



ADOPTION STATEMENT

THE DORSET HEATHLANDS PLANNING FRAMEWORK 2020-2025 SUPPLEMENTARY PLANNING DOCUMENT

Notice is hereby given that, in accordance with Regulations 11 and 14 of the Town & Country Planning (Local Development) (England) Regulations 2012, Bournemouth, Christchurch and Poole Council formally adopted The Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document (SPD) on 1 April 2020 with immediate effect. This SPD replaces the previous Dorset Heathland Planning Framework 2015-2020 SPD.

The SPD was subject to public consultation between 3 January 2020 and 3 February 2020. Pursuant to that consultation modifications have been made to the consultation draft SPD. Modifications made to the SPD are explained in the table below.

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for a judicial review of the decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Mark Axford
Planning Policy Manager
Bournemouth, Christchurch and Poole Council

Table 1 sets out the changes to the SPD as a result of feedback from the consultation. These changes were agreed by Cabinet on 18 March 2020 and Council on 1 April 2020.

Table 2 sets out minor changes to the SPD following adoption. These changes were signed off by the Portfolio Holder for Strategic Planning and the Director of Growth and Infrastructure as per the recommendation of Council on 1 April 2020.

Table 1 Changes following consultation on the draft SPD

~~Strikethrough text has been deleted~~

Underlined text has been added

Modification	Changes following consultation on draft SPD	Reason
M1 Executive Summary 1 st paragraph	The objective of this SPD is to set out a strategy for <u>the avoidance and mitigation</u> mitigating the <u>of impacts</u> of new housing <u>residential development</u> upon the Dorset Heathlands.	In response to Dorset Wildlife Trust
M2 Executive Summary 3 rd paragraph	<u>The overall objective of the SPD is to establish a framework under which applications for development likely to have a significant effect on the Dorset Heathlands can be permitted (or should be refused) so that any adverse effects on the integrity of the Dorset Heathlands are avoided. The strategy deals both with larger developments, which may affect the integrity of these sites alone, and smaller developments where cumulative effects may be the critical factor. The latter provision is necessary to meet the 'in combination' part of Regulation 63 of the Habitat Regulations.</u>	For clarity and in response to Local Nature Partnership and Dorset Wildlife Trust
M3 Executive Summary 4 th paragraph	Therefore the Councils consider that in light of this evidence, a <u>Any</u> net increase in residential development within 5 kilometres will have an adverse impact on the Dorset Heathlands. If adverse impacts are unavoidable then <u>Therefore</u> measures should <u>must</u> be put in place to avoid and mitigate the all harm caused.	For clarity and in response to Local Nature Partnership
M4 Executive Summary Addition to 5 th paragraph	<u>This SPD is a roll forward of the existing approach, a full review of the strategic approach to mitigation and avoidance will be carried out as part of the process of preparing a BCP Local Plan and Dorset Council Local Plan over the next few years.</u>	Clarity
M5 Executive Summary Split from 5 th paragraph	# <u>This SPD</u> has been prepared jointly between BCP Council and Dorset Council with advice from Natural England. It covers a 5 year implementation period from 2020-2025.	Clarity
M6 Executive Summary new 8 th paragraph	SAMMs contributions secure the day to day costs of helping local people to alter harmful behaviour through raising awareness of the issues and value of the protected sites, which includes <u>(i)</u> employing wardens to manage visitor pressures on the heathland; and <u>(ii)</u> delivering education programmes in local schools. SAMMs also pay for the ongoing monitoring of a sample of heathlands and the effects of new development and crucially whether this strategy is effective.	Minor grammatical change.
M7 Executive Summary 10 th paragraph	HIPS are physical infrastructure works, such as the provision of Suitable Alternative Natural Greenspace (SANGs) or enhancement of existing greenspaces to increase the attractiveness for visitors that would otherwise visit the Dorset Heathlands. There are good examples of SANGs across South East Dorset that includes Upton Country Park Farm , <u>Canford Park</u> , Bytheway and Frenches Farm as well as a number of new sites coming forward. HIPS costs vary from project to project and <u>the Councils use different mechanisms to fund mitigation dependent upon local circumstances</u> are funded from CIL.	For clarity and in response to Dorset Dogs.

Modification	Changes following consultation on draft SPD	Reason
M8	An advisory group will <u>oversee the</u> advise on the delivery of mitigation measures outside of those delivered through planning applications. The advisory group is responsible for confirming projects to the respective Councils as suitable for approval and endorsing a preparation of a Monitoring, Projects and Implementation Plan that will <u>to</u> set out the progress in delivery of specific mitigation projects. This draft SPD will be consulted upon and the feedback used to inform the final draft, with the intention to adopt a new SPD on 1 April 2020 to coincide with expiry of the current SPD. Whereas this SPD is a roll forward of the existing approach, a full review of the strategic approach to mitigation and avoidance will be carried out as part of the emerging Local Plan process with public engagement taking place later in 2020.	Clarity
M9 Introduction Insert new paragraph at 1.2	<u>The Councils consulted on this SPD from 3 January to the 3 February 2020. The feedback to the consultation is summarised in a consultation statement and was used to prepare the SPD for adoption by the Council in March 2020.</u>	Clarity
M10	1.2 <u>1.3</u>	Update
M11 1.3 <u>1.4</u>	The Councils intend to review of the strategy through the preparation of new local plans over the next 2-3 years to ensure that growth can be effectively mitigated <u>effectively</u> .	Deletion of typographical error and clarity. WH White Ltd.
M12	1.4 <u>1.5</u>	Update
1.5 <u>1.6</u>	This SPD accords with the principles of <u>the National Planning Policy Framework (NPPF) (2019)</u> and it is a result of the co-operative approach to partnership working between the Councils, statutory bodies and other organisations.	In response to Dorset Wildlife Trust.
M13 2.1	The lowland heaths in South East Dorset are covered by a number of international, European and national designations, in particular the: <ul style="list-style-type: none"> • Dorset Heathlands Special Protection Area (SPA); • Dorset Heathlands Ramsar Site; • Dorset Heathlands Special Area of Conservation (SAC); and <ul style="list-style-type: none"> • Dorset Heathlands Special Area of Conservation (Purbeck and Wareham) and Studland Dunes. 	For clarity and in response to Natural England, WH White Ltd..
M14 2.4	Regulations 63 of the The Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') require that any application for development	Typographical error.
M15 2.6	The NPPF recognises the value of our natural environment stating that the 'planning system should contribute to and enhance the natural and local environment' , <u>for example by protecting and enhancing valued landscapes such as heathland, establishing coherent and resilient ecological networks and providing net gains for biodiversity.</u> and importantly that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives or Ramsar convention is being considered, planned or determined.	In response to Dorset Wildlife Trust.
M16 New para <u>2.8</u>	<u>A full review of heathland mitigation will be undertaken as part of the preparation of the BCP Council Local Plan and the Dorset Local Plan. These two new local plans will replace the plans listed above. This process will take a few years and the outcomes can feed into a review of this SPD.</u>	Clarity
M17	2.8 <u>2.9 ; 2.9</u> 2.10	Update
M18 3.2	<u>Some of these effects are direct impacts on the designated sites but many, such as recreational use, will be ongoing for the duration</u>	Clarity

Modification	Changes following consultation on draft SPD	Reason												
	<p><u>of the development. In the case of additional housing, the effects arising are considered to be permanent requiring ongoing mitigation measures.</u></p>													
M19	3.2 3.3	Update												
M20 Figure 1	<table border="1"> <thead> <tr> <th data-bbox="387 275 603 331">Pressure</th> <th data-bbox="603 275 935 331">Description</th> <th data-bbox="935 275 1265 331">Result of Pressure</th> </tr> </thead> <tbody> <tr> <td data-bbox="387 331 603 1200">Disturbance</td> <td data-bbox="603 331 935 1200"> <p>Human-related disturbance:</p> <ul style="list-style-type: none"> • Walking and other leisure activities • Trampling • Use of motorbikes • Use of mountain bikes • Use of drones • Organised events • Installation of services and infrastructure <p>Dog-related disturbance:</p> <ul style="list-style-type: none"> • Dogs off path </td> <td data-bbox="935 331 1265 1200"> <ul style="list-style-type: none"> • Reduction in breeding success of birds, reptiles and other animals. • Changes to vegetation. • Creation of bare areas and subsequent soil erosion. • Damage to bare ground reptile and invertebrate habitats and populations • Increases in path and track networks. • Damage to archaeological features. </td> </tr> <tr> <td data-bbox="387 1200 603 1753">Fire</td> <td data-bbox="603 1200 935 1753"> <p>Fires caused by human actions:</p> <ul style="list-style-type: none"> • Out of control camp fires and BBQs • Arson • Accidental fires caused by overhead cables, overhead cables, steam train, contractors, MOD. • Climate change may increase risk. </td> <td data-bbox="935 1200 1265 1753"> <ul style="list-style-type: none"> • Long term vegetation changes. • Increased mortality of heathland birds, reptiles and other animals. • Fragmentation and reduction of heathland habitat </td> </tr> <tr> <td data-bbox="387 1753 603 2112">Enrichment</td> <td data-bbox="603 1753 935 2112"> <ul style="list-style-type: none"> • Enrichment caused by human activity: • Incidental enrichment from fly-tipping of organic materials • Dog faeces left on site </td> <td data-bbox="935 1753 1265 2112"> <ul style="list-style-type: none"> • Change in soil nutrient levels causing vegetation changes. • Dog faeces causes vegetation change along sides of paths. </td> </tr> </tbody> </table>	Pressure	Description	Result of Pressure	Disturbance	<p>Human-related disturbance:</p> <ul style="list-style-type: none"> • Walking and other leisure activities • Trampling • Use of motorbikes • Use of mountain bikes • Use of drones • Organised events • Installation of services and infrastructure <p>Dog-related disturbance:</p> <ul style="list-style-type: none"> • Dogs off path 	<ul style="list-style-type: none"> • Reduction in breeding success of birds, reptiles and other animals. • Changes to vegetation. • Creation of bare areas and subsequent soil erosion. • Damage to bare ground reptile and invertebrate habitats and populations • Increases in path and track networks. • Damage to archaeological features. 	Fire	<p>Fires caused by human actions:</p> <ul style="list-style-type: none"> • Out of control camp fires and BBQs • Arson • Accidental fires caused by overhead cables, overhead cables, steam train, contractors, MOD. • Climate change may increase risk. 	<ul style="list-style-type: none"> • Long term vegetation changes. • Increased mortality of heathland birds, reptiles and other animals. • Fragmentation and reduction of heathland habitat 	Enrichment	<ul style="list-style-type: none"> • Enrichment caused by human activity: • Incidental enrichment from fly-tipping of organic materials • Dog faeces left on site 	<ul style="list-style-type: none"> • Change in soil nutrient levels causing vegetation changes. • Dog faeces causes vegetation change along sides of paths. 	To keep the document strategic and respond to Cranborne Chase AONB, Forestry Authority and Natural England.
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Modification	Changes following consultation on draft SPD		Reason	
	Criminal Activities/ Antisocial Behaviour	<ul style="list-style-type: none"> • Human activities: • Attacks on cattle • Den building • Drug dealing • Use of guns on site • Wildlife crime such as poaching • Vandalism to signs and infrastructure • Dropping litter/ fly-tipping 	<ul style="list-style-type: none"> • Damage and injury to animals, wildlife and property. • Disturbance to birds, reptiles and other animals. • Disruption and changes to the heathland habitat. 	
	Predation	<ul style="list-style-type: none"> • Cat and rat predation on ground nesting birds and reptiles. 	<ul style="list-style-type: none"> • Reduction in breeding success of birds, reptiles and reptiles. 	
	Hostility to conservation management	<ul style="list-style-type: none"> • Public opposition to management e.g. tree felling, fencing and grazing. 	<ul style="list-style-type: none"> • Increased costs of site management and visitors 	
	Reduction in area	<ul style="list-style-type: none"> • Protections on heathlands mean that the causes have changed and are now linked to other pressures such as fire and enrichment. 	<ul style="list-style-type: none"> • Reduction from 36,000 ha in the mid 18th Century to 7,373 ha in 1996 	
	Fragmentation of heaths	<ul style="list-style-type: none"> • Other pressures contribute to fragmentation. 	<ul style="list-style-type: none"> • Fragmentation of heaths 	
	Supporting habitats	<ul style="list-style-type: none"> • Building development in gardens may reduce supporting habitat area. 	<ul style="list-style-type: none"> • Less natural and semi-natural habitat adjoining heaths. 	
	Disruption to hydrology	<ul style="list-style-type: none"> • Diversion of pre-existing natural water sources • Paved gardens reduce run-off area¹ • Drainage from roads. 	<ul style="list-style-type: none"> • Increased or decreased water on heathland sites will affect habitat. 	

Modification	Changes following consultation on draft SPD		Reason
		<ul style="list-style-type: none"> • Trampling can increase surface run off. • Causes can be Industrial and Residential 	
Pollution		<ul style="list-style-type: none"> • Streams polluted from industrial overflows, spills and accidents. • Dumping of green waste and other fly-tipping can cause pollution. 	<ul style="list-style-type: none"> • Changes in pH of water supplies to heathland. • Enrichment and pollutants from dumping, overflows, spills and accidents.
Excavation and extraction		<ul style="list-style-type: none"> • Sand and gravel extraction • Land-fill after extraction 	<ul style="list-style-type: none"> • Mineral working destroying habitat and disrupting hydrology. • Possible pollution from landfill affecting habitat and species
Roads		<ul style="list-style-type: none"> • Litter discarded close to roads • Cigarette ends discarded from cars • Exhaust emissions from vehicles • Wildlife road kills • General road use 	<ul style="list-style-type: none"> • Increased fire risk • Pollution or enrichment causing vegetation changes. • Increasing species mortality rates. • Roads forming barriers to species mobility. • Noise and light pollution from traffic affecting species.
Management costs		<ul style="list-style-type: none"> • Dealing with increasing pressures contribute to extra costs 	<ul style="list-style-type: none"> • Greatly increased management costs on urban heathland sites.
	<p><u>Reduction in area</u></p>	<ul style="list-style-type: none"> • <u>Mid 18C c36,000 ha to 2019 6,199 ha (DERC).</u> 	
	<p><u>Fragmentation of heaths</u></p>	<ul style="list-style-type: none"> • <u>Fragmentation of heaths 768 fragments, 88% < 10ha (Webb & Haskins 1980). Many ecological impacts from smaller heath areas.</u> 	

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	<u>Supporting habitats</u>	<ul style="list-style-type: none"> • <u>Less semi-natural habitat adjoining heaths which provide functional support.</u> 	
	<u>Predation</u>	<ul style="list-style-type: none"> • <u>Fox, cat/rat predation on ground nesting birds and reptiles, direct predation and reduced recruitment.</u> 	
	<u>Disruption to hydrology</u>	<ul style="list-style-type: none"> • <u>Diversion of pre-existing natural water sources away from heathland catchments.</u> • <u>Rapid run-off onto heaths from urban areas.</u> 	
	<u>Pollution</u>	<ul style="list-style-type: none"> • <u>Changes in pH, nutrient status, turbidity of water supplies to heathland.</u> • <u>Enrichment and pollutants from urban run-off.</u> • <u>Pollutants from mis-connections storm overflows, spills, accidents</u> 	
	<u>Sand and gravel working with land-fill after use</u>	<ul style="list-style-type: none"> • <u>Mineral working destroying habitat and disrupting hydrology.</u> • <u>Polluted water can leak from landfill.</u> 	
	<u>Enrichment</u>	<ul style="list-style-type: none"> • <u>Dog excrement causes vegetation change along sides of paths.</u> • <u>Rubbish and garden waste dumping by roads and from gardens.</u> 	
	<u>Roads</u>	<ul style="list-style-type: none"> • <u>Increased fire risk from car thrown cigarettes.</u> • <u>Pollution/enrichment causing vegetation change from vehicles in transport corridor.</u> • <u>Roads forming barriers to species mobility.</u> • <u>Road kills increasing mortality rates.</u> • <u>Noise and light pollution from traffic.</u> 	
	<u>Service infrastructures both over and under heathland</u>	<ul style="list-style-type: none"> • <u>Disturbance during construction and maintenance.</u> • <u>Leakage from underground pipes and sewers.</u> • <u>Changes to heathland hydrology.</u> • <u>Poles providing bird predator look-out posts.</u> 	
	<u>Disturbance</u>	<ul style="list-style-type: none"> • <u>Changes in breeding bird and animal distributions within and across sites.</u> • <u>Reduction in breeding success of birds/animals.</u> • <u>Delayed breeding in SPA birds.</u> 	
	<u>Trampling</u>	<ul style="list-style-type: none"> • <u>Changes to vegetation.</u> • <u>Creation of bare areas and subsequent soil erosion.</u> • <u>Damage to bare ground reptile and invertebrate habitats and populations.</u> • <u>Increases in path and track networks.</u> • <u>Damage to archaeological features.</u> 	

Modification	Changes following consultation on draft SPD		Reason
	<u>Fire</u>	<ul style="list-style-type: none"> <u>Increased frequency of fires with majority in spring and summer.</u> <u>Long term vegetation changes.</u> <u>Increased mortality of heathland animals/birds.</u> <u>Fragmentation/reduction of habitat on heaths.</u> <u>Increased erosion into wetland habitats.</u> 	
	<u>Vandalism</u>	<ul style="list-style-type: none"> <u>Vandalism Damage to signs and fences.</u> 	
	<u>Public hostility to conservation management</u>	<ul style="list-style-type: none"> <u>Opposition to management e.g. tree felling, fencing and grazing.</u> 	
	<u>Management costs</u>	<ul style="list-style-type: none"> <u>Greatly increased management costs on urban heaths.</u> 	
M21 3.3 <u>3.4</u>	On the basis of the evidence, the proposed increase in residential development within 5 km of the Dorset Heathlands will inevitably result in greater urban pressures upon the heathlands. Therefore Natural England advises that the cumulative effect of a net increase of <u>single</u> dwellings up to 5 km from the Dorset Heathlands would have a likely significant effect on those designated sites.		For clarity and in response to Natural England
M22	3.4 <u>3.5</u>		Update
M23 New para <u>3.6</u>	<u>Furthermore the Councils will work with neighbouring authorities in Hampshire to ensure that development does not have an adverse effect upon the heaths in the New Forest National Park</u>		For clarity and in response to Godshill Parish Council.
M24 4.1	This section sets out the approach to enabling development through the implementation of measures to avoid likely urban effects upon the Dorset Heathlands. The strategy is a long term approach with the SPD setting out a five year rolling programme of measures <u>for the period 2020-2025.</u>		For clarity and in response to Natural England and RSPB.
M25 4.3	The effects listed in Table <u>Figure</u> 1, are most marked for development within 400 metres of heathland, in particular disturbance and predation. <u>However many of the effects listed will act together (synergistically) to create effects which can be worse than each individual effect.</u> Natural England advises that additional residential development within 400 metres of the Dorset Heathlands is likely to have a significant effect upon the designated site, either alone or in combination with other developments and that this cannot be mitigated. Further, in order to for an appropriate assessment in the 5km area to be able to conclude that there is no adverse effect on the integrity of the Dorset Heathlands it is necessary to control the type <u>of</u> development that is permitted within this 400 metre area as indicated below.		Typographical error (WH White Ltd), for clarity and in response to Natural England.
M26 4.5	Although this SPD focusses on residential development there are other uses and forms of residential development that have differing impacts upon the Dorset Heathlands. These uses are set out in Figure 3 <u>and are intended to sign post applicants to the likely council position from the local plan policies. This figure is indicative rather than definitive and each proposal will need to be assessed on a case by case basis. Further detail on each use is set out in</u> and are considered on a case by case basis as discussed in Appendix B.		For clarity and in response to Dorset Wildlife Trust and Natural England .
M27 Fig 3	Permitted within 400 metres: <ul style="list-style-type: none"> Extensions to residential dwellings in C3 Use Class where there is no net increase in dwellings, i.e. extension to a house 		Typographical error and to ensure

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	<ul style="list-style-type: none"> • Ancillary residential accommodation forming part of an existing building in C3 Use Class to provide independent living where there is no net increase in functional dwelling units, i.e. granny annexes • Replacement dwellings in C3 Use Class where there is no net increase in dwellings • Nursing homes within C2 Use Class where the residents are severely restricted with advanced dementia / physical nursing needs • Managed student accommodation (Sui generis) i.e. accommodation that is managed by a university or run on their behalf by an accommodation provider <p>Not permitted within 400 metres and requiring mitigation between 400 metres and 5km:</p> <ul style="list-style-type: none"> • A net gain in residential dwellings in C3 Use Class on the same site, including conversions • Houses in Multiple Occupation (Sui generis) • Residential Institutions within C2 Use Class where the residents are not severely restricted by illness or mobility • Private sStudent accommodation, i.e. accommodation that is not managed by a university or run on their behalf by an accommodation provider • Sites for gypsy, travellers and travelling showpeople • Self-catering, caravan and touring holiday accommodation 	<p>consistency between figure 3 and Appendix B and in response to Local Nature Partnership, Dorset Wildlife Trust, Fortitudo, West Parley Parish Council, WH White Ltd and Primetower Properties.</p>
M28 4.8	<p>The two Councils, as the competent authorities responsible, agree that this conclusion is sound and supported by the relevant evidence. It follows that these types of development proposals in the 400 metre to 5km area, unless covered by appropriate avoidance or mitigation measures, would not be compliant with local plan policy and the avoidance and mitigation strategy of this SPD and therefore the competent authority, in assessing such proposals, <u>through a project level appropriate assessment</u>, would not be able to conclude that there was no adverse effect on the integrity of the Dorset Heathlands.</p>	Clarity
M29 4.10	<p>This part of the strategy focuses on wardening, raising awareness and monitoring the effectiveness of the strategy. SAMMs contributions secure the day to day costs of helping local people to behave in ways less harmful to the local heathlands they access. This is through raising awareness of the issues and value of the protected sites and includes (i) employing wardens to manage visitor pressures on the heathland; -and (ii) delivering <u>awareness and education programmes in local schools, on the heaths and through local communities</u>. SAMMs also pay for the ongoing monitoring of a sample of heathland birds, visitor access patterns and the effects of new development and crucially whether this strategy is effective.</p>	For clarity and in response to Dorset Dogs
M30 4.15	<p>If these levels of planned growth are exceeded, the Councils will have to ensure that suitable mitigation can be provided to avoid an adverse effect upon the Dorset Heathlands. The NPPF's presumption in favour of sustainable development does not apply unless the Councils can demonstrate through appropriate assessment that the proposal will not have an adverse effect on the integrity of the Dorset Heathlands. Mitigation will need to be provided where the adverse effect is likely to occur.</p>	Clarity
M31 4.17	<p>Thus the SAMMs charge <u>for the two areas are is calculated by dividing the total cost of providing SAMMs by the number of planned homes within the 5km heathland area for each respective Council over the period 2020-2025</u>, as shown in Figure 4. <u>For</u></p>	For clarity and in response to Dorset Local Partnership.

Modification	Changes following consultation on draft SPD	Reason
	<u>Dorset Council, this contribution is only applicable in the 5km heathland area in the North Dorset Local Plan area. As set out in Section 5 Dorset Council will take the equivalent contribution per home from CIL for the remainder of Dorset.</u> Section 5 details how this mitigation will be collected through planning applications.	
M32 4.18	HIPs are physical infrastructure projects that provide facilities to attract people away from the protected heathland sites. SANGs (Suitable Alternative Natural Greenspaces) are the most significant element of provision, having a key role in providing an alternative destination to the Dorset Heathlands. <u>Examples of HIPs are set out in Appendix A. HIPs should be fully operational before the occupation of the first dwelling.</u> Figure 5 illustrates the coverage of SANGs since the mitigation strategy commenced in 2007.	Clarity
M33 4.19	Strategic SANGS are those where the SANG is sufficiently attractive as to draw visitors from a wider area. These SANGs will normally be related to a development or provided by the Councils and will attract visitors from a wider area (within the 5km area) than that required specifically for the project. These are likely to be set out in Local Plans. <u>Smaller, n</u> Non-strategic SANGs are linked to housing developments, but will be smaller and whereas they will attract local people who do not live in the new housing, they are not intended to draw visitors from a much wider area. Other HIPs projects are likely to be more bespoke to local areas and for example may consist of creating linkages between open green spaces, recreational facilities such as BMX tracks or fire access measures.	Clarity
M34 4.21	The two Councils invite local <u>landowners and</u> organisations to suggest new projects <u>HIPs. HIPs including SANGs can be delivered and managed by both the public and private sector.</u> The Councils recommend that organisations have an informal discussion with the appropriate Council and Natural England prior to submission of a proposal. Proposals <u>for HIPs</u> can be submitted using the separately published template. Projects will be considered for funding on a case by case basis. In some cases promoters of larger developments may wish to deliver bespoke measures which will be considered by the Councils with advice from Natural England.	Clarity and in response to the Land Trust.
M35 4.23	Further details are outlined in Appendix G-F	Typographical error.
M36 5.1	To provide certainty to those considering or making applications for residential development and to ensure transparency and accountability this SPD sets a standard contribution for new dwellings that will be used to provide the necessary mitigation. The simplicity of this approach gives certainty thus avoiding unnecessary delay in the determination of planning applications. The standard contribution is calculated by spreading the cost of the necessary mitigation across the amount of planned development.	
M37	5.2 <u>5.1</u>	Update
M38 5.3 <u>5.2</u>	The Councils use different mechanisms to collect the funds needed to deliver the SAMMs <u>mitigation dependent upon local circumstances. Both Councils will fund HIPs through CIL monies, but will collect the SAMMs differently as set out below.</u>	Clarity
M39 New para 5.3	<u>To provide certainty to those considering or making applications for residential development and to ensure transparency and accountability this SPD sets a standard contribution for new dwellings to fund SAMMs. The simplicity of this approach gives certainty thus avoiding unnecessary delay in the determination of planning applications. The standard contribution is calculated by</u>	Clarity

Modification	Changes following consultation on draft SPD	Reason
	<u>spreading the cost of the necessary mitigation across the amount of planned development.</u>	
M40 5.4	Dorset Council will collect SAMMs contributions through CIL <u>(except in the North Dorset area where there is no CIL charging schedule in place)</u> , whereas BCP Council will collect the SAMMs through planning obligations.	Clarity
M41 5.5	To enable the Councils to grant planning permission for proposals for a net increase in dwellings within the 400 metres to 5km heathland area, the applicant is required to pay SAMMs as follows: <ul style="list-style-type: none"> • Dorset Council will collect the necessary SAMMs costs through CIL. The contributions taken from CIL will be determined by the costs of funding SAMMs needed to mitigate the effects from the numbers of homes it expects to be delivered between 2020/21 and 2024/25. There is one exception, for the area covered by the North Dorset Local Plan where sites are within 5km of the Dorset Heathlands, where <u>as set out in Section 4</u>, a planning obligation of £406 per house and £277 per flat will be necessary. • BCP Council will, <u>as set out in Section 4</u>, charge a SAMMs rate of £394 per house and £269 per flat paid by planning obligation through a payment: <ul style="list-style-type: none"> o prior to the grant of planning permission as an upfront payment (Section 111 of the 1972 Local Government Act); or o prior to commencement (Section 106 Agreement or unilateral undertaking). 	For clarity and in response to Local Nature Partnership and Dorset Wildlife Trust.
M42 5.8	The charge will be index linked and adjusted annually <u>on 1 April</u> to reflect inflation and ensure that the appropriate level of SAMM can be delivered over the plan period.	For clarity (WH White Ltd)
M43 5.11	Where a settlement extension is allocated through a local plan or neighbourhood plan, the provision of a SANG will form part of the overall infrastructure provision of that site, particularly where settlement extensions or development on green field sites are proposed. <u>Where a planning application which needs a HIP comes forward on an unallocated site, the applicant will need to ensure mitigation is secured, and may not necessarily rely on the Councils to secure mitigation through a financial contribution.</u> Further t The threshold for the number of homes that trigger the requirement to provide a SANG <u>is around 50 unless stated differently in an existing adopted local plan for an area.</u> alongside a planning application varies by Local Plan area. Guidance for the provision of SANGs is set out in Appendices D and E.	For clarity and in response to Bournemouth Development Company, Catesby Estates, Dorset Wildlife Trust, Pennyfarthing Homes, and Talbot Village Trust.
M44 5.12	Within the In built up areas of Bournemouth, Christchurch and Poole and towns in Dorset , opportunities to provide HIPs alongside large developments is more constrained than in rural areas. Because of this, approaches vary by local plan area; i.e. in one local plan area a financial contribution towards a specific strategic HIP may be adequate, but in another local plan area a bespoke HIP may be necessary for the Council to be certain that the urban effects can be mitigated and thereby planning permission granted. Each application will be considered on a case by case basis as the nature of some sites will enable the provision of a HIP within the scheme and again will depend upon the specific requirements of that Local Plan area. Early engagement with the Councils and Natural England at pre-application stage is recommended.	Clarity
M45 Additional section	<u>Appropriate assessment of planning applications</u> 5.14 <u>As stated in paras 4.7-4.8, any additional residential development within 400 metre to 5km heathland area is likely to have a significant effect on the Dorset Heathlands either alone or in combination with other proposals. Therefore in accordance with the Habitats Regulations, the Councils will undertake a project</u>	For clarity and in response to Catesby Estates, Fortitudo, Primetower

Modification	Changes following consultation on draft SPD	Reason
	<p><u>level appropriate assessment when considering all planning applications where there is a net gain in homes within the 400 metre to 5km heathland area.</u></p> <p><u>5.15 This SPD provides a strategic mitigation framework to enable applicants to secure the appropriate avoidance or mitigation measures to comply with local plan policy and thereby enable the Council to conclude through appropriate assessment that there is no adverse effect on the integrity of the Dorset Heathlands. For the majority of development mitigation can be secured in accordance with this strategic mitigation framework.</u></p> <p><u>5.16 However there will be instances when the applicant will be required to provide further information and agree to further avoidance and mitigation measures to enable the Council to conclude there is no adverse effect. For example, possible adverse effects can be avoided by alterations to the design or through the use of conditions on planning permission and these will be set out in the appropriate assessment.</u></p> <p><u>5.17 The Council after completing the appropriate assessment template will publish it alongside the determination of the planning application. The Councils application of the Habitats Regulations is in accordance with recent case law, e.g. Sweetman 2 (People over wind), Holohan and Dutch nitrogen, which all reinforce the need for a rigorous approach.</u></p>	Properties, WH White Ltd
M46 Paragraph numbering	5.14 5.18; 5.15 5.19; 5.16 5.20; 5.17 5.21	Updates
M47 6.1	The two Councils will use the contributions to deliver mitigation in a timely manner and ensure that mitigation is provided before first occupation of the property. <u>Local organisations will be encouraged to complete the published template to submit projects and bid for funding.</u>	In response to Local Nature Partnership, West Parley Parish Council and Dorset Wildlife Trust.
M48 6.2	Progress with mitigation measures and new projects will be set out in a Monitoring, <u>Projects</u> and Implementation Plan. <u>The preparation of this plan will be overseen by an Advisory Group and This plan</u> will form part of the Council's requirements to publish an Infrastructure Funding Statement. <u>The formation of the two new Councils provides the opportunity to review the delivery of mitigation. Currently mitigation is provided by a combination of the Urban Heaths Partnership, hosted by Dorset Council, and by each Council. The review is expected to be complete within 2 years.</u>	Clarity
M49 6.3	Delete paragraph	
M50 6.4 <u>6.3</u>	<p><u>Both Councils have declared a Climate Change Emergency and are preparing Action Plans to ensure the Councils are carbon neutral by 2030. Any mitigation projects will have to accord with these Action Plans and help the Councils achieve carbon neutrality or offsetting measures where appropriate. Furthermore all projects will need to align with the Council's other The Councils will, where feasible, ensure that projects accord with corporate objectives, and the relevant objectives of partner organisations, for example:</u></p> <ul style="list-style-type: none"> • <u>as part of the Dorset Integrated Care System to ensure health and wellbeing through greater accessibility to open space; and</u> • <u>as part of the Dorset Local Nature Partnership to enhance ecological networks / Nature Recovery Networks supporting</u> 	In response to Local Nature Partnership, Woodland Trust, Suzy Monsell, Wessex Water and Dorset Wildlife Trust.

Modification	Changes following consultation on draft SPD						Reason												
	healthy lives, adapting to climate change and <u>by</u> achieving a net gain in biodiversity.																		
M51 Appendix A	Part 2: <table border="1" data-bbox="384 232 1257 499"> <tr> <td data-bbox="384 232 571 383">Disturbance by humans and/or dogs</td> <td colspan="3" data-bbox="571 232 794 499">Prevent increases in damaging recreational pressures from new development</td> <td colspan="2" data-bbox="794 232 1257 383">Provision of strategic SANGs, e.g. Upton Country Park, Hicks Farm, Woolslope Farm, Morden Park, Two Rivers Meet</td> </tr> <tr> <td colspan="4" data-bbox="384 383 794 499"></td> <td colspan="2" data-bbox="794 383 1257 499">Developer led SANGs alongside settlement extensions, <u>e.g. Canford Park</u></td> </tr> </table>						Disturbance by humans and/or dogs	Prevent increases in damaging recreational pressures from new development			Provision of strategic SANGs, e.g. Upton Country Park, Hicks Farm, Woolslope Farm, Morden Park, Two Rivers Meet						Developer led SANGs alongside settlement extensions, <u>e.g. Canford Park</u>		In response to WH White Ltd and Forestry Authority.
Disturbance by humans and/or dogs	Prevent increases in damaging recreational pressures from new development			Provision of strategic SANGs, e.g. Upton Country Park, Hicks Farm, Woolslope Farm, Morden Park, Two Rivers Meet															
				Developer led SANGs alongside settlement extensions, <u>e.g. Canford Park</u>															
M52 Appendix B	There are forms of development which are not specifically mentioned in this SPD that may cause additional harm and these will be considered on a case by case basis. <u>Therefore, before submitting a planning application, applicants are encouraged to seek early engagement with the respective Council or Natural England.</u>						For clarity												
M53 Appendix B table	<i>University managed student accommodation</i>	Yes	No	Yes	Contribution as per C3 housing unless managed. <u>Exemptions for large scale managed student accommodation.</u>	<u>Each self-contained cluster flat or studio¹ room = 1 flat</u>	For clarity and in response to the Bournemouth Development Company and WH White Ltd.												
M54 Appendix B Use Class C2 sheltered housing/nursing homes	Use Class C2 – Specialist housing, i.e. sheltered housing / nursing homes Certain types of specialist purpose built nursing homes where residents are no longer active will not have a significant effect and do not need to provide mitigation, e.g. where nursing care is necessary such as for advanced dementia or physical nursing needs: <ul style="list-style-type: none"> • Purpose built schemes for the frail elderly where there is an element of close care provided on site 24 hours a day. This level of care is above that of provision of an on-site wardening service provided for sheltered accommodation. It would be expected that there would normally be an age restriction of 60+years for the occupants of the units and that the planning permission would be conditioned in such a way that the units could not become open market housing. Experience from schemes of this nature indicates that in order to provide 24 hour care the minimum number of units is generally around 40 and the scheme will also have communal facilities. Authorities should consider requiring a covenant precluding pet ownership where it is in their view an effective measure in reducing the risk of adverse effects of predation and disturbance. • Purpose built schemes for the accommodation of disabled people, for example a care home for people with dementia, where by the nature of the residents' disabilities, they are unlikely to have any impact on the adjacent protected heaths. <u>Any planning application would need to be supported by an impact assessment with details of how the potential impacts resulting from staff and visitors will be mitigated.</u> It may be necessary to use pet covenants or other suitable legally binding agreements in these specific situations 						In response to Dorset Wildlife Trust.												
M55 Appendix B	Between 400 metres and 5km mitigation the effects from <u>large managed blocks of</u> student halls of residence accommodation on University campus are likely to be different from those of C3						For clarity and in response to the												

Modification	Changes following consultation on draft SPD	Reason
Purpose built student accommodation	<p>residential development. <u>The self-contained facilities available on campus, restrictions on dog ownership and the closed day to day management of student halls may therefore provide a degree of certainty</u> to the extent that there may not be significant effects on protected heathlands. These types of development may not be required to <u>provide heathland mitigation</u> pay SAMMs <u>provided the Councils can be assured that units will remain as managed student accommodation.</u></p> <p><u>Other student housing, i.e. off campus student blocks or smaller developments may not be able to</u> the <u>provide the Councils with the same level of assurance and heathland mitigation will be therefore be applicable.</u> There <u>is an expectation that occupancy (such as switching to non-students) and dog ownership will be less controlled.</u> with switching to non-students and a lack of the facilities compared to a campus location. may be an increased risk which is associated with private sector managed units which do not fall within a defined use class i.e. Sui Generis, arising due to changes in the type of occupants within these developments compared to facilities on a campus. The self-contained facilities available on campus and the close management of student halls may therefore provide a degree of certainty that the risk of adverse effects is low compared to privately managed facilities where control of occupancy, pets, etc. and switching to non-student residents can occur. Unless there are clear management regimes to control occupancy and pets then SAMMs are applicable.</p>	Bournemouth Development Company and WH White Ltd.
M56 Appendix D title	Appendix D: Guidelines for the establishment of Suitable Alternative Accessible Natural Greenspace (SANG) Quality Standards for the Dorset Heaths	Typographical error
M57 Appendix D Introduction	Introduction 'Suitable Alternative Accessible Natural Greenspace' (SANG) is the name given to green space that is of a quality and type suitable to be used as mitigation for applications likely to affect the Dorset Heathlands European and internationally protected sites. The provision of SANGs is one of a range of mitigation measures, which the Councils and Natural England consider offer an effective means of avoiding or mitigating harm from a number of urban effects.	Typographical error
M58 Appendix D Accessibility	<u>SANGs co-located with developments are the preferred option so people can walk or cycle to them. The requirement for car parking with SANGs will be considered.</u>	For clarity and in response to Clare Lees
M59 Appendix D Accessibility	1. Sites must have adequate <u>free</u> parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated numbers using the site and arriving by car	For clarity and in response to the Bournemouth Development Company
M60 Appendix D Paths, Tracks and other SANG Infrastructure Insert new paragraph; split criteria into 2, renumber following criteria and add an additional criteria.	<p>A substantial number of visitors like to have surfaced but not tarmac paths, particularly where these blend in well with the landscape. This is not necessary for all paths but there should be some visitor-friendly, all weather routes built into the structure of a SANGs, particularly those routes which are 1-3 km long. Boardwalks may help with access across wet areas but excessive use of boardwalks, as may be necessary on sites which are mostly wet or waterlogged such as flood plain and grazing marsh, is likely to detract from the site's natural feel.</p> <p><u>Ideally SANGs should be available for year round use, to establish people's behaviours to utilise this mitigation rather than visit heathland. However flooding events generally do not coincide with the bird nesting season (March-July) when the adverse effect of</u></p>	For clarity and in response to the Bournemouth Development Company, Dorset Wildlife Trust and Lulworth Estate, Redwood Property & Mr Andrew

Modification	Changes following consultation on draft SPD	Reason												
	<p><u>people upon protected birds is most sensitive. The short periods of flooding must be weighed against the quality and natural attributes of riverside access. Land in the Stour floodplain, for example, provides for multiple green infrastructure benefits and is located within easy reach of nearby urban areas.</u></p> <p>Other infrastructure specifically designed to make the SANG attractive to dog walkers may also be desirable but must not detract from a site's relatively wild and natural feel. Measures could include accessible water bodies for dogs to swim/drink; dog bins, fencing near roads/car-parks etc. to ensure dog safety, clear messages regarding the need to 'pick-up', large areas for dogs to be off lead safely, dog training areas may be appropriate in larger SANGs:</p> <p><i>5. Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.</i></p> <p><i>6. A majority of paths should be suitable for use in all weathers and all year around. Boardwalks may be required in wet sections.</i></p> <p>67. <i>All SANGs with car parks must have a circular walk which starts and finishes at the car park.</i></p> <p>78. <i>It should be possible to complete a circular walk of 2.3-2.5km around the SANGs, and for larger SANGs a variety of circular walks</i></p> <p>89. <i>SANGs must be designed so that visitors are not deterred by safety concerns.</i></p> <p><u>10. SANGs should have good green infrastructure links with nearby developments to encourage use of the SANG</u></p>	<p>Jackson, Save Land North of Merley, West Parley Parish Council Andrew Coleman, Stephen Lloyd-Jones, Marion Pope, Hazel Price and WH White Ltd.</p>												
<p>M61 Appendix D Advertising</p>	<p>The need for some advertising is self-evident. Any advertising should make clear that the site is designed to cater specifically for dog walkers: Renummer criteria from 9 and 10 to 11 and 12.</p>	<p>SANGs open to all</p>												
<p>M62 Appendix D Landscape and vegetation</p>	<p>The open or semi wooded and undulating nature of most of the Dorset Heathland sites gives them an air of relative wildness, even when there are significant numbers of visitors on site. SANGs must aim to reproduce this quality <u>using native species to provide a net gain in biodiversity</u>, but do not have to contain heathland or heathy vegetation. Surveys in the Thames Basin heath area show that woodland or a semi-wooded landscape is a key feature that people who use the SPA there appreciate. Deciduous woodland is preferred to coniferous woodland.</p>	<p>Clarity</p>												
<p>M63 Appendix D Landscape and vegetation Numbered criteria</p>	<p>Split original paragraph 11 into 2 and renumber to give paragraphs 13 – 16.</p>	<p>Update</p>												
<p>M64 Appendix D Updated Site Quality Checklist</p>	<table border="1" data-bbox="384 1839 1257 2092"> <thead> <tr> <th data-bbox="384 1839 456 1877"></th> <th data-bbox="456 1839 858 1877">Criteria</th> <th data-bbox="858 1839 1070 1877">Current</th> <th data-bbox="1070 1839 1257 1877">Future</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 1877 456 1989">1</td> <td data-bbox="456 1877 858 1989">Parking on all sites unless the site is intended for use within 400m only</td> <td data-bbox="858 1877 1070 1989"></td> <td data-bbox="1070 1877 1257 1989"></td> </tr> <tr> <td data-bbox="384 1989 456 2092">2</td> <td data-bbox="456 1989 858 2092">Car parks easily and safely accessible by car, open in nature and sign posted</td> <td data-bbox="858 1989 1070 2092"></td> <td data-bbox="1070 1989 1257 2092"></td> </tr> </tbody> </table>		Criteria	Current	Future	1	Parking on all sites unless the site is intended for use within 400m only			2	Car parks easily and safely accessible by car, open in nature and sign posted			<p>For clarity and in response to the Bournemouth Development Company, Catesby Estates and Lulworth</p>
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Modification	Changes following consultation on draft SPD			Reason																				
	3	Easy access between development or car park and SANG; able to safely let dog out of car into SANG			Estate, Redwood Property & Mr Andrew Jackson.																			
	4	Access points with signage outlining the layout of the SANGS and routes available to visitors																						
	5	Paths easily used and well maintained but mostly unsurfaced																						
	6	Circular walk start and end at car park																						
	7	Circular walk of between 2.3 – 2.5 km																						
	8	SANG design so that they feel safe for visitors																						
	9	Clearly sign posted or advertised in some way																						
	10	Leaflets or website advertising their location to potential users																						
	11	Perceived as semi natural space, without too much urban intrusion																						
	12	Contains a variety of different habitats																						
	13	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead																						
	14	Site is free from unpleasant intrusions																						
	15	Links to existing or proposed SANG																						
	16	Links to public Rights of Way network																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 50%; text-align: center;"><u>Features</u></th> <th style="width: 20%; text-align: center;"><u>Current</u></th> <th style="width: 20%; text-align: center;"><u>Future</u></th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><u>Access</u></td> </tr> <tr> <td style="text-align: center;"><u>1</u></td> <td><u>Sites must have adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m as a straight line) of the developments linked to it.</u></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;"><u>2</u></td> <td><u>Car parks must be easily and safely accessible by car, be of an open nature and be clearly sign posted.</u></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;"><u>3</u></td> <td><u>There should be easy access between the car park or housing and the SANG with the facility to take dogs safely from the car park to the SANG off the lead.</u></td> <td></td> <td></td> </tr> </tbody> </table>						<u>Features</u>	<u>Current</u>	<u>Future</u>	<u>Access</u>				<u>1</u>	<u>Sites must have adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m as a straight line) of the developments linked to it.</u>			<u>2</u>	<u>Car parks must be easily and safely accessible by car, be of an open nature and be clearly sign posted.</u>			<u>3</u>	<u>There should be easy access between the car park or housing and the SANG with the facility to take dogs safely from the car park to the SANG off the lead.</u>		
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Modification	Changes following consultation on draft SPD			Reason
4	<u>Access points should have signage showing the SANGs layout and the routes available.</u>			
<u>Paths, Tracks and Infrastructure</u>				
5	<u>Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.</u>			
6	<u>Most paths should be suitable for use in all weathers and all year around. Boardwalks may be required in wet sections.</u>			
7	<u>SANGs with car parks must have a circular walk which starts and finishes at the car park.</u>			
8	<u>A circular walk of 2.3-2.5km around the SANGs is available - for larger SANGs a variety of circular walks created</u>			
9	<u>It must be designed so that visitors are not deterred by safety concerns</u>			
10	<u>Good green infrastructure links with nearby development to encourage use of SANG</u>			
<u>Advertising and marketing of the SANG</u>				
11	<u>It should be clearly sign-posted and advertised</u>			
12	<u>Leaflets and/or websites advertising their location to potential visitors should be produced and provided at the sales office of the new development and to the new homeowners</u>			
<u>Landscape and vegetation</u>				
13	<u>They must be perceived as natural spaces without intrusive artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable</u>			
14	<u>They must aim to provide a variety of habitats for visitors to experience (e.g. some of: woodland, scrub, grassland, heathland, wetland, open water)</u>			
15	<u>Access within the SANGs must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead but under control so as not to deter others.</u>			
16	<u>They must avoid where possible unpleasant visual and auditory intrusions (e.g. derelict buildings, intrusive adjoining buildings, dumped materials, loud intermittent or continuous noise from traffic, industry, sewage treatment works, waste disposal facilities).</u>			

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<p>M65 Appendix E SANGs planning application principles</p>	<p>SANG Visitor Monitoring Large developments may come forward in phases, monitoring should commence prior to <u>the occupation of the first occupation dwelling</u> where there is existing <u>SANG public</u> use. It need not be when the land has no existing public access. Monitoring should be phased at two/three years after each substantive phase and also at five years after the development is completed. It may be the case that monitoring will need to include nearby heathland sites. The primary aims of visitor monitoring are to inform the SANG delivery and allow for adjustments as well as demonstrating the SANGs functionality and use by existing local residents. Effective monitoring will provide a robust baseline which can be observed in future strategic monitoring events. <u>After From</u> five years <u>after from</u> the final phase of a development <u>future ongoing</u> SANG monitoring will be incorporated into the ongoing SAMM programme on a strategic basis. SANG monitoring methodology may include visitor questionnaires, remote sensors and observational studies. <u>All SANG monitoring raw data should be made readily available as part of the wider Heathland Monitoring Strategy. All monitoring will need to be at least consistent with existing questionnaire methodology and automatic recording approaches.</u></p>	<p>For clarity and in response to Dorset Wildlife Trust and Lulworth Estate, Redwood Property & Mr Andrew Jackson.</p>																																																																				
<p>M66 Appendix E Strategic Access Management and Monitoring (SAMM)</p>	<p>Add summary table:</p> <table border="1" data-bbox="384 904 1230 2114"> <thead> <tr> <th data-bbox="384 904 863 949"><u>Information required</u></th> <th data-bbox="863 904 991 949"><u>Outline</u></th> <th data-bbox="991 904 1070 949"><u>Full</u></th> <th data-bbox="1070 904 1230 949"><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="384 949 863 1093"><u>SANG maintenance and function should be secured and demonstrated to be in place for perpetuity.</u></td> <td data-bbox="863 949 991 1093">✓</td> <td data-bbox="991 949 1070 1093">✓</td> <td data-bbox="1070 949 1230 1093"></td> </tr> <tr> <td data-bbox="384 1093 863 1167"><u>Change of Use application for the SANG</u></td> <td data-bbox="863 1093 991 1167"></td> <td data-bbox="991 1093 1070 1167">✓</td> <td data-bbox="1070 1093 1230 1167"></td> </tr> <tr> <td data-bbox="384 1167 863 1240"><u>Natural England confirms it meets the SANG criteria</u></td> <td data-bbox="863 1167 991 1240">✓</td> <td data-bbox="991 1167 1070 1240">✓</td> <td data-bbox="1070 1167 1230 1240"></td> </tr> <tr> <td data-bbox="384 1240 863 1352"><u>SANG is deliverable (ownership/control and management secure)</u></td> <td data-bbox="863 1240 991 1352">✓</td> <td data-bbox="991 1240 1070 1352">✓</td> <td data-bbox="1070 1240 1230 1352"></td> </tr> <tr> <td data-bbox="384 1352 863 1397"><u>Can be maintained in perpetuity</u></td> <td data-bbox="863 1352 991 1397">✓</td> <td data-bbox="991 1352 1070 1397">✓</td> <td data-bbox="1070 1352 1230 1397"></td> </tr> <tr> <td data-bbox="384 1397 863 1471"><u>Will be monitored for 5 years from completion</u></td> <td data-bbox="863 1397 991 1471"></td> <td data-bbox="991 1397 1070 1471">✓</td> <td data-bbox="1070 1397 1230 1471"></td> </tr> <tr> <td data-bbox="384 1471 863 1516"><u>Draft S106 provided</u></td> <td data-bbox="863 1471 991 1516">✓</td> <td data-bbox="991 1471 1070 1516"></td> <td data-bbox="1070 1471 1230 1516"></td> </tr> <tr> <td data-bbox="384 1516 863 1561"><u>Full S106 provided</u></td> <td data-bbox="863 1516 991 1561"></td> <td data-bbox="991 1516 1070 1561">✓</td> <td data-bbox="1070 1516 1230 1561"></td> </tr> <tr> <td data-bbox="384 1561 863 1635"><u>Assessment of Biodiversity features of SANG</u></td> <td data-bbox="863 1561 991 1635">✓</td> <td data-bbox="991 1561 1070 1635">✓</td> <td data-bbox="1070 1561 1230 1635"></td> </tr> <tr> <td data-bbox="384 1635 863 1680"><u>SANG layout/masterplan</u></td> <td data-bbox="863 1635 991 1680">✓</td> <td data-bbox="991 1635 1070 1680">✓</td> <td data-bbox="1070 1635 1230 1680"></td> </tr> <tr> <td data-bbox="384 1680 863 1722"><u>SANG management plan/costed</u></td> <td data-bbox="863 1680 991 1722"></td> <td data-bbox="991 1680 1070 1722">✓</td> <td data-bbox="1070 1680 1230 1722"></td> </tr> <tr> <td data-bbox="384 1722 863 1796"><u>If site has existing public access, visitor survey provided</u></td> <td data-bbox="863 1722 991 1796">✓</td> <td data-bbox="991 1722 1070 1796">✓</td> <td data-bbox="1070 1722 1230 1796"></td> </tr> <tr> <td data-bbox="384 1796 863 1870"><u>SANG monitoring strategy, agreed with LPA/Natural England</u></td> <td data-bbox="863 1796 991 1870"></td> <td data-bbox="991 1796 1070 1870">✓</td> <td data-bbox="1070 1796 1230 1870"></td> </tr> <tr> <td data-bbox="384 1870 863 1982"><u>SANG Monitoring post each development phase (large developments)</u></td> <td data-bbox="863 1870 991 1982"></td> <td data-bbox="991 1870 1070 1982">✓</td> <td data-bbox="1070 1870 1230 1982"></td> </tr> <tr> <td data-bbox="384 1982 863 2027"><u>SAMM contribution can be met</u></td> <td data-bbox="863 1982 991 2027">✓</td> <td data-bbox="991 1982 1070 2027">✓</td> <td data-bbox="1070 1982 1230 2027"></td> </tr> <tr> <td data-bbox="384 2027 863 2114"><u>Natural England confirms measures required are secured pre-submission (desirable)</u></td> <td data-bbox="863 2027 991 2114">✓</td> <td data-bbox="991 2027 1070 2114">✓</td> <td data-bbox="1070 2027 1230 2114"></td> </tr> </tbody> </table>	<u>Information required</u>	<u>Outline</u>	<u>Full</u>	<u>Provided</u>	<u>SANG maintenance and function should be secured and demonstrated to be in place for perpetuity.</u>	✓	✓		<u>Change of Use application for the SANG</u>		✓		<u>Natural England confirms it meets the SANG criteria</u>	✓	✓		<u>SANG is deliverable (ownership/control and management secure)</u>	✓	✓		<u>Can be maintained in perpetuity</u>	✓	✓		<u>Will be monitored for 5 years from completion</u>		✓		<u>Draft S106 provided</u>	✓			<u>Full S106 provided</u>		✓		<u>Assessment of Biodiversity features of SANG</u>	✓	✓		<u>SANG layout/masterplan</u>	✓	✓		<u>SANG management plan/costed</u>		✓		<u>If site has existing public access, visitor survey provided</u>	✓	✓		<u>SANG monitoring strategy, agreed with LPA/Natural England</u>		✓		<u>SANG Monitoring post each development phase (large developments)</u>		✓		<u>SAMM contribution can be met</u>	✓	✓		<u>Natural England confirms measures required are secured pre-submission (desirable)</u>	✓	✓		<p>Clarity</p>
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Modification	Changes following consultation on draft SPD	Reason
	<u>This checklist is to assist applicants preparing the necessary information and there are likely to be exceptions depending on the size and complexity of the application. Early engagement, where possible, can reduce delays.</u>	
M67 Appendix F: Permitted Development/Prior Approvals	3 rd paragraph: As set out in this SPD, <u>additional residential development is likely to have a significant effect on the Dorset Heathlands either alone or in combination with other proposals. Therefore in accordance with the regulations above the Council is obliged to undertake appropriate assessment and secure suitable mitigation in accordance with this SPD.</u> the uncontrolled' approval of residential and other uses allowed by the amended order, without an appropriate assessment or any required mitigation or development is likely to have significant effect on the Dorset Heathlands.	For clarity and in response to Catesby Estates, Fortitudo and Primetower Properties.

Table 2 Minor changes following adoption

Modification	Change	Why
M68 Appendix D, page 28, para 4	people's behaviours to e -utilise this	Typographical error
M69 Appendix D page 28, para 5	large areas for dogs to be off lead safely, ; dog	Typographical error
M70 Figure 5 SANG distribution map. Update	There are SANG omissions on this map which we cannot currently update due to technical issues caused by remote working made necessary by Covid19 restrictions. This map will be updated when normal working practices resume and the SPD re-published.	