

### **Policy E8: Dorset heathlands**

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination with other plans and projects, directly or indirectly, of heathlands protected at the national, European and international level for their biodiversity.

#### **Recreational effects**

To ensure that sites are not harmed, residential development involving a net increase in dwellings or other uses such as tourist accommodation and equestrian-related development:

- a. will not be permitted within 400 metres of heathland, as shown on the policies map, unless, as an exception, the type and occupier of residential development is restricted in perpetuity to those who would not have an adverse effect upon the sites' integrity (e.g. nursing homes such as those limited to advanced dementia and physical nursing needs)(with the exception of Corfe Common -see below); and
- b. may be permitted between 400 metres and 5km of heathland if the Council is satisfied that mitigation measures avoid adverse effects on protected heathland.

The impacts of other non-residential development proposals on protected heathlands will be considered on a site by site basis and be appropriately assessed in line with national legislation, regulations and European law. The proposals may need to provide bespoke mitigation.

All development within a 400m consultation area around Corfe Common will be considered on a case by case basis in consultation with Natural England. Residential applications may be acceptable if the applicant can demonstrate that likely significant effects on Corfe Common can be avoided or mitigated.

#### **Air quality**

To ensure that European heathland sites are not harmed new housing and other developments which result in additional traffic and contribute to the further deterioration of the protected sites, will require mitigation measures relating to air quality impacts. These will be necessary to avoid adverse effects on the integrity of protected heathland.

Policy I1 identifies how the mitigation will be secured.