



23/10/2018

Heathland mitigation requirements, Land North of Wareham

Note: Natural England advise that the site under consideration does have a number of outstanding natural features, well developed mature standard oaks and wide oak dominated verges. Existing areas of priority habitat, acid grassland and a varied topography with very good views to the south towards the AONB, Purbeck Ridge and Corfe Castle. These attributes are afforded positive weight in the considerations as is the ready access on foot enabled by the greenspace location.

- Area 1. pSANG 3.3ha
- Area 2. pSANG 0.68ha
- Area 4. pSANG 0.65ha
- Area 5. pSANG 1.18ha

New circular routes established 1.6, 2 and 2.3km circular routes

The SANG capacity is assessed using an additional population per ha figure which is between 8 and 16ha/1000 and takes account of the natural features as well as the location in relation to development and the designated sites and a professional judgement about the balance between these attributes and the other measurable SANG criteria which is the length of path available. It is my view that this allows for certainty because of the absence of public access and the natural attributes whilst still allowing for flexibility in reviewing future use.

Option 1.

40 units as a standalone application, Natural England advise that, as this falls at the lowest end of the number of units threshold for SANG it would be acceptable to provide Area 1 as a natural greenspace although this would not represent a functional SANG. For this reason the developer would need to secure a HIPs (the identified land) as well as SAMM contribution.

Option 2.

55 units, this would require a SANG on its own, Natural England advise that the Area 1. does not meet the distance walked criteria and in addition the area of 3.3ha is well below that accepted by Natural England at other similar sized developments in Purbeck eg Policemans Lane. Natural England advise that the addition of Area 2 would enhance the SANG substantially such that, combined with the establishment of a new footpath (442m) linking to the south (spec and precise route to be agreed) the mitigation would be considered effective. It will provide both an adequate area with good natural quality as

well as variety such that the use can be at capacity without the area being considered “busy”, the addition of the footpath provides additional capacity and a variety of route lengths for new and existing users.

Natural England have reviewed likely capacity for this option and conclude that with Area 2 and the new RoW the capacity could reasonably be an additional 65 units.

Option 3.

SANG Areas 1-5 (c. 5.81ha) and footpath, Natural England advise that this option would provide an initial capacity of c.200 units. It would be likely that this could be increased with the addition of some infrastructure such as cycle racks, more car parking capacity a dog dip pond etc.

Natural England advise that the approach favoured is one which will deliver the necessary SANG capacity for the proposed development (55 units) but which additionally demonstrates that the allocation set out in the neighbourhood plan at Westminster Ind Est can be commenced in a material way with minimal restrictions due to heathland mitigation requirements. The agreement about Areas 4 and 5 provides the option of enabling the full indicative Westminster Est allocation should this come forward or alternatively providing capacity for other developments coming forward in Wareham.

Should the Westminster Ind Est not secure SANG at the Neighbourhood Plan stage it is likely that the release of Green Belt land would become more difficult as other locations in the District are reviewed as alternatives.

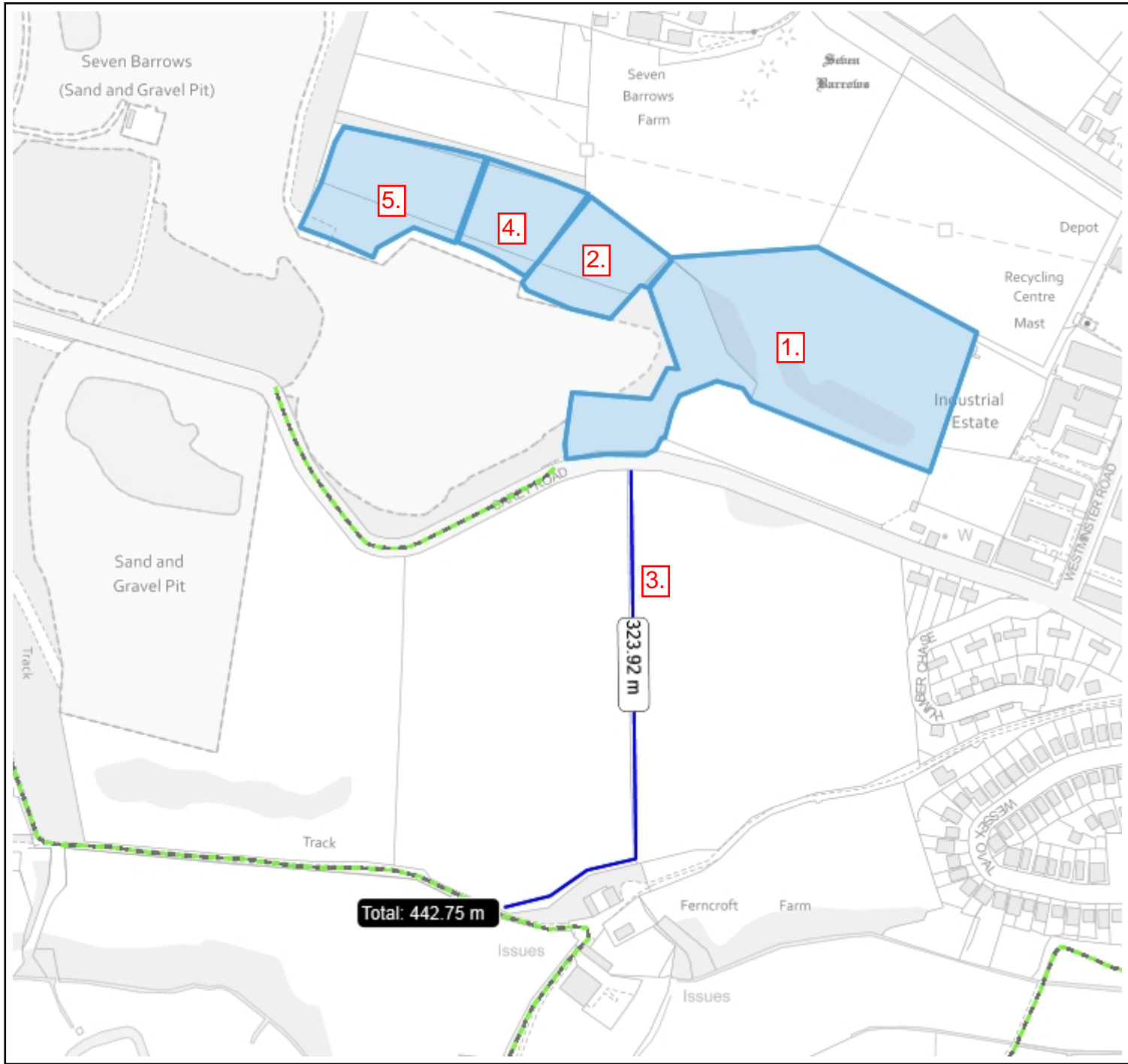
Natural England would always advise that SANGs are monitored to review visitor capacity over time and where it is shown that there is additional capacity this will be made available for use by other developers or via the authority to the benefit of the landowner. As a guide Natural England place weight on the 1 person/ha/hour level of visitor access as an indication of busyness of the site.

Nitrogen neutrality

55 units with SANG, option 2 with 3.98ha SANG would have about 1 house spare capacity

40units with 3.3ha HIP would have a little over 1 unit but not more than 2 extra capacity.

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North of Wareham

Key

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- Footpath
- Bridleways
- Restricted Byways
- Byways open to all traffic
- Unknown

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