

Habitats impact assessment screening and appropriate assessment for Arne Neighbourhood Plan February 2019

Prepared for Arne Parish Council by officers at Purbeck District Council using draft Neighbourhood Plan dated 4th July 2018

Executive Summary

1. This paper considers the effects of the draft policies in Arne Parish Council's draft Neighbourhood Plan. It concludes that the policies relating to small sites, infill development and care homes are likely to have a significant effect on European sites (specifically Dorset Heathland Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar) without suitable avoidance or mitigation measures.
2. Through an appropriate assessment this paper goes onto consider whether these effects can be avoided / mitigated so that development permitted through the policies in the plan will not adversely effect the integrity of European and international sites. Purbeck District Council, as Competent Authority considers that subject to these measures being adequately secured the development enabled by the plan is not likely to have an adverse effect on the integrity of European and international sites.

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Arne Parish

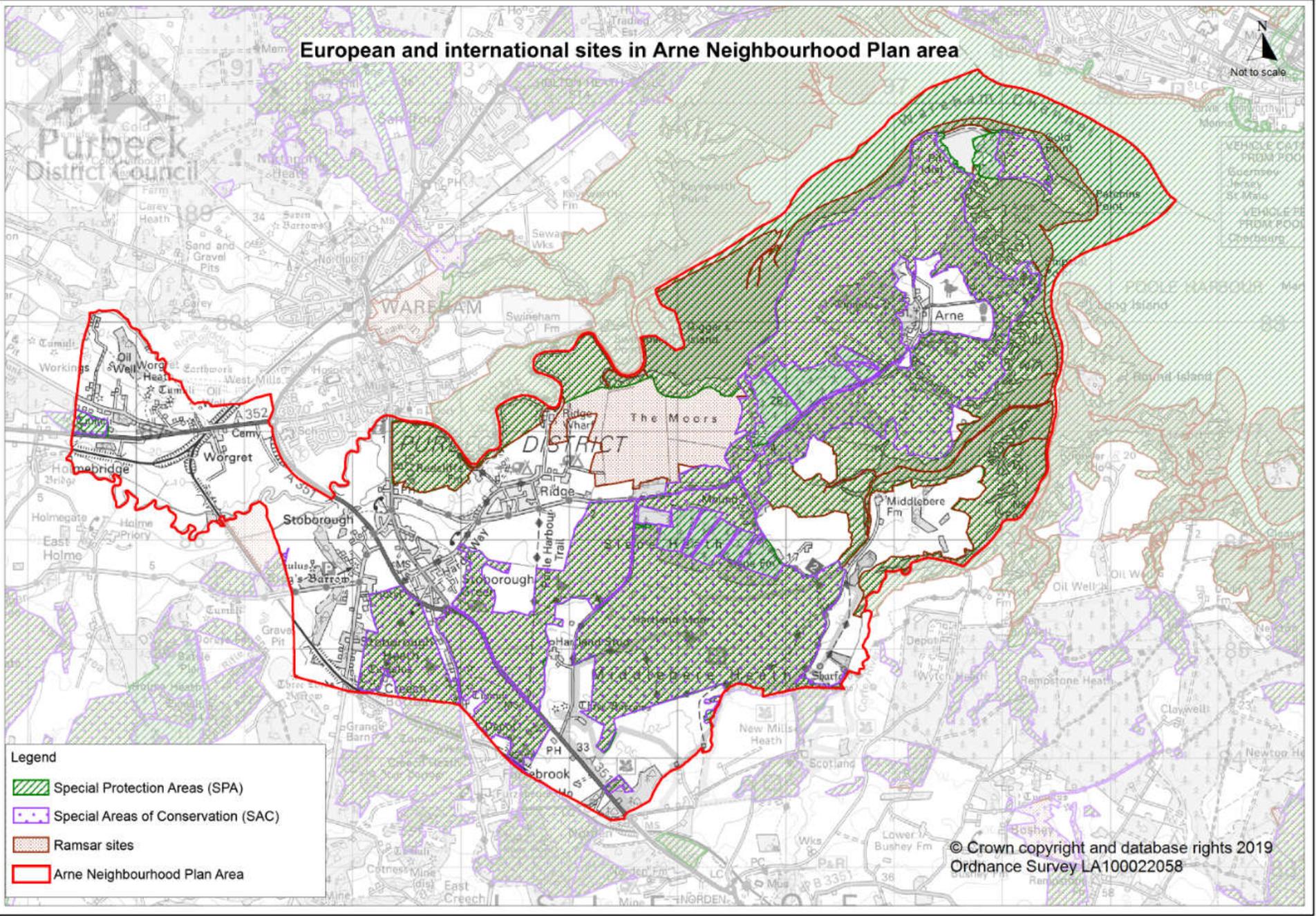
3. Arne is a rural parish which wraps around the southern boundary of Wareham town, (population circa 5,500). Wareham is one of the largest towns in Purbeck District Council's administrative area, with a concentration of local services and facilities. Arne Parish covers an area of 2948.19 hectares. The eastern side of the Parish includes Arne Peninsula, which projects into Poole Harbour. The Parish boundary follows the path of the River Frome along much of its northern edge. There are extensive tracts of lowland heath in the southern part of the Parish.
4. The most recent 2011 census states that the total population of Arne parish was 1,399 with an almost equal male / female balance. 182 of residents were between 0-15 years old, with 733 between 16-64. Over 30% of the resident population in the Parish area are aged over 65 years (this compares with 18% nationally). 563 residents in the Parish were employed (51.3% were employed in highly skilled occupations). 80.9% of households in the Parish are owner occupied. 6.6% of the population live in public rented accommodation and 11.4% in privately rented homes. 2015 / 16 Council Tax records indicate that there are a 634 homes in the Parish (there are no records of 'long-term-empty homes'- part of the housing stock are occupied as second homes).

Protected Habitats

5. Much of the Parish is designated as part of:
 - Dorset Heathlands SPA;
 - Dorset Heaths (Purbeck and Wareham) and Studland Dunes SAC;
 - Dorset Heathlands Ramsar;
 - Poole Harbour SPA¹; and
 - Poole Harbour Ramsar.

¹ The boundaries of Poole Harbour SPA (specifically those boundaries along the northern shore) have been altered following consultation in December 2016. The Council has taken the changes into consideration in this report when assessing whether the policies in Arne Parish Council's Neighbourhood Plan are likely to have significant effects.

European and international sites in Arne Neighbourhood Plan area



Legend

- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar sites
- Arne Neighbourhood Plan Area

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Relevant laws / planning policies

Habitats Directive (92/43)

6. The Directive states that:

‘... an appropriate assessment must be made of any plan or programme likely to have a significant effect on the conservation objectives of a site which has been designated or is designated in future’

7. Article 6 of the Directive states:

‘1. For special areas of conservation, Member States shall establish the necessary conservation measures involving, if need be, appropriate management plans specifically designed for the sites or integrated into other development plans, and appropriate statutory, administrative or contractual measures which correspond to the ecological requirements of the natural habitat types in Annex I and the species in Annex II present on the sites.

2. Member States shall take appropriate steps to avoid, in the special areas of conservation, the deterioration of natural habitats and the habitats of species as well as disturbance of the species for which the areas have been designated, in so far as such disturbance could be significant in relation to the objectives of this Directive.

3. Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

4. If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.’

The Conservation of Habitats and Species Regulations 2017

8. Regulations 63 to 69 require the effect on a European site to be considered before the granting of consents or authorisations of a kind specified in regulations 70 to 104, including the grant of planning permission, plans or projects to construct or improve highways, consents under the Electricity Act 1989 (c. 29), authorisations under the Pipe-lines Act 1962 (c. 58), orders under the Transport and Works Act 1992 (c. 42), environmental permits, abstraction licences and marine works. Regulation 63 provides that a competent authority may not authorise a plan or project that may adversely affect the integrity of a European site, subject to the exceptions set out in regulation 64 (considerations of overriding public interest).
9. Regulation 105 relates to the ‘Assessment of implications for European sites and European offshore marine sites’. It states that where a plan is likely to have a significant effect on a European site ‘the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of the site’s conservation objectives.’
10. Chapter 9 of Part 6 of the regulations sets out similar requirements in relation to marine policy statements and marine plans.
11. The term European sites is defined in regulation 8 as:
 - ‘(a) a special area of conservation;
 - (b) a site of Community importance which has been placed on the list referred to in the third sub-paragraph of Article 4(2) of the Habitats Directive (list of sites of Community importance);
 - (c) a site hosting a priority natural habitat type or priority species protected in accordance with Article 5(4) of the Habitats Directive (a site in respect of which consultation has been initiated under Article 5(1) of that Directive, during the consultation period or pending a decision of the Council under Article 5(3));
 - (d) an area classified pursuant to Article 4(1) or (2) of the old Wild Birds Directive or the new Wild Birds Directive (classification of special protection areas); or
 - (e) a site which has been proposed to the European Commission under regulation 12, until such time as—

(i)the site is placed on the list of sites of Community importance referred to in the third sub-paragraph of Article 4(2) of the Habitats Directive; or

(ii)agreement is reached or a decision is taken pursuant to Article 4(2) of that Directive not to place the site on that list.'

National Planning Policy Framework (July 2018)

12. National planning policy states that plans should:

'(b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.' (Paragraph 174 (b))

13. In regard to decision making paragraph 176 of the National Planning Policy Framework states that 'listed or proposed Ramsar sites' should be given the same protection as 'habitats sites'. And paragraph 177 states that 'The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on habitats site is being planned or determined.'

Dorset Heathlands Interim Planning Framework (2015-2020)

14. Paragraph 3.3 states that:

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 of these developments living in close proximity to the heathlands. These are similar to the impacts being observed within the Thames Basin Heaths Special Protection Area. Various studies⁷ 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 have an adverse effect on the heathland ecology.

15. Paragraph 3.4 states that:

These effects, see Table 1⁸, are 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. 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 Houses) to be certain that any adverse effects could be avoided or alleviated. Further, other forms of residential use that is likely to have the same effect include:

- Residential Development within Use Class C4 (Appendix I)
- Residential Institutions within Use Class C2 where the residents are not severely restricted by illness or mobility (Appendix D) • Private student accommodation of no class(sui generis) i.e. accommodation that is not managed by a university or run on their behalf by an accommodation provider (Appendix I)
- Self catering, caravan and touring holiday accommodation (see Appendix H)
- Permanent and transit Gypsy & Traveller sites (Appendix G)
- Hotels within 400m depending on specific circumstances e.g. with car parks available for public use.

16. Paragraph 3.5 states that:

In the area between 400m and 5 km measured as a straight line from the boundary of a protected heath, see plan attached at Appendix B and Appendix C 400m Consultation Area, 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 bringing forward Heathland Infrastructure Projects e.g. Suitable Alternative Natural Greenspace (SANGs), 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 SPD applies.**

[Nitrogen Reduction in Poole Harbour, Supplementary Planning Document \(April 2017\)](#)

17. Poole Harbour is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance. Evidence indicates that nitrogen discharge into the harbour is causing algal mats to grow through the process of 'eutrophication'. These algal mats effect the growth, distribution and types of invertebrates living in the harbour. These invertebrates are important sources of food for protected birds.

18. Nitrogen enters the harbour from a number of different sources. A large proportion (around 85%) of the nitrogen entering Poole Harbour from the land originates from agricultural activities (including nitrogen fertilisers and livestock manure). The remaining 15% originates from concentrated point sources like sewage treatment works. In catchment areas where treated sewage from new residential development is discharged into Poole Harbour the evidence indicates that, cumulatively, this development will have an adverse effect on Poole Harbour SPA / Ramsar.

Poole Harbour and recreation

19. Leisure activities around the edges, and within Poole Harbour, can disturb wintering and migratory species of protected birds. Evidence indicates that the disturbance connected with these leisure activities can: reduce the time that birds spend feeding, cause them to use unnecessary energy through their response, cause them to avoid suitable habitats, and stress birds. Visitor survey studies indicate that a proportion of the people who visit the harbour for recreation also live in Purbeck District (and more specifically Arne Parish) and Borough of Poole. In Arne this includes the settlements of: Stoborough, Ridge and Arne.
20. New homes in both Borough of Poole and the effected part of Purbeck District are likely to result in adverse effects on Poole Harbour SPA.

Policies in Arne's draft Neighbourhood Plan (4th July 2018)

21. The table provides a summaries of the policies in Arne's draft neighbourhood plan and whether these policies are likely to have significant effects on European heathland sites. The assessment of whether policies in the draft plan are likely to lead to significant effects on European sites does not take account of possible mitigation.
22. Adopted and emerging supplementary planning documents relating to Dorset Heathlands and Poole Harbour, provide guidance on the types of activities which are connected with certain types of development and the possible effects on European and international sites.
23. The Dorset Heathlands Planning Framework (supplementary planning document) states that the following activities have a damaging effect on the integrity of protected heathland:
 - Predation – cat and rat predation of nesting birds and reptiles.
 - Disruption to hydrology.
 - Pollution – enriched run-off from urban areas.
 - Enrichment – dog fouling / rubbish dumped by roads / gardens.
 - Disturbance.
 - Trampling.
 - Fire.
 - Vandalism.
24. These damaging activities are typically associated with new residential development.
25. The nitrogen reduction in Poole Harbour (supplementary planning document) states that the cumulative impacts of nitrogen arising from agriculture and in treated sewage that is discharged into Poole Harbour, adversely effects the integrity of the special protection area. Further residential development and tourist attractions / accommodation are likely to contribute to the discharge into the harbour which the supporting evidence indicates is likely to have significant effects on the harbour.
26. The Council has also taken account of earlier habitats regulations assessments (for the Purbeck Local Plan Part 1 and the emerging Purbeck Local Plan [submitted for examination in January 2019]) which indicate that recreation, associated with further homes around the edges of the harbour, are likely to cause disturbance to protected birds which use the harbour / shoreline habitat.
27. The Council has also consulted with Natural England as part of the process of screening whether the policies in Arne's draft Neighbourhood Plan are likely to have significant effects. The assessments for each of the policies in the draft neighbourhood plan are summarised in the table below.

Policies	Effects on European and international sites
<p>Policy 1: House types Housing sites should deliver a mix of home types, taking into account current evidence of local need, and should mainly include affordable housing types, 1 and 2 bedroom open market homes, and homes specifically designed for an ageing population (such as sheltered housing and units designed for multigenerational living). Private garden space should be provided where feasible, and should include a mix of sizes. Any affordable housing provision will be subject to planning condition or obligation to ensure that, whenever they become available, they shall first be allocated to those persons with a local connection.</p>	<p>The requirements in the draft policy relate to house type, affordable housing, market housing and the requirements for private amenity space. The policy does not seek to allocate land for residential development or set out a framework for permitting residential development (subject to criteria). The evidence underpinning supplementary planning documents suggests net increases in residential development are likely to have significant effects. The policy is not likely to give rise to any significant effects on European and international sites.</p>
<p>Policy 2: Local Character New development must demonstrate how it responds to its context and the established character of the area and take account of the Purbeck District Design Guide Supplementary Planning Document and Stoborough Conservation Area Appraisal. Development proposals should use materials and appropriate detailing which reflect the local distinctiveness and rural character of Arne Parish. Future housing growth in the parish will be limited to small-scale development defined as no one development exceeding thirty houses.</p> <p>Harm should be avoided to all heritage assets, taking into account their setting and significance, and including features noted in the Conservation Area Appraisal, the Historic Environment Record and the Stoborough Village Pump and War memorial at the junction of Corfe Road & West Lane. Mature tree specimens should be retained within any development sites with appropriate regard given to their future growth and root protection areas. Additional tree planting will be encouraged as part of any landscaping requirements</p>	<p>The draft policy relates to the design of buildings.). The evidence underpinning supplementary planning documents suggests net increases in residential development are likely to have significant effects. The policy is not likely to give rise to any significant effects on European and international sites.</p>
<p>Policy 3: Sustainable Design</p>	<p>The draft policy relates to the design of buildings. The evidence underpinning supplementary planning</p>

<p>Measures that contribute to the sustainability of a development will be supported, including: rainwater harvesting, tree planting, orientation and roofing to maximise the benefits from solar gain</p>	<p>documents suggests net increases in residential development are likely to have significant effects. The policy is not likely to give rise to any significant effects on European and international sites. The measures described in the policy are likely to contribute toward mitigating climate change and indirectly maintaining the stability of European sites.</p>
<p>Policy 4: Small Sites Future housing growth in Arne Parish will be limited to small-scale developments to meet local housing need, subject to meeting all of the following criteria - these being the developments would:</p> <ul style="list-style-type: none"> • be within, adjoining or otherwise well-related to the defined development boundaries for Stoborough or Ridge, excluding any sites within the 400 metre buffer around protected heathlands • be in keeping with the distinctive character of Arne Parish and its settlements • not harm the landscape or settlement character, or heritage designations • take full account of the potential effect they will have on neighbouring properties • not be at risk of flooding (including from tidal, river, surface water and ground water sources), or give rise to increased flood risk to properties off-site • not result in the total supply permitted from small sites exceeding about thirty dwellings in total during the plan period, and no more than twenty dwellings should be permitted in the first five years of the plan being made • not exceed six dwellings on any one site or eventually become a larger site than six dwellings through the subsequent development of adjacent 'small' sites • be restricted so that they could not become second homes (for dwellings outside the defined settlement boundary) 	<p>The policy sets out a framework for permitting 'small scale' residential development (subject to criteria). European and internationally protected heathlands: The criteria in the policy do not permit new homes close to protected heathland, but does (subject to criteria) permit new homes in the buffer (between 400 metres and 5km) from the edges of the European / international heaths boundaries where supplementary planning documents indicates that new residential development is likely to have significant effects. Additional homes in the Parish, and the activities connected with this type of development, within this buffer create the potential for increased recreational pressure on protected heathland. New homes permitted on small sites in the Parish are likely to individually and collectively have significant effects, on European and international sites. The effects are likely to arise from:</p> <ul style="list-style-type: none"> • Disturbance caused by people / animals inhabiting new homes when accessing heathlands. • Trampling cause by people / animals inhabiting new homes when accessing heathlands. • Fire / vandalism from the occupants of new homes.

<ul style="list-style-type: none"> -constitute an appropriate mix of sizes of homes in line with Policy 3a 	<ul style="list-style-type: none"> • Enrichment cause by dogs, kept as pets in new homes, fouling on heathlands whilst exercised. • Predation of protected species from cats kept as pets in new homes. <p>and other effects listed in the SPD. The drafting of the policy does limit the potential cumulative effects of new homes on small sites by:</p> <ul style="list-style-type: none"> • Prohibiting new homes inside a 400 buffer from the edges of a heath. • Limits on the total number of homes permitted on small in any one year. • Limits on the total number of homes permitted on a small sites over the plan period and in the first five years. <p>Poole Harbour SPA, Ramsar (effects from nitrogen / recreation): Any additional homes in the Parish (because of their position in the catchment for Poole Harbour SPA) will lead to an increase in nitrogen entering Poole Harbour. The effects of these nutrients are set out in the SPD but include the growth of large areas of green seaweeds which alter the ecological conditions of the mudflats and their fauna as well as modifying ecological processes in the saltmarsh communities leading to reduced area of habitat and increased erosion. The nitrogen discharged into Poole Harbour that is connected with further residential development is likely to have significant effects. Any additional homes in the neighbourhood plan area are also likely to lead to an increase recreation within and around the shoreline of Poole Harbour. The latest Habitats Regulation Assessment prepared for the pre-</p>
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	<p>submission Purbeck Local plan (September 2018) indicates that recreational activity (including walking [with and without a dog] and water sports) is likely to disturb birds / damage intertidal habitats (through erosion and trampling) and have an adverse effect on Poole Harbour SPA.</p>
<p>Policy 5: Infill Development Sympathetic infill development within the defined settlement boundaries of Stoborough, Stoborough Green and Ridge will be supported, provided: full account will be taken of the potential effect that it will have on neighbouring properties and on the character of an area, as defined in Policy 1b, and the development does not result in a net increase in the number of residential dwellings within in the 400 metre buffer around the protected heathland.</p>	<p>The policy sets out a framework for permitting ‘infill residential’ residential development (subject to criteria). European and internationally protected heathlands: The criteria in the policy do not permit new homes close to protected heathland, but does (subject to criteria) permit new homes in the buffer (between 400 metres and 5km) from the edges of the European / international heaths boundaries where supplementary planning documents indicates that new residential development is likely to have significant effects. Additional homes in the Parish, and the activities connected with this type of development, within this buffer create the potential for increased recreational pressure on protected heathland. New infill development in the Parish is likely to individually and collectively have significant effects, on European and international sites. The effects are likely to arise from:</p> <ul style="list-style-type: none"> • Disturbance caused by people / animals inhabiting new homes when accessing heathlands. • Trampling cause by people / animals inhabiting new homes when accessing heathlands. • Fire / vandalism from the occupants of new homes. • Enrichment cause by dogs, kept as pets in new homes, fouling on heathlands whilst exercised.

	<ul style="list-style-type: none"> • Predation of protected species from cats kept as pets in new homes. <p>and other effects listed in the SPD.</p> <p>The drafting of the policy does limit the potential cumulative effects of new homes on small sites by:</p> <ul style="list-style-type: none"> • Prohibiting new homes inside a 400 buffer from the edges of a heath. • Limits on the total number of homes permitted on small in any one year. • Limits on the total number of homes permitted on a small sites over the plan period and in the first five years. <p>Poole Harbour SPA, Ramsar (effects from nitrogen / recreation):</p> <p>Any additional homes in the Parish (because of their position in the catchment for Poole Harbour SPA) will lead to an increase in nitrogen entering Poole Harbour. The effects of this nitrogen is set out in the SPD but include the growth of large areas of green seaweeds which alter the ecological conditions of the mudflats and their fauna as well as modifying ecological processes in the saltmarsh communities leading to reduced area of habitat and increased erosion. The nitrogen discharged into Poole Harbour that is connected with further residential development is likely to have significant effects.</p> <p>Infill development in the neighbourhood plan area is also likely to lead to an increase in recreation within and around the shoreline of Poole Harbour. The latest Habitats Regulation Assessment prepared for the pre-submission Purbeck Local plan (September 2018) indicates that recreational activity (including walking</p>
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	<p>[with and without a dog] and water sports) is likely to disturb birds / damage intertidal habitats (through erosion and trampling) and have an adverse effect on Poole Harbour SPA.</p>
<p>Policy 6: Sheltered housing The main purpose of this policy is to accommodate elderly local residents who need to downsize to suitable accommodation, perhaps with an element of care or warden-led service. Large-scale provision is unlikely to be acceptable and, as a guide, an upper limit of 10 units seems appropriate. To be eligible, occupants would normally be 60+ years and in need of some specialist support. Any planning permission for sheltered housing would be conditioned or subject to a legal agreement to restrict change of use to open market housing. Communal facilities would be acceptable in principle as part of any scheme and could potentially be available to local residents, if this would assist with their viability.</p>	<p>The policy sets out a framework for permitting 'sheltered housing' (subject to criteria). European and internationally protected heathlands: The policy does not precisely define the term 'sheltered housing' which could include both C3 (dwelling house) and C2 (including care homes) use classes. The policy would permit sheltered housing in the buffer (between 400 metres and 5km) from the edges of the European / international heaths boundaries where supplementary planning documents indicates that new residential development is likely to have significant effects. Without further clarification on the types of development permitted by the policy, as drafted it could permit further homes in the Parish which would in turn create the potential for increased recreational pressure on protected heathland. Without specific clarification sheltered housing in the Parish is likely to individually and collectively have significant effects, on European and international sites. The effects are likely to arise from:</p> <ul style="list-style-type: none"> • Disturbance caused by people / animals inhabiting new homes when accessing heathlands. • Trampling cause by people / animals inhabiting new homes when accessing heathlands. • Fire / vandalism from the occupants of new homes.

- Enrichment cause by dogs, kept as pets in new homes, fouling on heathlands whilst exercised.
- Predation of protected species from cats kept as pets in new homes.

and other effects listed in the SPD.

The drafting of the policy does limit the potential cumulative effects of new homes on small sites by:

- Prohibiting new homes inside a 400 buffer from the edges of a heath.
- Limits on the total number of homes permitted on small in any one year.
- Limits on the total number of homes permitted on a small sites over the plan period and in the first five years.

Poole Harbour SPA, Ramsar (effects from nitrogen / recreation):

Additional sheltered housing in the Parish (because of its position in the catchment for Poole Harbour SPA) will lead to an increase in nitrogen entering Poole Harbour. The effects of this nitrogen is set out in the relevant supplementary planning document, but is likely to include the growth of large areas of green seaweeds which alter the ecological conditions of the mudflats and their fauna as well as modifying ecological processes in the saltmarsh communities leading to reduced area of habitat and increased erosion. The nitrogen discharged into Poole Harbour that is connected with further residential development is likely to have significant effects.

Sheltered housing in the neighbourhood plan area is also likely to lead to an increase recreation within and around the shoreline of Poole Harbour. The latest

	<p>Habitats Regulation Assessment prepared for the pre-submission Purbeck Local plan (September 2018) indicates that recreational activity (including walking [with and without a dog] and water sports) is likely to disturb birds / damage intertidal habitats (through erosion and trampling) and have an adverse effect on Poole Harbour SPA.</p>
<p>Policy 7: Management of Ecological Sites Measures to improve opportunities for visitor access, education and recreation of designated wildlife sites will be supported, provided that such improvements would not adversely affect the integrity of these sites and the surrounding environment.</p>	<p>The policy relates to the positive management of habitats. The activities connected with the policy are not likely to have significant effects on the European and international sites.</p>
<p>Policy 8: Stoborough Primary School In accordance with current planning policy proposals will be supported that allow the school to continue to adapt for future needs, including the provision of improved play areas and visitor parking in an accessible location</p>	<p>The policy relates to a local school. The policy does not encourage further schools in the neighbourhood plan area, but supports development connected with the functioning of the existing school. Schools are not specifically identified in the evidence underpinning the supplementary planning documents or the documents as giving rise to activities which are likely to have significant effects on the European and international sites.</p>
<p>Policy 9: Community facilities Community facilities (as listed below) are important to residents and should be retained.</p> <ul style="list-style-type: none"> • Stoborough Village Hall • St Nicholas Church, Arne • George V post box, Corfe Road, Stoborough • The Lookout Store 	<p>The requirements in the draft policy relate to existing community facilities. Application of the policy is not likely to give rise to significant effects on European and international sites (material changes of use to existing facilities would require express / deemed planning permission - the Competent Authority has an obligation to consider the significance of effects when considering these applications).</p>

<ul style="list-style-type: none"> • The Kings Arms public house • The Halfway Inn • Redclyffe Yacht Club • Ridge Wharf Yacht Centre • Stoborough Garage. • Redclyffe Caravan Camp Site and Winter Boat Storage. 	
<p>Policy 10: Key pedestrian routes The existing network of pedestrian and cycle routes will be protected. Proposals to provide new connecting routes or improve existing routes (such as through better route alignment, better surveillance, wheelchair and pushchair access) will be supported</p>	<p>The requirements in the draft policy relating to key pedestrian routes – they are not likely to give rise to activities resulting in significant effects on the European and international sites.</p>
<p>Policy 11: Tourism In accordance with local policy, the conversion of existing buildings to tourism-related uses will be supported, provided the proposed use and associated changes do not result in an adverse impact on the environment (including landscape and wildlife designations), residential amenity or from traffic movements.</p>	<p>Subject to relevant criteria being satisfied, the policy supports tourism related development in the neighbourhood plan area.</p> <p>European and internationally protected heathlands: The activities connected with new tourism development could have significant effects on European sites. Additional tourist facilities in the Parish create the potential for increased recreational pressure on protected heathland. New facilities permitted on small sites in the Parish are likely to individually and collectively have adverse effects, and therefore a likely significant effect, on European and international sites. The effects are likely to arise from:</p> <ul style="list-style-type: none"> • Disturbance caused by people / animals inhabiting new holiday homes when accessing heathlands.

	<ul style="list-style-type: none"> • Trampling caused by people / animals inhabiting new holiday homes when accessing heathlands. • Fire / vandalism from the occupants of new holiday homes. • Enrichment cause by dogs, in new homes, fouling on heathlands whilst exercised. <p>and other effects listed in the SPD.</p> <p>The drafting of the policy does limit the potential cumulative effects of new holiday homes on small sites by:</p> <ul style="list-style-type: none"> • Prohibiting new holiday homes inside a 400 buffer from the edges of a heath. • Requiring consideration of wildlife sites to be taken into consideration. <p>Poole Harbour SPA, Ramsar (effects from nitrogen / recreation):</p> <p>New tourism development could increase nitrogen that is discharged into Poole Harbour. This nitrogen is likely to have significant effects on the harbour including the growth of large areas of green seaweeds which alter the ecological conditions of the mudflats and their fauna as well as modifying ecological processes in the saltmarsh communities leading to reduced area of habitat and increased erosion.</p> <p>Further tourism related development could also encourage leisure activities within and around the shoreline of Poole Harbour. The latest Habitats Regulation Assessment prepared for the pre-submission Purbeck Local plan (September 2018) indicates that recreational activity (including walking [with and without a dog] and water sports) is likely to disturb birds / damage intertidal habitats (through erosion and</p>
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	trampling) and have an adverse effect on Poole Harbour SPA.
<p>Policy 12: Local Green Spaces Areas of open space, shown as IOS on the map, will be retained. Where demand exists and the location is appropriate, recreational facilities, such as children's play equipment and exercise equipment, will be permitted, where they are sensitively designed and sited. The intention is that areas of important open space will remain permanently undeveloped. Where development of an IOS is allowed, any recreational facilities and/or land that are lost must be replaced with facilities of an equivalent or better standard and in an accessible location, where impacts on landscape, environment and local character are minimised. The provision of allotments and a Local Equipped Area of Play (LEAP) with a 400m² minimum activity zone will be supported, and should be prioritised as part of any requirements for open space on housing sites</p>	<p>Enhancing and maintaining local green space is likely to divert recreation away from heathland, and avoid some of the adverse effects connected with residential development. The policy is not likely to have significant effects on the European and international sites.</p>

Will further residential / tourism development permitted by the neighbourhood plan adversely effect the integrity of European sites?

28. Policies 4, 5, 6 and 11 of the draft plan could permit development (with associated activities / characteristics) which is likely to have a significant effect on European sites. The overall effect is moderated by clauses in the policies which:
- stipulate that new homes should not be permitted close to protected heathland; and
 - limit the numbers of homes permitted on small sites over the plan period and in the plans first five years.
29. The effects will also be limited by the number of homes needed in the neighbourhood plan area over the plan period. The Neighbourhood Plan states that: ‘...various data sources suggest that a reasonable housing target for Arne Parish would be four to six new dwellings per annum to 2030 with an overall cap set at thirty (30).’ (Paragraph 6.5).
30. The numbers of homes needed in Arne over the period of the neighbourhood plan (between 2017 – 2033) are modest, and it is likely that the adverse effects from this further development could be avoided or mitigated through the strategies described in existing, and proposed, supplementary planning documents. These strategies are outlined in greater detail below:

Dorset Heathlands

31. The Dorset Heathland Planning Framework (2015-2020) provides a strategy for avoiding and mitigating the effects of new homes around heathlands. The strategy suggests that the adverse effects mitigates the adverse effects of new residential development through heathland infrastructure projects (HIPs) and strategic access management and monitoring (SAMMs).
32. The SPD states that:
- HIPs will be delivered by either the local authorities from contributions collected through Community Infrastructure Levy payments and/or directly by developers through on site provision. Third parties may bring forward proposals through the planning system for consideration by the local authorities and Natural England. Given the size and importance given to delivering SANGs, guidance for their provision is set out in Appendix E and at Appendix F is an advice note to applicants on SANGs when making a planning application. (Paragraph 5.4).
33. And that:
- SAMM forms the second strand of the strategy for avoidance and mitigation of adverse effects on the Dorset Heathlands. In order to secure SAMM for the lifetime of the development contributions will be required from all development, through either s106 or CIL, where there is a net increase in dwellings, or potentially other uses as set out in 114 paragraph 3.4, regardless of whether HIPs are on site or provided by the local authorities or other landowner by way of contribution. (Paragraph 5.7).

Poole Harbour

34. The Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (2017) states that the adverse effects of further nitrogen discharged into Poole Harbour, connected with additional residential development inside the Poole Harbour catchment, can be mitigated directly by treating sewage to remove nitrogen or indirectly by offsetting the effects of residential development (i.e. converting high nitrogen input land uses into low input uses).
35. In Purbeck the direct / indirect mitigation to address the adverse effects from infill / windfall residential development will be funded by Community Infrastructure Levy contributions. The SPD states that Councils may require applicants making planning applications for strategic housing sites / settlement extensions, development which is zero rated for CIL but is still likely to have a significant effect on Poole Harbour, to demonstrate how the adverse impacts of nitrogen from new homes can be mitigated.
36. Because of the relatively modest need for homes in the neighbourhood plan area between 2017 and 2033, it is likely that the adverse effects of this development could be mitigated through community infrastructure levy contributions.
37. The pre-submission draft Purbeck Local Plan (2018) commits Purbeck District Council to developing a strategy for mitigating / avoiding the adverse effects of recreation associated with new homes built around the edges of Poole Harbour. The published draft supplementary planning document outlines a set of possible measures to mitigate adverse effects and describes the framework needed to seek the financial contributions for this mitigation.

Conclusion

38. Because of the limited numbers of homes that are likely to be delivered in Arne over the plan period, the avoidance and mitigation measures described in the heathlands and nitrogen planning frameworks are likely to provide effective avoidance / mitigation for this development (including any tourist accommodation). With Borough of Poole, Purbeck District Council is also committed to delivering a suitable planning framework to avoid / mitigate the adverse effects arising from recreational activity on Poole Harbour SPA (the councils' started a joint consultation on a supplementary planning document – which adds to detail to adopted and emerging local plan policy – in February 2019).
39. Purbeck District Council, as Competent Authority considers that subject to these measures being adequately secured the development enabled by the plan is not likely to have an adverse effect on the integrity of European and international sites.