurch Borough Council
Dorset County Council East Dorset District Council Purbeck District Council**

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Consultation Statement

The Local Authorities party to 'The Dorset Heathlands Interim Planning Framework issued a revised version for public consultation on 17 November 2009 for a period of 8 weeks. It proposed the roll forward of the current Interim Planning Framework (IPF) for a further two years to the end of 2011.

The public consultation document was available on the websites of the relevant local authorities i.e. Bournemouth, Christchurch, Dorset, East Dorset, Poole and Purbeck and in local libraries. In addition, all registered stakeholders with an interest in the Dorset Heathlands were mailed direct informing them of the consultation.

Respondents were asked to address, but not exclusively, five questions:

1. Does the project list represent a range of projects to satisfactorily mitigate the adverse impacts of residential development on heathlands?
2. Is the level of contribution per dwelling type reasonable?
3. Is the definition of large scale developments as 50+ dwellings appropriate?
4. Do you have any comments on the existing operation of the IPF?
5. It is proposed to roll forward the IPF for a further two years, however, would it be prudent to extend it for a further three years to ensure that there is not a need to extend the IPF again?

A total of 26 responses were received and are contained in a report on consultation that can be found on the websites of the partner authorities. The main decisions and or changes as a result of the consultation exercise are:

- An extension of the IPF for two years until the end of 2011
- Confirmation of the list of projects at Appendix A
- Contribution levels to remain as set out in the consultation document
- Not to include a threshold for large scale development
- Collection of payment of obligation on commencement of development

1. Introduction

- 1.1 The Dorset Heathlands cover an extensive area of South East Dorset fragmented by urban development and other land uses. It is the view of Natural England that the cumulative effect of further **residential** development up to 5 kilometres from protected heathland in Dorset¹ would have a significant effect on Dorset's lowland heaths that are covered by several international designations.² Mitigation will be required otherwise there is the prospect that Local Authorities will not be able to grant permission for residential development within 5 kilometres of these designated sites.
- 1.2 Local authorities in South East Dorset whose administrative area is within 5 kilometres of protected heathland and which have responsibility for the determination of residential planning applications, have been operating an interim strategy for the protection of heathland since 2007. During this time the local authorities have been gathering evidence into the effects of urban pressures on the protected heaths that will inform the longer term strategy to be set out in a joint Development Plan Document (DPD). It is intended that in the additional 2 years of the IPF that the DPD can be completed.
- 1.3 It is the purpose of this document to set out the approach that, together, the local authorities in South East Dorset will follow. This forms a basis for how harm to the heathlands can be avoided, based upon identified measures set out in an appendix to this document together with a map of the South East Dorset sub region. The document has been adopted by all the local authorities in South East Dorset i.e. Borough of Poole, Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council and Purbeck District Council. Dorset County Council is also party to the document due to its implementation role but has no responsibility for the determination of residential planning applications.

2. Context

- 2.1. European wildlife sites are protected by the EC Birds and Habitats Directives, specific provisions of which are applied in the UK by the Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Regulations). They place particular responsibilities on a decision maker in relation to such sites. As competent authorities, Local Authorities must have regard to these requirements, as advised in Circular 06/2005³, which provides the procedure that should be followed in deciding whether to approve a proposal (a plan or project) that will potentially affect a European wildlife site.

¹ The Dorset heathlands are found in the local authority areas of Bournemouth, Christchurch, East Dorset, Poole, Purbeck and West Dorset.

² Dorset Heathlands Special Protection Area, Dorset Heathlands Ramsar Site, Dorset Heathlands Special Area of Conservation and Dorset Heathlands Special Area of Conservation (Purbeck and Wareham) and Studland Dunes

³ Circular 06/2005: DEFRA Circular 01/2005 to Accompany PPS9

- 2.2. Regulation 48 of the Habitats Regulations requires that any application for development or strategic plan or policy which is likely to significantly affect a European site is subject to an appropriate assessment of the implications of the proposal for the site's conservation objectives. The planning authority must ascertain that the plan or project will not have an adverse effect on the integrity of the site, alone or in combination with other plans or projects, either directly or indirectly, taking account of any conditions or restrictions that would help ensure no adverse effect, before granting permission or adopting a plan or policy.
- 2.3. Natural England locally is concerned at the intensification of residential development in South East Dorset and the resultant pressures placed upon protected heathland by new occupants living in close proximity to the heathlands. These are similar to the impacts being observed within the Thames Basin Heaths SPA. Various studies⁴ have found that public access to lowland heathland, from nearby development, has led to an increase in wild fires, damaging recreational uses, the introduction of incompatible plants and animals, loss of vegetation and soil erosion and disturbance by humans and their pets amongst other factors.
- 2.4. This is most marked for development within 400m of heathland where Natural England advise that additional residential development is likely to have a significant adverse effect upon the designated site, either alone or in combination with other developments save in exceptional circumstances. The implication of this is that in most cases it will not be possible for a local planning authority undertaking an appropriate assessment of a proposal for residential development (Use Class C3: Dwelling Houses⁵) to be certain that any adverse effects could be avoided or alleviated.
- 2.5 In the area between 400m and 5 km, measured as a straight line from the boundary of protected heath, Natural England considers that Local Authorities undertaking appropriate assessment will still identify a significant adverse effect in combination with other proposals, but that avoidance or mitigation measures can allow development to be approved. Mitigation of this effect will encompass measures to divert recreational pressure away from heathland, access management measures and resources to enable the aforementioned to be implemented. **It is in this area between 400m and 5km that the Interim Planning Framework applies.**

3. Towards a Solution

- 3.1 This document sets out an interim approach to the mitigation of the harmful effects of residential development in South East Dorset on Dorset's lowland heaths. The interim solution will be in place until the end of 2011 by when the local planning authorities have agreed to have in place a joint Heathland Development Plan Document as part of their Local Development Frameworks. The joint DPD will be informed by appropriate assessment work undertaken

⁴ de Molinaar 1998, Haskins 2000, Underhill-Day 2005

⁵ Town and Country Planning Use Classes Order 1987 as amended

for the emerging Regional Spatial Strategy and for LDFs and more detailed research into the impact of urban pressures on protected heath.

- 3.2 The Appendix to this document sets out a range of measures that have been identified jointly by the local authorities and Natural England. Natural England's advice is that together these comprise an appropriate package of measures to reduce to an insignificant level the harm that would otherwise occur to protected heathland. These measures are costed at £3,501,578⁶ with the cost being attributable in the form of a planning obligation to residential development between 400m and 5km coming forward over the period of the IPF. The obligation will be applied to every residential development regardless of number of units proposed where there is a net increase in dwellings but will not be applied to extensions.
- 3.3 Large scale developments will be expected to explore ways of mitigating its adverse impacts. This may be through on site measures or more likely off site measures to facilitate the implementation of alternative natural greenspace. Recourse to financial payments in line with the IPF should be the fallback position only after exploration with Natural England and the relevant local planning authority of potential mitigation measures.
- 3.4 The contribution will be based upon a standard charge, see section 4 for how the contribution has been calculated, with adjustment for the different occupancy rate for houses and flats. This approach is both clear, robust and easy to operate being applied to the forecast average population increase over the 2 year period of the strategy. The alternative option of basing contributions on bedspaces has been rejected due to the weak correlation between bedspaces and occupancy rates. However as part of the preparation of the joint Heathland DPD alternative options are being considered.
- 3.5 Discounting may be applied to residential schemes where an element of care is provided.⁷ As stated in paragraph 2.4 this interim planning framework is only applicable to dwellings, including houses, flats and maisonettes. Other accommodation types such as student halls of residence, hotels, holiday parks and residential nursing homes which fall within a separate use class will be subject to assessment outside of this framework.
- 3.6 A number of the local authorities have in place open space/play provision policies that require a contribution to their provision where this cannot be provided on site. This provision/obligation is not mitigation for the impact of urban pressures on protected heathland but to provide for recreational needs in the form of open space, sports pitches, indoor recreation and children's play. This type of provision does not provide for the diffuse recreational pressures placed upon heathland e.g. the walking of dogs. The heathland mitigation obligation does not seek to duplicate other recreation contributions. Large sites that may be able to provide open space on site are unlikely to also be able to provide suitable on site heathland mitigation. However, this will be looked at

⁶ Base date figure September 2009

⁷ If there are more than 6 residents in a single dwelling then this type of proposal would not fall within use class C3 and would not be covered by this interim planning framework

on a case by case basis and should this be possible then appropriate discounting will apply.

4.0 The Level of Contributions

4.1 To provide certainty to those considering or making applications for residential development and to ensure transparency and accountability a formulae approach has been adopted that sets out a mechanism for the calculation of the planning obligation. A standard charge is proposed that will provide the clarity required by developers, the owners of land and the general public thus avoiding unnecessary delay in the negotiation of planning obligations.

4.2 In order to ensure that contributions are sought only for the need generated by development the costs presented below are based on the **forecast 2 year average population increase by type of dwelling 2009-2026**. It is therefore the increase in population and their impact that needs to be mitigated and the scale and apportionment of costs needs to reflect the additional pressure generated by the growth in population allowing for the different occupancy rates of houses and flats. It will also be necessary to discount the cost of the existing residential unit on site, for example, if a single dwellinghouse is proposed to be replaced by 10 flats then the calculation would be:

10 x cost of a flat minus the cost of 1 house

4.3 The factors that are taken into account for calculating the contribution are:

- Forecast 2 year average population growth 2009-2026⁸ (**3047**)
- Regional Spatial Strategy housing requirement 2009-2026⁹ (**4112**)
- the relative proportion of households in houses (**73%**) and flats (**27%**)¹⁰
- the projected net population increase per dwelling (**Houses 1.5 persons/dwelling; Flats 0.9 persons/dwelling**)
- The cost of the mitigation at **£3.5m** (September 2009)¹¹

4.4 The cost of mitigation divided by the forecast population growth i.e. **£3.5m** divided by **3047** gives a charge per person of **£1,149**. However an adjustment to the charge to allow for the net population increase per dwelling type results in a charge per dwelling of:

⁸ Borough of Poole Research and Intelligence Population forecasts for participant local authorities, 2006 mid year estimate base

⁹ The Regional Spatial Strategy for the South West 2006-2026 incorporating Secretary of State's changes, July 2008

¹⁰ 2001 Census

¹¹ Base costs as at September 2009

- Cost per house (£1,149 x 1.5) of **£1,724.00**
- Cost per flat (£1,149 x 0.9) of **£1034.00**

4.5 Any contribution will need to be contained within a planning agreement whether this is through a s106 agreement or unilateral undertaking. An additional administrative charge¹² to cover the cost of collection and distribution of the obligation will be applied at a standard rate reflecting the work involved in administering the obligation payable at the following rate, this excludes any legal costs that accrue in producing an agreement:

- 2% of the total contribution payable on commencement of development¹²
- Administrative payments are subject to a minimum charge of £50 and capped to a limit of £1,000 per contribution type.

4.6 The cost of the mitigation package is calculated at September 2009 prices. On each of the subsequent anniversaries of the adoption of this document the base costs will be adjusted by an amount equivalent to the percentage change in the Retail Price Index.

4.7 On the fifth anniversary of the commencement of development if the contribution has not been spent then it will be returned in full plus the interest that that money would have earned commensurate to the Bank of England Interest Rate over that period.

5. Model Clauses for s106 Agreements and Unilateral Undertakings

5.1 The use of a standard clause for either s106 or unilateral agreements by the five local authorities will be in the interest of all involved and will help speed up delivery. For the purposes of the obligation the s106 clause could be worded:

“the Nature Conservation Contribution” means the sum of () thousand () hundred and () Pounds index linked plus an administrative fee of £() to be paid by the Owner towards measures which avoid or mitigate against any adverse effect on the Dorset Heathlands in accordance with the Dorset Heathlands Interim Planning Framework 2010-2012.

5.2 The obligation may then be worded:
“The Owner hereby Covenants with the Council that he will not cause or permit the commencement of the development on the land until the Nature Conservation Contribution has been paid to the Council..”

¹² The administrative charge excludes the recovery of individual local authorities legal costs where these are incurred

- 5.3 For strategically significant sites delivering large numbers of residential units the obligation may be worded differently to reflect payment of the contribution on a phased basis.

6. Administration and Audit Trail

- a. The Interim Planning Framework has been adopted by the South East Dorset local authorities.
- b. A joint Dorset Heathland Executive Group was established in 2007 to oversee the implementation of the IPF. This group consists of a Councillor from each of the 6 local authorities together with representatives from Natural England, Home Builders Federation and the RSPB. The Executive considers schemes recommended by the Heathland Interim Planning Framework Officer Group (HIPFOG) to mitigate the impact of additional urban pressures. The group will meet regularly to review and consider schemes and to oversee the monitoring process. Progress on the implementation of the IPF will be reported in the Annual Monitoring Reports of the local planning authorities collecting contributions.
- c. Contributions will be required from all qualifying developments from adoption of the new IPF. Until this time the existing IPF will be applied. The proposed mitigation at Appendix A may be varied through the on-going review process but crucially Natural England will need to be satisfied that the necessary overall level of mitigation is achieved.
- d. The partnership between the local authorities will be separate from the Urban Heaths Partnership (UHP). The UHP has received funding from the IPF through 2007-2009 to manage the increased pressures arising from development in South East Dorset. Dorset County Council will continue to employ staff of the UHP and will continue to work across local authority boundaries. Local authority countryside teams are able to put forward projects for delivery by UHP. The work of the UHP will be scrutinised by the Executive Group and will agree and monitor their annual business plan. The Executive Group in prioritising expenditure will maintain an appropriate balance between the activities of the UHP and agreed capital schemes. The partnership will also explore other funding sources to supplement the developer funded programme.
- e. Each of the partner local authorities is responsible for the collection of contributions through their role as local planning authority. The financial responsibilities of local authorities also requires them to administer the contributions in an accountable and transparent way. The contributions will be held separately from other accounts and will be co-ordinated by the Borough of Poole.

Appendix A: List of Mitigation Projects proposed for 2010 and 2011

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
1	Avon Heath Country Park	Purchase of adjoining land close to visitor centre as HSA to divert visitors from more sensitive areas	8ha	5000m	£200000	£200000	DCC
2	By the Way, Wimborne	Development of existing sustainable open space site in Wimborne with links to Castleman Trailway. Potential for car parking to attract users from other areas.	14ha (very underused at present)	1500m (5000m?)	£120000	£120000	EDDC
3	Cannon Hill and Uddens Plantation	Improve access and attractiveness for visitors from local area and car borne visitors currently using Whitesheet/Holt Heath. Two phases in period of IPF with possible phase 3 in DPD	(Increased usage of 204ha)	5000m	Phase 1 £66000 Phase 2 £51000	£59000 £46000	Forestry Commission
4	Chewton Common	Acquisition and development of site as SANG. Two phases in IPF roll forward with further phases in DPD	20.1ha	5000m	Phase 1 £90000 Phase 2 £150000	£90000 £150000	CBC
5	Circular walking routes	Creation of a series of routes starting and finishing from		500m, possible	£15000	£15000	EDDC

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
	west of Corfe Mullen	the Corfe Mullen urban area, using promotion through leaflets, signs and display boards Implementation start: Spring 2011.		1,500m - Aim to draw people west and north west from Corfe Mullen, away from Upton Heath and Corfe and Barrow Hills			
6	Cooper's Lane, Verwood	Purchase and development of sustainable site adjacent to Stephens Castle SSSI to act as gateway to sensitive site and relieve pressure.	2 ha	1500m	£100000	£100000	EDDC
7	Delph Woods Phase 2	Improve trail around site by upgrading over 500m of track to provide an all weather route, plus interpretation boards and leaflet. Increase size of end car park to make a better destination point. This is follow on from earlier funded project at Delph Woods to increase its appeal, increase its capacity to take pressure of Duneats Hill and Canford Heath SSSI.		5000m	£31500	£31500	BoP

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		Implementation start: Autumn 2011					
8	East of Ferndown cycle routes	Creation of a cycle route from East of Ferndown (Ford Lane) linking to Castleman Trailway and thus on to Moors Valley Country Park. Route will use existing crossing points of A347 (Pelican Crossing) and A31 (underpass) but will require upgrading of pavement to a shared pathway to link to quieter residential roads in West Moors that connect to West Moors Plantation.	Final length of route to be confirmed through further investigation, but will provide longer routes by linking up to the Castleman Trailway.	Principle aim is to draw residents north away from Parley Common, and assumed they will cycle from home. 500m, possibly up to 1500m	£110000	£110000	EDDC
9	Fryer's Field	Development of existing sustainable open space site adjacent to existing playing field area in Westmoors with links to Castleman Trailway	3.5ha	1500m	£100000	£100000	EDDC
10	Longmeadow Woods	Second phase of successful earlier project. Main element is purchase of three parcels of land to increase the managed area of public	1ha	1500m	£23500	£23500	BoP

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		open space. Plus provision of adventurous play to divert this type of activity off Upton Heath SSSI. Implementation start: Spring: 2010					
11	Haymoor Bottom	Improvements to access and attractiveness as interceptor site for Canford Heath. Create dog walking route around part of this site and the adjacent Sherborn Open Space , approximate length 2000m. Part of the work will open up over 2.5ha of site that is hardly used by the public at present. Slight increase in size of car park on Sherbon OS to increase desirability as a destination. Implementation start: Autumn: 2010	2.5 ha (increases site size to 10.5ha +)	1500m	£102500	£102500	BoP
12	Parrs Plantation	Provision of adventurous play to divert this type of activity from heathland, some vegetation		5000m	£15600	£15600	BoP

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		management to open area to prevent anti social behaviour. As adjacent to a secondary school with a very wide catchment area anticipate this to have a large catchment area. Implementation start: Spring: 2010					
13	Queens Park, Bournemouth	Provision of trails, cycle route and interpretation. Re-alignment of existing access ramp and associated landscaping. This is first phase works to initiate more recreational use of the park. Expected start in autumn 2010	Increased usage 68ha	1500m	£80000	£80000 (to be implemented in conjunction with £70000 Playbuilder scheme)	BBC
14	Ramsdown Forest	Improve access and attractiveness for visitors from local area and car borne visitors currently using Sopley Common and Town Common. Two phases in period of IPF	(Increased usage of 377ha)	5000m	Phase 1 £6000 Phase 2 £63000	£5000 £57000	Forestry Commission
15	Ringwood Forest	Improve access and attractiveness to divert visitors from Verwood	(increased usage of 1000ha)	1500m	Phase 1 £54000 Phase 2	£48000	Forestry Commission

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		Heaths and direct access to more robust areas and away from heathland restoration areas in the forest. 2 phases with possibility that second may overlap into DPD			£13000	£10500	
16	Riverside Park Stour Valley SANG	Phase 1 of work to create country park in Stour Valley Later phases in DPD	44.29 ha	5000m	£40000	£40000	NE
17	Sherbourn Crescent BMX	Provision of a dirt BMX track with added wooden and steel ramps, which add to the attraction, increasing its catchment area. This is to reduce the incidents of BMX ramps being built, on Canford Heath SSSI and decrease in general misuse of site. Implementation start: Spring: 2010		5000m	£20000	£20000	BoP
18	Slades Farm, improved recreation facilities and landscaping	A masterplan for Slades Farm sets out a £4 million improvement plan. This includes major investment in existing buildings and the building of a cycle track.		1500m	£4million for complete masterplan	£50000	BBC

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		Other projects include improvements to the skate park, provision of dog exercise equipment, tree & hedge planting, additional seating and signage. Implementation - 2011					
19	Slop Bog	Work to make HSA accessible and work on existing area to redirect visitors towards HSA		1500m	£30000	£30000	DCC
20	Stour Acres Barn	Conversion of existing building to create a Visitor and Interpretation Centre with a café. It will serve as a key gateway point to the Stour Valley. A feasibility study was carried out in 2008 with resultant plans and costings (approx. £350,000). Full funding has not yet been sourced. Work will probably commence towards the end of the IPF period and continue into DPD era.		5000m	£350000	£50000	BBC
21	Stour Valley	As part of a People's		5000m	£15000	£15000	BBC

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
	LNR	Millions funded project, approximately 1200m of surfaced footpath was constructed along the river bank. An additional 600m of footpath is required to complete an 'accessible to all' route from Brecon Close downstream to Muscliffe. Implementation – spring/summer 2010.					
22	Turlin Moor BMX	Provision of a dirt BMX track with added wooden and steel ramps, which add to the attraction, increasing its catchment area. This is to reduce the incidents of BMX ramps being built, on Upton Heath SSSI and decrease in general misuse of site. Implementation start: Early Spring 2010		5000m	£20000	£5000	BoP
23	Turlin Moor dog gym	Installation of a dog gym. To improve that attractiveness of this site as a destination for dog owners		1500m	£3200	£3200	BoP

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		<p>as an alternative and welcoming site for dog owners to exercise and play with their dogs, taking pressure of heaths.</p> <p>Implementation start: Spring 2010</p>					
24	Upton Farm Phase 1	<p>Buy out part of lease, 2 ha, from current farm tenancy to create a dog zone, where dogs can be off lead and have a good run around, with their owners. Including dog gym and dog bins. To provide an alternative and welcoming site for dog owners to exercise and play with their dogs, taking pressure of heaths. Note this is phase 1 of project at Upton Farm phase 2 is below. If negotiations for whole farm tenancy progressed quicker than anticipated this may be subsumed into project below.</p>	2 ha	5000m	£24000	£24000	BoP

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		Implementation: Autumn 2010					
25	Upton Farm Phase 2	Creation of a strategic SANG. Buy out farm tenancy to create a large new area of open space as an extension of Upton Country Park. Development of site would include for example: improved cyclepaths, footpaths, dog walking routes and play trail. Negotiations re tenancy may start before implementation date given below. This also links with above projects at Upton Country Park/Farm. Further phases in DPD. Implementation start: Summer: 2011	15 – 20 ha	5000m	£600000	£100000 + depending on other funding sources	BoP
26	Upton Heath Estate and Woods	Phase 3. Purchase, clear, surface, signpost and promote the former railway line north of Poole Road, Upton (xm). Will also involve drainage and legal		5000m	Phase 3 £150000	£150000	DCC

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		issues Phase 4. Provide through route from Upton Heath to Upton Country Park by creating new access to Upton Wood from Palmerston Road through the Upton Heath Estate and a new road crossing and footpath/cycleway across Poole Road joining Upton Wood and Upton Country Park			Phase 4 £400000	£200000	PDC
27	West Moors Plantation	Improvements to access and attractiveness of open space connected to Castleman Trailway	Increased usage 129ha	1500m	£27000	£21000	FC
28	West of Wimborne cycle routes	Leaflets, signs and information boards to encourage use of the lanes and bridleways to the west of Wimborne. Phase 1 Provide information from the town centre car parks and town centre for use by Wimborne and Colehill residents as well as for those from further afield			Phase 1 £7000 Phase 2 would be submitted for the DPD	£7000	EDDC


Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		<p>who would access the routes from the National Cycle Network Route 25 Poole to Wimborne. Route 25 can be used to access the lanes and bridleways.</p> <p>The routes will be of a variety of lengths and on a variety of surfaces to appeal to families as well as those looking for longer rides. The longer routes will link with the North Dorset Cycleway at Witchhampton. There are a variety of facilities such as cafes and pubs which would be accessible from the routes with the added draw of Badbury Rings as a destination on the shorter routes.</p> <p>Phase 2 Provide information from QE Leisure Centre, linking with the facilities and activities there. This will require the provision of additional off road paths on National Trust owned land</p>					

Ref	Project	Description	Area (ha) new access created	Catchment area	Budget	IPF contribution	Proposer
		to gain access to the bridleways and lanes. Consultation will be necessary with the National Trust for both phases. Implementation start: Autumn 2010.					
29	Woolslope Farm	Purchase of land for the creation of a SANG to the south of Woolslope Road, West Moors that includes formal and informal footpaths, grazing areas, ponds, allotments, car parking, tree planting, understorey planting and a resource building. Implementation start: Dependent on land acquisition, but potentially Autumn 2010. Further works in DPD	Approx 14 Ha, which includes an area for allotments	Proximity of site to existing urban area will encourage visitors from 500m. However, the car park will encourage those travelling further, but most likely still only within 1500m.	Acquisition cost £300000 Work required <ul style="list-style-type: none"> ○ Fencing ○ Paths ○ New Planting ○ Centre / Toilets ○ Car Park ○ Allotments ○ Ponds Cost: £240,000	£440000	EDDC

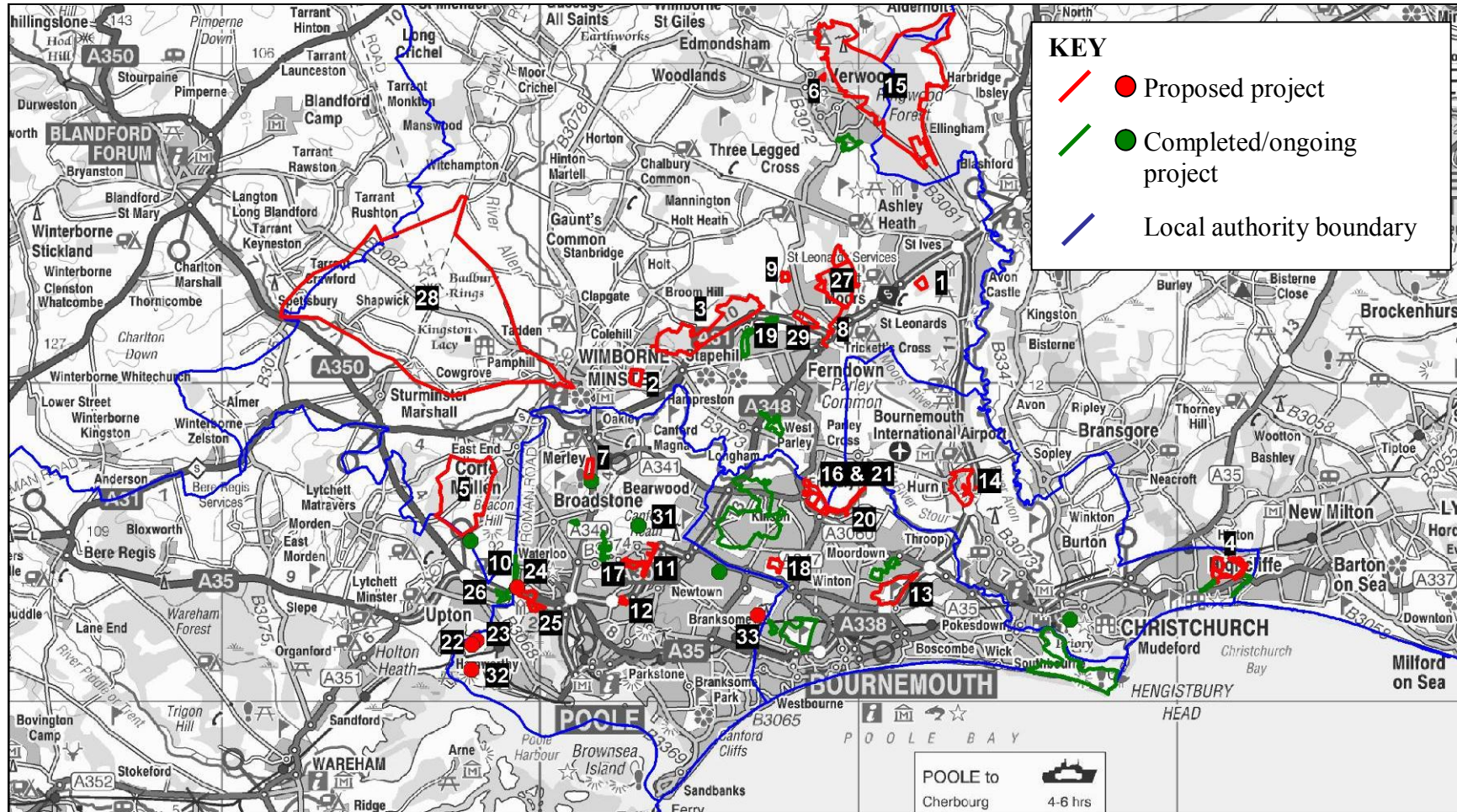
Note: costs for monitoring and the Urban Heaths Partnership are not included in the above table but are part of the ongoing package of mitigation measures being delivered by the Interim Planning Framework.

Access and fire management projects

Ref	Project	Description	Catchment area	Budget	IPF contribution	Proposer
31	Canford Heath	Improvements to paths and path diversions to combat erosion on 4 barrows, Hill 60 and Strawberry Hill and direct visitors into more robust areas. Implementation start: Autumn 2010	5000m	£44500	£44500	BoP
32	Ham Common	Creation of no parking order and painting of double yellow lines to limit parking in area of Viewpoint car park. To limit parking and to maintain fire access in case of fire. Implementation start: Early Spring: 2010	5000m	£2000	£2000	BoP
33	Talbot Heath	Install three fire hydrants on heath to combat risk and damage caused by heath fires. Implementation start: Autumn 2010	5000m	£42000	£42000	BoP

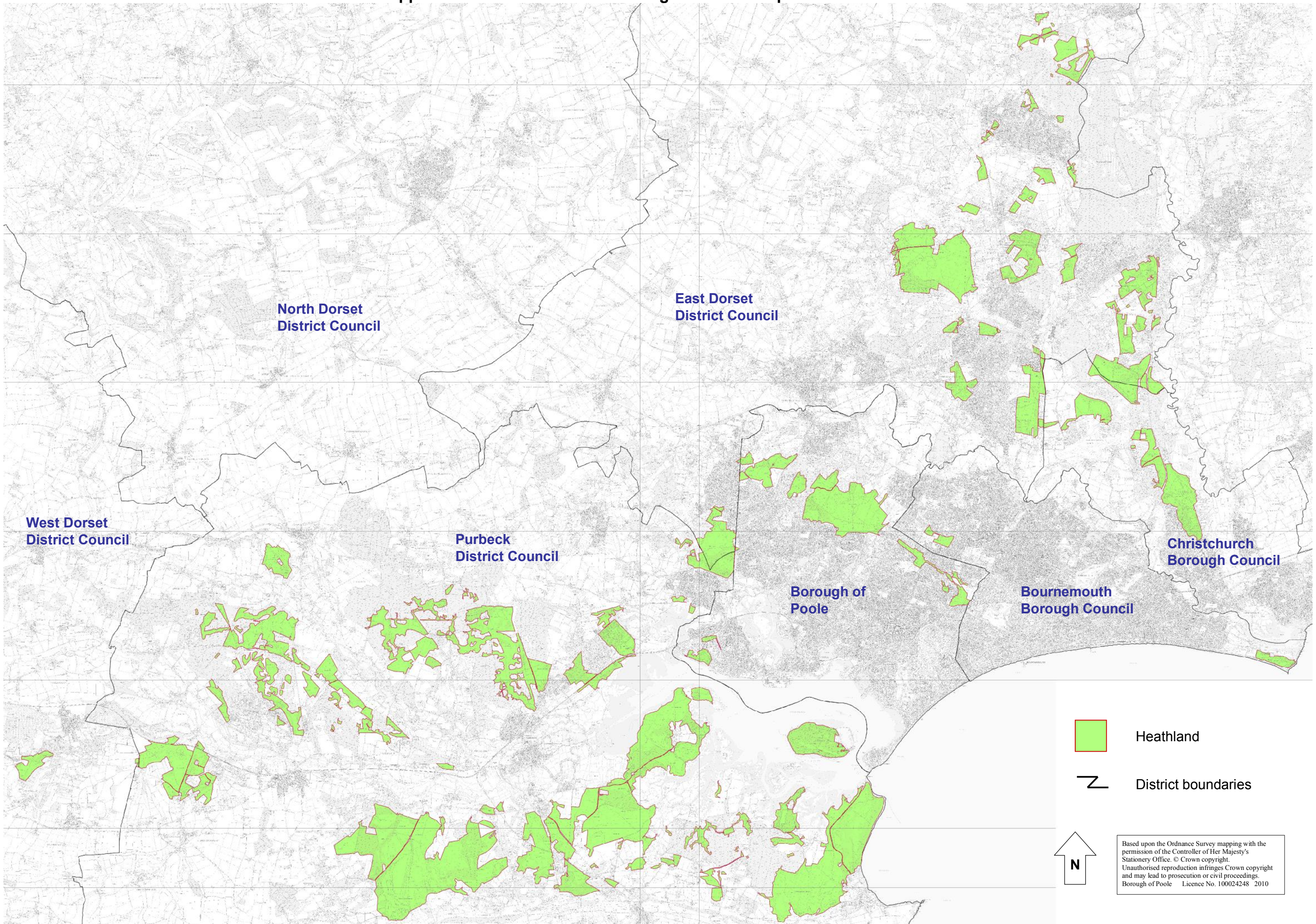
 Subject to discussion with NE



Location of mitigation projects for 2010-2011

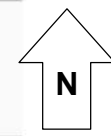


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Appendix B: Dorset Heathland designated as European Wildlife Sites



-  Heathland
-  District boundaries



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