

Planning Purbeck's Future

Purbeck Local Plan Part 1

Adopted November 2012



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Thriving communities in balance
with the natural environment

Policy DH: Dorset Heaths International Designations

Development will not be permitted unless it can be ascertained that it will not lead to an adverse effect upon the integrity, of the Dorset Heaths' International designations.

The Council is jointly preparing a Heathlands DPD with affected neighbouring authorities to set out a long-term mitigation strategy to ensure that the growth planned for South East Dorset can be accommodated without having an adverse effect upon the integrity of the Dorset Heaths.

This policy will apply until the Heathlands DPD supersedes it:

The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:

- Residential (C3) development that would involve a net increase in dwellings;
- Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation;and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

Between 400 metres and 5km of a heathland, new residential development and tourist accommodation will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:

- Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;
- Heathland support areas;
- Warden services and other heathland/harbour management;
- Access and parking management measures; and
- Green infrastructure.