



**Dorset**  
Council

# Planning Applications

## National and Local List of Requirements



**Date Adopted:** 1 October 2022 v19 11 December 2025

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**\*Updated 09/11/2022**

18. Construction management plan/site management plan requirement removed from local list requirements and inserted into additional requirements for minerals and waste applications 48. Requirements renumbered to take account of this change.

21. Flood Risk Assessments –minor change to update text to be clearer when flood risk assessments are required in flood zone 1 due to risk of flooding from all sources.

35. Statutory declarations and evidence for certificates of lawfulness – text updated to reflect when witnessed statutory declaration is required.

39. Sustainability Statements – note added for the avoidance of doubt ‘planning applications’ includes an application for reserved matters and technical details consent.

### **\*\* Updated 12/12/2022**

Publication of applications – updated to include information about publication of application documents on the Council’s website to align with the information on the Council's submit a planning application webpage.

21. Flood risk – clearer explanation about when a flood risk assessment is required for surface water and ground water flooding and links to find out the level of risk for a site.

24. Land/ground stability report (Geo-technical data)- reference to slope instability zones and the West Dorset and Weymouth and Portland Local Plan added.

43. Water Quality Nutrient Neutrality Statement -updated align with the Council’s approach for dealing with phosphorus mitigation within the Poole Harbour catchment from 16 December 2022.

14/12/2002 – links added to ground water data layers in Dorset Explorer and to Nitrogen Reduction in Poole Harbour SPD

### **\*\*\* Updated 04/01/2023**

40. Transport assessments/statements and travel plans – text updated to provide clearer information about the differences between assessments, statements and travel plans with links to Government guidance about what needs to be included in statements/assessments/travel plans.

43. Water Quality Nutrient Neutrality Statement – Updated - Natural England has informed us that their position on phosphorus in Poole Harbour has significantly changed. We are, therefore, no longer in a position to agree planning consents through the use of a pre-commencement condition, as set out in the previous version of this list. Please see: [Nutrient Neutrality in Poole Harbour - Dorset Council](#) for current updates.

### **\*\*\*\* Updated 8/02/2023**

20. Ecological Assessments, biodiversity check lists and bat surveys – text updated to clarify the Dorset Biodiversity Appraisal Protocol process in relation to applications.

**\*\*\*\*\* Updated 20/03/2023**

13. Agricultural or other essential rural workers dwellings – justification statement.

23. Land contamination assessment.

Text updated - to no longer require the cost of an independent assessor's review of statements for agricultural or other essential rural workers dwellings and land contamination assessments to be paid for by the applicant.

**\*\*\*\*\* Updated 10/05/2023**

21. Flood risk assessments – clarification about when a flood risk assessment is needed in areas that maybe at risk from ground water flooding.

**V8 Updated 30/05/2023**

20. Ecological Assessments, biodiversity check lists and bat surveys – biodiversity rural and urban check lists have been combined into a single check list with refined questions. Associated guidance and links updated.

21. Flood risk assessments –links updated to view the 'Groundwater flood risk consultation' layer in Dorset Explorer which shows the combined 0 to 0.025m and 0.025 to 0.500m JBA risk of emergence layers for when a flood risk assessment is required when there may be a risk of ground water flooding.

**V9 Updated 13/06/2023**

38. Surface water drainage details and foul drainage disposal methods

Foul drainage - Applications for developments relying on anything other than connection to a public sewage treatment plant need to be supported by sufficient information to understand the potential implications for the water environment. The local list has been updated to require the completion of [Environment Agency's Foul drainage assessment form \(Form FDA1\)](#). The purpose of the form is to help local planning authorities establish basic information and decide whether there is a need for more detailed site assessment.

21. Flood risk assessments –'Groundwater flood risk consultation' layer in Dorset Explorer has been renamed 'Ground water – susceptibility to flooding' for checking when a flood risk assessment is required when there may be a risk of ground water flooding.

**V10 Updated 15/01/2024**

2. Ownership certificates and agricultural land declaration – updated to include reference to applications for non-material amendments under Section 96A.

14. Agricultural land classification and soil statement – clarification about the classification of agricultural land grading.

33. Scheme viability assessment – clarification about viability assessments for renewable energy applications located in a National Landscape (AONB).

39. Sustainability checklist and statement – Updated.

Dorset Council has now [adopted guidance](#) to help maximise opportunities to address climate change when considering applications. Paragraph 39 of our local list of validation requirements has been amended as part of this consultation and adoption process to require the submission of a sustainability checklist, alongside a sustainability statement with certain planning applications.

#### **V11 Updated 05-01-2024.**

Updated to include reference to the changes to the new National Planning Policy Framework (NPPF) December 2023.

#### **V12.1 Updated 20-02-2024.**

Updated to include National and local requirements for biodiversity net gain (BNG)

10. Other plans and drawings – updated with the note - plans and drawings submitted with Section 73 - variation of condition applications and non-material amendment applications must mark all proposed changes to make it clear what the proposed changes are.

#### **V13 – Updated 13-03-2024**

21. Flood risk assessments, sequential and exception tests.

Updated to take into account the publication of the Councils [Level 1 Strategic Flood Risk Assessment](#) and [Weymouth Level 2 – Strategic Flood Risk Assessment](#).

Additional information about sequential and exception test added in line with National Planning Policy Framework (December 2023) and planning practice guidance.

#### **V14 updated 02-04-2024**

20. Ecological surveys and reports and Biodiversity Net Gain (BNG) – updated to take into account changes to the Dorset Biodiversity Appraisal Protocol (DBAP) from 02-04-2024 following the introduction of BNG for small sites. Removal of the biodiversity flow chart and update to the [biodiversity check list – v8. 02-04-2024](#).

### **V15 updated 30-04-2024**

20. Ecological surveys and reports and Biodiversity Net Gain (BNG) – links updated.

### **V16 updated 22-08-2024**

20. Ecological surveys and reports and Biodiversity Net Gain (BNG) – updated following inclusion of the biodiversity checklist as part of the Planning Portal online application forms.

43. Water Quality Nutrient Neutrality Statement – updated with links to Natural England catchment area map and Wessex Water treatment works catchment areas information.

Updated to reflect the change in weight given to the [Nitrogen Reduction in Poole Harbour \(April 2017\) Supplementary Planning Document](#) from 31 July 2024.

### **V17 updated 19-09-2024**

43. Water Quality Nutrient Neutrality Statement – updated for the submission of a nutrient neutrality statement for sites in the Poole Harbour Catchment.

### **V18 updated 2 May 2025**

12. Affordable housing statement – commuted sums calculator information added.

### **V19 updated 11 December 2025**

20. Ecological surveys and reports and Biodiversity Net Gain (BNG) - Local requirements updated to include requirement for information that sets out how Dorset's adopted Local Nature Recovery Strategy has been considered as part of BNG.

References updated throughout document to the adopted Cranborne Chase and Dorset National Landscape Management Plans.

## INTRODUCTION

To apply for planning permission or consent from Dorset Council (the Local Planning Authority) you will need to submit an application.

All applications are submitted on a standard form and must be accompanied by plans and documents that give details about the proposal and support the proposed development.

If the application form is not completed correctly, any necessary application fee is not paid, or you do not supply sufficiently detailed plans or other supporting information, we will not be able to register your application.

We will check your application and let you know if we need anything else to make it valid. If we do not hear back from you within 21 days of contacting you, your application will be closed, and you will need to reapply.

This document explains what is required to help you make a better application, getting it right first time and allowing us to deal with your application as quickly as possible.

## Pre application advice

The Council encourages applicants to use the Council's pre application advice service (there is a charge) especially for significant development. Early discussions with us improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. Details about this service and how to apply can be found on our [website](#).

## Planning obligations/heads of terms

A development proposal may require supporting infrastructure, either directly or by means of a financial contribution. This may be secured by a legal agreement known as a planning obligation.

If a planning obligation is required, applicants need to state that they will enter into an agreement. Applicants should clarify the requirements in pre-application discussions and confirm any planning obligations as early as possible in the application process to avoid delays.

Although not a validation requirement, wherever possible, if one is needed, either a draft Section 106 Agreement/Unilateral Undertaking or instructions for the Council's solicitors to draft the legal agreement should accompany the submitted application.

The Council's solicitor also needs an up-to-date copy of the Land Registry Title and Plan or Epitome of Title as proof of land ownership before any agreement/obligation can be completed.

See [National Planning Policy Framework](#) Section 4 and [Planning practice guidance](#) – 'Planning obligations' for more information.

## Local Development Orders

If you are submitting a Pre-Development Notice in any area covered by a Local Development Order, please contact Alex Clothier, Innovation Park Business Manager e-mail [alex.clothier@dorsetcouncil.gov.uk](mailto:alex.clothier@dorsetcouncil.gov.uk) telephone 01929 557349 for advice about validation requirements.

## What we need from you when you make your application

Different types of applications require different levels of information and supporting documentation before they can be registered as a valid application.

These include **national requirements** for all applications. This is mandatory information required by the Town and Country Planning (Development Procedure) Order 2015 (as amended) and Planning Practice Guidance, Making a Planning Application.

Additional information, which is set out in the **local requirements** may also be necessary for the determination of the application. The local requirements that apply to your application will depend on type, scale and location of your application.

Together these requirements will set out the minimum information necessary for an application to be deemed valid.

When we receive an application, it will normally take us 5 working days to start looking at it to make sure we have all the information we need to register it. If you do not hear from us within 10 working days, please contact us to make sure we have received the application.

Once your application has been registered, we should not need to ask you for any more information. But the planning case officer may find, after their initial assessment of your proposals, that additional information as set out in the national or local list of requirements is necessary before your application can be decided. If this happens your planning case officer will contact you to discuss what is required.

If you disagree with the reasons why the Council will not validate your application, you should contact us as soon as possible to see whether the matter can be resolved or alternatively to be advised of the formal procedure to be followed when in

dispute. You can find out more information about the validation of planning applications on the [planning portal](#).

## **Plans and drawings**

All application plans and drawings should be to scale and fit onto A4 or A3 size. If it is necessary for the proposed development to be on A2, A1 and A0 plans, these are also acceptable.

Electronic plans and drawings should be submitted as PDF documents. JPG's and photographed plans and drawings are not acceptable because they cannot be accurately scaled. If you are not applying electronically, we must have 1 copy of the form, any plans, drawings, and information accompanying the application.

Each plan or drawing must:

- be given a unique reference number and title (when a plan is revised, a revision number should also be shown);
- drawn to an appropriate metric scale and ideally include a scale bar and/or dimensions to allow us to check that plans are accurately drawn to scale;
- where appropriate be based on the Ordnance Survey National Grid and base survey data;
- be legible with clear labels and legends, and show a clear distinction between existing features to be retained and removed, and proposed features;
- show a north point;
- be drawn using ink, pencil drawings are not acceptable.

[See example plan in Appendix 2.](#)

## **Surveys, reports, assessments and appraisals**

Where the list requirement asks for a survey, report, assessment or appraisal to be submitted this must be undertaken by a competent person with suitable qualifications and experience in the relevant area.

Where ecological surveys and reports are required, they must be carried out at an appropriate time and month of the year, in suitable weather conditions and using nationally recognised survey guidelines/methods for the subject.

Where it is necessary for Council to ask an independent assessor to review the information, where it is indicated in the local list, the cost of this review must be paid for by the applicant.

## **Planning statements**

A planning statement is not required to validate an application, but it is helpful to provide one. The applicant uses the statement to identify the context and need for a

proposed development and may include an assessment of how the proposed development accords with relevant national and local planning policies. The statement may also include details of consultations with the Council and wider community/statutory consultees undertaken prior to submission. See below for additional information required for [Waste and minerals planning statements](#)

## Publication of applications

Please be aware that documentation submitted in support of an application will be published on the Council's website to facilitate the planning process. Personal data will be redacted in accordance with our data protection policies. If you are providing information that is confidential, please reference this in the file name or mark it clearly for our attention. Where confidentiality would affect the transparency of the planning process (e.g., certain viability information) then we will contact you to discuss.

## Other important considerations

### Building regulations

In addition to planning permission for your building work you may also need Building Control approval under the building regulations. You need to think about how your development will meet the regulations when you draw up your proposals. Making changes after planning permission has been granted is likely to require a new planning application, resulting in delays and additional costs.

The building regulations are minimum standards for the design and construction of, or alterations to, virtually every building. They contain a list of requirements providing standards for construction and energy efficiency whilst taking into account the health and safety and needs of building occupants.

They cover all aspects of the build process, including foundations, damp proofing, stability, insulation, ventilation, heating, sanitation, fire protection and means of escape. They also make sure there are adequate facilities in certain types of buildings for people with disabilities.

For further information and an initial discussion with our building control team please visit our website at [Building Control - Dorset Council](#). You can also find more information, about legislation, new and amended Approved Documents and any changes to the Building Regulations by visiting Local Authority Building Control website at [Local Authority Building Control | LABC | Building control](#), [LABC Front Door | Home improvements & building regulations advice for homeowners and builders](#) or on the planning portal website at [When you need approval - Building Regulations - Planning Portal](#)

## Public Rights of Way

The granting of outline or detailed permission or approval of reserved matters does not constitute permission to close or divert a public right of way affected by the development. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate legal process which must be carried out before the paths are affected by the development. Dorset Council has powers to make public path orders to change public rights of way under Section 257 of the Town and Country Planning Act 1990 if they are satisfied that it is necessary to do so to enable development to be carried out in accordance with a planning permission. We will normally expect any existing paths affected to be open and available until an Order has been made and confirmed. If this is not possible you will need to apply for a Temporary Traffic Regulation Order via the Senior Ranger. Before submitting an application to divert or close a path, please contact the Senior Ranger who covers your area. Tel 01305 224463 or email [rightsofway@dorsetcouncil.gov.uk](mailto:rightsofway@dorsetcouncil.gov.uk) to arrange a site meeting. The Senior Ranger will walk the ground with you, and give advice as to suitability, ground conditions etc. and to arrange for a Temporary Traffic Regulation Order if needed. For more information on diverting or closing a right of way, or for an application form, please contact the Definitive Map Team at [definitivemapteam@dorsetcouncil.gov.uk](mailto:definitivemapteam@dorsetcouncil.gov.uk) or on 01305 224463.

## How to make an application

Dorset Council strongly encourages digital submission of all applications. This reduces administrative process time meaning we can progress your application more quickly and efficiently.

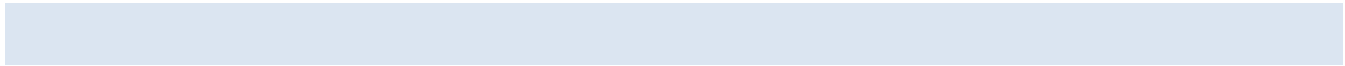
Applications can be submitted electronically via the [Planning Portal](#).

The Planning Portal was established in 2002 to allow planning applications in England and Wales to be processed and passed to the Council electronically. Dorset Council do not administer it.

Advice about making an application can be found on the [planning portal](#) and on [Making an application - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

## Dorset planning constraints information

Please see [An overview of planning constraints in Dorset](#) and [Dorset Explorer planning constraints](#)



# NATIONAL REQUIREMENTS – REQUIRED FOR ALL APPLICATIONS \*

## 1. Application form

You must apply using the correct application form published by the Secretary of State. You can make your application online [Applications - Applications - Planning Portal](#) or downloaded a form on the planning portal. [Find and download paper forms - Paper Forms - Planning Portal](#)

You must include all information required by the application form.

## 2. Ownership certificates and agricultural land declaration

You must complete either certificate A, B, C or D on the application form.

The certificate provides details about the ownership of the application site (including any required access) and confirms that an appropriate notice has been served by the applicant on any other owners (and agricultural tenants) to tell them that an application is being made.

Failure to serve the correct notice will invalidate the application.

Completing a false or misleading certificate either knowingly or recklessly can result in a fine.

For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years.

An 'agricultural tenant' is a tenant of an agricultural holding, any part of which includes land to which the application relates.

For Non Material Amendment applications (under Section 96A) please complete question 4 on the application form Eligibility and if you are not the sole owner please serve [Notice 1](#) on all other owners or tenants.

### **Types of certificate - only one of the certificate types will apply to an application**

#### **Certificate A – Sole Ownership and no agricultural tenants**

This must only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.

The owner might be more than one person – for example Mr & Mrs, or partners, married or unmarried.

You cannot complete certificate A where a proposal will touch, or overhang property or land owned by another person. You will instead need to complete Certificate B.

### **Certificate B – Shared Ownership (all other owners/agricultural tenants known)**

This must be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants. Complete the Certificate B and serve [Notice 1](#) on all the other owners or tenants.

### **Certificate C – Shared Ownership (some owners / agricultural tenants known)**

This must be completed if the applicant does not own all the land to which the application relates and does not know the name and address of all the owners and/or agricultural tenants. Complete Certificate C, serve [Notice 1](#) on the known owners/tenants and publish a Notice 1 in a local newspaper.

### **Certificate D – Shared Ownership (None of the other owners / agricultural tenants known)**

This must be completed if the applicant does not own all the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants. Complete Certificate D and publish [Notice 1](#) in a local newspaper.

### **Agricultural land declaration**

All agricultural tenants on a site must be notified prior to the submission of the application.

The notification requirements are incorporated into the above ownership certificates on the standard application form.

## **3. Location plan**

The location plan must show the application site in relation to the surrounding area and be based on an up-to-date map drawn to a metric scale, normally 1:1250 or 1:2500, or 1:5000 in for a rural area.

It must identify sufficient roads (e.g. at least two named roads, if possible) and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear.

The plan must show the direction of North.

The application site must be outlined clearly with a red line. The red line must include all land necessary to carry out the proposed development including land required for

access to the site from the edge of the carriage way of the public highway, visibility splays, landscaping, car parking and open areas around buildings.

A blue line must be drawn around any other land owned by or within the control of the applicant, close to or adjoining the application site.

**\*Location plans are not required for Section 73 applications.**

Digital copies of redline location plans for complex sites and major applications are encouraged.

You can buy location plans online at the Planning Portal website at [Buy a planning map - Buy a planning map - Planning Portal](#). Other companies can also provide this service.

#### **4. Other plans required**

You must submit any other plans, drawings and information necessary to describe the development being proposed. Please look at the Local Requirements list requirements [Other plans and drawings](#)

#### **5. Design and access statement**

A design and access statement must be submitted with the following types of applications:

- **Outline** or **Full** planning applications for a major development involving any one or more of the following:
  - a. the provision of dwellings where – The number of dwellings to be provided is 10 or more; or the development is to be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known; or
  - b. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
  - c. development carried out on a site having an area of 1 hectare or more.

**Outline** or **Full** planning applications for development in a \*designated area, where the proposed development consists of:

- d. one or more dwellings; or
- e. a building or buildings with a floor space of 100 square metres or more.

\* For the purposes of design and access statements, a designated area means a Conservation Area or a World Heritage Site.

- An application for **listed building consent**.

The design and access statement must explain the design principles, the context of the development, and how the design takes this into account, and show that it can be adequately accessed by people who will use it, in particular those with protected characteristics.

It will also include details of any consultation that has been undertaken and the outcome of this. This will help the Council and other people involved with the application process understand what has led to the choice of design for the development.

Design and access statements for listed building applications must explain how the design concept has considered the special architectural or historic importance of the building, the physical features that justify the building being listed, and the buildings setting.

The level of details in the statement needs to be proportionate to the complexity of the application, but it need not be overly long or complex.

**In all cases you must mention access, even if it is only to confirm that there is no change to the existing arrangement.**

Design and access statements are not required on applications for:

- material change of use;
- engineering operations;
- to vary or remove conditions attached to a planning permission;
- mining proposals;
- waste proposals.

See [Making an application - GOV.UK \(www.gov.uk\)](http://www.gov.uk) Paragraph: 029 for more guidance about design and access statements.

## **6. Environmental Impact Assessment and Environmental Statement**

For projects requiring an Environmental Impact Assessment (EIA), an Environmental Statement (and non-technical summary) must be provided.

An EIA aims to assess the impact the development is likely to have on the environment. It is mostly required for major developments over a certain size where the development would have significant impacts, or where smaller developments would have a local impact of significance.

An EIA may obviate the need for other more specific assessments.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Infrastructure Planning (Environmental Impact Assessment) Regulation 2017 and The

Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 set out the circumstances in which an EIA is required.

Where an EIA is required, Schedule 4 to the regulations sets out the information that must be included in an Environmental Statement. The information in the Statement must be taken into consideration when the Council decides to grant planning permission.

You can ask the Council to confirm whether an EIA is required by submitting a request for a **'screening opinion'** before you make your planning application. If an EIA is required, you can also request a **'scoping opinion'** from the Council which sets out the scope and level of detail of the information that will need to be provided in the Environmental Statement. In cases where a full EIA is not required, the Council may still require environmental information to be provided to allow proper assessment of the application.

[More information on Environmental Impact Assessments](#)

## **7. Fire statements**

A fire statement is required when the development proposed includes buildings that are 18 metres or more in height or for a building that contains 7 or more storeys used for 2 or more dwellings or educational accommodation.

The fire statement must set out the fire safety design principles, concepts and standards that have been applied to the development.

You must use a form published by the Secretary of State which is available [online](#) and submit all information as required by the form.

## **8. Application fee**

Application fees are set by Central Government. You must pay the required application fee before we can register your application.

See the Planning Portal for current application [fees and a fee calculator](#).

## **9. Outline applications only**

Information about the proposed use or uses, and the amount of development proposed for each use, is necessary to allow consideration of an application for outline planning permission. You must also indicate the area or areas where access points to the development will be situated, even if access has been reserved.

## **10. Biodiversity Net Gain (BNG)**

Dorset Council strongly advises that you consider and set out your BNG strategy at the earliest opportunity when drawing up your proposals.

We offer a [pre application advice service](#) where you can engage with us before submitting your application in order to identify, understand and seek to resolve issues; this will help to improve both the efficiency and effectiveness of the planning application process, reduce issues around validation, and improve the quality of the application and post decision processes.

National requirements – see also [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#)

- confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;
- the pre-development biodiversity value(s), [either on the date of application or earlier proposed date \(as appropriate\)](#);
- where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('[degradation](#)'), and where they have:
  - a statement to the effect that these activities have been carried out;
  - the date immediately before these activities were carried out;
  - the pre-development biodiversity value of the onsite habitat on this date;
  - the completed metric calculation tool showing the calculations, and
  - any available supporting evidence of this;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

### Local Requirements

BNG is a national mandatory requirement, but local planning authorities can ask for further information to assist the consideration of biodiversity net gain as part of the determination of the planning application, where they believe this would be material to the consideration of the application. See below Dorset Council [local list requirements for BNG](#).

## LOCAL LIST REQUIREMENTS

This list sets out the additional information that may be required before your application can be registered as valid. The information required will depend on the type of application being submitted.

A matrix of common application types and information required for each is available on our website. [Application list requirement matrix \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk)

Please note that the matrix is for guidance only and does not cover all requirements which are dependent on-site specific factors. Additional requirements solely for minerals and waste applications are set out below at this section [Additional requirements solely for minerals and waste applications.](#)

### 10. Other plans and drawings

Plans and drawings submitted with Section 73 - variation of condition applications and non-material amendment applications must mark all proposed changes to make it clear what the proposed changes are.

#### Site or block plan

##### **When it's required**

For all applications. Note - [additional site and block plan requirements for minerals and waste applications are listed here](#)

##### **What is required**

A detailed metric scale drawing, usually at scale 1:500, 1:200 or 1:100 for most applications or 1:1250 or 1:2500, 1:10,000 for major sites more than 1ha, accurately showing the following:

- the direction of North;
- the location within the site of proposed development in relation to the site boundaries, and all other existing buildings on the site, and in context with any neighbouring land, properties and uses;
- for applications for variation of condition or non-material amendments a block plan should clearly identify the area of the amendment/change.

The site/block plan must also include the following if they influence or will be affected by the proposed development:

- all roads and footpaths, existing and proposed access/accesses, turning and parking, including cycle parking/storage;

- all public rights of way crossing or adjoining the site (e.g., footpath, bridleway, restricted byway or byway open to all traffic);
- comply with national guidance on inclusive mobility;
- the extent and type of any hard surfacing;
- the position of all trees on the site, and those on adjacent land that could influence or be affected by the development;
- any boundary treatment including walls or fencing;
- For all new development and uses that produce domestic and commercial waste and recycling the plan must show arrangements for storage and collection of waste; see the Council's guidance [Bins for newly built, redeveloped or new council tax registered properties - Dorset Council](#)
- existing and proposed contours.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)

Planning Practice Guidance – Making an application

National Planning Policy for Waste – Determining Planning Applications (section 5.8)

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Inclusive Mobility. A guide to best practice on access to pedestrian and transport infrastructure (publishing.service.gov.uk)

### **Existing and proposed floor plans**

#### **When it's required**

For all applications when relevant to the development proposals.

#### **What is required**

- The plans must be drawn to a scale of 1:50 or 1:100 (an exception is available for very large buildings and can be drawn at a larger scale).
- Floor plans must show details of the existing building(s) as well as those for the proposed development.
- Where existing buildings or walls are to be demolished these must be clearly shown.

- For new buildings, the floor plan must include finished floor levels for the new building related to at least one-off site fixed and clearly identifiable datum point (this applies to non-householder applications only).
- New buildings should also be shown in context with adjoining buildings (including property numbers where applicable).
- For a change of use applications, the floor plans must clearly be labelled to show the existing and the proposed uses in each area.
- Proposed floor plans should comply with national guidance on inclusive mobility.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)

Planning Practice Guidance – Making an application

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Inclusive Mobility. A guide to best practice on access to pedestrian and transport infrastructure ([publishing.service.gov.uk](http://publishing.service.gov.uk))

### **Existing and proposed elevations**

#### **When it's required**

Existing elevation plans are required when a proposal involves demolition of an existing building or alteration of an existing building which involves an element of demolition. This information can be included on the proposed elevations for smaller alterations and extensions.

Proposed elevation plans are required for all applications for new buildings, structures or equipment and when altering existing buildings, structures or equipment.

#### **What is required**

Elevation plans must:

- be drawn to a scale of 1:50 or 1:100, (an exception is available for very large buildings and can be drawn at a larger scale);
- clearly show all sides of the proposed/affected buildings/structure in relation to what is already there;
- include all door and window openings and blank elevations where there are none;

- include details of the proposed building materials and the style, materials and finish of windows and doors;
- where a proposed elevation adjoins another building or is in proximity, the drawings must clearly show the relationship between the buildings and detail the positions of the openings on each property.

## Street scenes

A street scene or contextual drawing of elevations maybe required to show the integration of the proposed design in the context of its surroundings including adjacent buildings. The street scene will show the height and outline of neighbouring buildings and position and size of windows and doors, any differences in finished floor levels, metric dimensions for gaps between buildings and be annotated to show the direction the street scene faces.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)

Planning Practice Guidance – Making an application

Planning Practice Guidance – Design

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## Existing and proposed roof plans

### **When it's required**

Roof plans are required if relevant to the development proposals to show the shape of a roof for more complex designs.

### **What is required**

A roof plan is used to show the shape of the roof and can be drawn at a metric scale smaller than the scale used for the floor plans. Details such as dormer windows, rooflights, solar panels, chimneys, roofing materials must be shown on the roof plan.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)

Planning Practice Guidance – Making an application

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## Existing and proposed site levels, cross sections and floor levels

### When it's required

For all applications where:

- there is a difference in ground levels between the proposed site and surrounding land or across the site itself;
- changes in land levels, especially where topography is key to the site, or where the relationship of existing buildings, mature vegetation or other distinctive features with or surrounding sites is required to be shown;
- for all applications involving new buildings, swimming pools, ponds/lakes or other engineering operations to show how the proposal will sit within the site and the relative levels between new and existing features.

[Additional requirements for minerals and waste applications are listed here](#)

### What is required

Drawings must be submitted to show both existing and proposed levels including finished floor levels as relevant to the proposed development and include contours if relevant.

Cross section plans need to be drawn to a scale of 1:50 or 1:100 where possible and show a cross section(s) through the proposed building(s), land or features.

Clear reference must be made on the drawings of any existing buildings or features including relationships to adjoining and neighbouring developments.

Levels information must include at least one off-site fixed and clearly identifiable datum point.

For householder applications – if the finished floor levels of the extension are not identical to the existing, particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.

Levels need to also be considered in preparing a design and access statement.

Proposed plans should comply with national guidance on inclusive mobility.

### Why it's required

Town and Country Planning (Development Procedure) Order 2015 (as amended)

Planning Practice Guidance – Making an application

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Inclusive Mobility. A guide to best practice on access to pedestrian and transport infrastructure (publishing.service.gov.uk)

## **11. Aerodrome and/or radar impact assessment**

### **When it's required**

For all applications, an aerodrome impact statement is required for:

- Development that has the potential to increase hazardous bird species or numbers within Airport Safeguarding Areas; (birds which may pose a risk of strike or damage aircraft);
- Where the height of any structure (permanent or temporary) exceeds the aerodrome safeguarding zone thresholds;
- Development likely to produce smoke or dust in an aerodrome safeguarding area;
- Development that impacts upon the integrity of radar and other electronic aids to air navigation by reflection and refraction of signals;
- Where the proposal may obscure or diminish the effect of existing safety lighting, install similar lighting which may cause confusion or contains lighting or materials that may dazzle pilots.

### **What is required**

The assessment should demonstrate:

- How the proposal does not constitute a hazard to air traffic, with or without mitigation; and
- That the individual airport operators and operators of licensed aerodromes have been contacted and are content with the proposals and mitigation measures proposed.

### **Why it's required**

DfT/ODPM Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **12. Affordable housing statement**

### **When it's required**

Where national, local plan policies or supplementary planning document guidance requires the provision of affordable housing, the applicant must address this issue and submit information concerning both the affordable housing and any market housing.

Starting from 1 June 2025, anyone applying for planning permission for small sites (9 or less), must complete [Council's commuted sum calculator proforma](#) in circumstances where it is agreed with the planning officer that a commuted sum payment in lieu of the provision of affordable housing (in part or full), instead of on-site or off-site provision is accepted. Supporting evidence should be submitted to the Council's satisfaction in circumstances listed on this proforma.

You are encouraged to contact the Council's Housing Enabling Team for information and advice before submitting your application. Please email [housingenabling@dorsetcouncil.gov.uk](mailto:housingenabling@dorsetcouncil.gov.uk)

### **What is required**

An affordable housing statement setting out:

- the numbers of residential units;
- the mix of units with numbers of habitable rooms and/or bedrooms;
- or the floor space of habitable areas of residential units; and
- plans showing the location of units, which units are affordable, the tenure for each unit and their number of habitable rooms and/or bedrooms, and/or the floor space of the units.

If different levels or types of affordability or tenure are proposed for different units, this shall be clearly and fully explained.

The affordable housing statement should also include details of any Registered Social Landlords acting as partners in the development. In addition to the above if the application relates to an affordable housing exceptions site the Council will require information to substantiate why the development proposed cannot be accommodated within an existing settlement. Evidence to identify the need for affordable housing must be provided.

It would be helpful, if the provision of affordable housing is known to be required, that draft heads of terms or a draft Section 106 Agreement or a unilateral undertaking accompanies the submitted application, together with an up-to-date copy of proof of land ownership.

In instances where an applicant states that they will not be able to comply with the Council's policy requirements and submits information on viability to support their

case, or in instances where an applicant requests a reduced level of affordable housing contribution, the Council will seek independent advice on viability to make an assessment of this request and will levy a service charge for doing so. Full details of this process and charge can be obtained from the Council.

For more information on affordable housing and developer contributions please see national and local policy and guidance.

### **Why it's required**

National Planning Policy Framework- Section 5 Delivering a sufficient supply of homes  
The Council's adopted development plans and Dorset Local Plan (draft) and Supplementary Planning Documents in relation to affordable housing

## **13. Agricultural or other essential rural workers dwellings – justification statement**

### **When it's required**

For all applications for rural workers dwellings, mobile homes or other kinds of temporary dwellings located outside of a settlement boundary.

### **What is required**

An appraisal demonstrating the essential need for the proposed living accommodation. The appraisal must include an 'open book' business plan which demonstrates that the proposed enterprise has a sound financial basis and has a clear prospect of remaining sound.

If the application is for a temporary dwelling, then the assessment must show:

- clear evidence of a firm intention and ability to develop the enterprise concerned;
- clear evidence that the proposed enterprise has been planned on a sound financial basis and that other normal planning requirements, e.g., on siting and access, are satisfied.

### **Why it's required**

National Planning Policy Framework – Section 5 Delivering a sufficient supply of homes.

The Council's adopted development plans and Dorset Local Plan (draft)

## **14. Agricultural land classification and soil statement**

### **When it's required**

For all applications that affect the best and most versatile agricultural land: Grades 1 (excellent), 2 (very good) or 3(a-good to b-moderate), since there is not always a readily available distinction between 3 (a) and 3 (b). Note that 1, 2 and 3a are considered best and most versatile agricultural land.

### **What is required**

The statement should include:

- confirmation of the grade of land;
- the quality of existing agricultural land and soil quality;
- how the agricultural land classification would be protected or on completion of proposed operation, would be returned to the same agricultural land grade classification and the quality off any agricultural land lost and justification for its loss;
- measures that would be taken to safeguard the soil qualities during storage and restoration; and
- the quality of imported soils/other waste materials and how they would improve the land for agricultural purposes.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Natural Environment – Brownfield land, soils and agricultural land

Natural England: Agricultural Land Classification: protection the best and most versatile land

Construction code of practice for the sustainable use of soils on construction sites

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **15. Air quality assessment (AQA)**

### **When it's required**

For all applications for proposals that will generate significant dust, concentration of particulate matter less than 10 micrometres in diameter (PM10's), fumes, bio-aerosols, vapours, odours or any other emissions to the air or for sites within or adjoining an Air Quality Management Area (AQA) an air quality assessment will be required to be undertaken by a qualified specialist.

Any significant dust or emissions resulting from construction of the development will need to be assessed under the local list requirement for 'construction management plan/site management plan'.

Any proposal which requires a [Transport Assessment \(see section 40 below\)](#) will also require an AQA.

### **What is required**

The air quality assessment must focus of the issues specific to the proposal e.g., dust, PM10s, odour, traffic pollution, bio-aerosols and other pollutants.

For each issue, the following should be included:

- a description of baseline conditions;
- relevant air quality concerns and any previous complaints received;
- the scale and nature of the emissions the development will generate;
- the assessment methodology and any requirements around verification of modelling air quality;
- activities or operations that will generate dust/odour/fumes/PM10 etc.;
- sensitive locations and receptors;
- the basis for assessing impact and determining the significance of an impact;
- construction phase impact;
- details of any mitigation and management measures proposed; and
- monitoring arrangements.

Any application that has a potential to generate significant increased dust (including during construction) must include a dust suppression scheme and will need to indicate how the impact of dust on the surrounding area will be minimised.

### **Why it's required**

National Planning Policy Framework, Section 15 Conserving and enhancing the natural environment.

Planning Practice Guidance: Air Quality

The Council's adopted development plans and Dorset Local Plan (draft).

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **16. Bio- aerosol risk assessment**

### **When it's required**

For all applications that involve the handling, storage or treatment of biodegradable waste material including composting applications and would be within 250m of residential properties or other sensitive workplaces e.g., work locations, must be accompanied by a bio-aerosol risk assessment.

The risk assessment is required to find out the potential impact on neighbouring properties or other sensitive locations.

### **What is required**

The risk assessment must identify sources, pathways and receptors, paying particular attention to sensitive receptors and include proposed mitigation measures.

### **Why it's required**

National Planning Policy Framework, Section 15, Conserving and enhancing the natural environment in particular para-180

Planning Practice Guidance: Air Quality

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **17. Community Infrastructure Levy (CIL) forms**

### **When it's required**

Dorset Council has adopted Community Infrastructure Levy Charging Schedules which apply to certain types of development in parts of the Council's unitary area.

This means you may be required to pay a financial contribution towards the provision of infrastructure known as the Community Infrastructure Levy (CIL).

The Council's adopted Community Infrastructure Levy Charging Schedules set out where, when and how much is payable. The schedules and further guidance can be found here: [Community Infrastructure Levy - Dorset Council](#)

CIL does not apply to:

- Householder applications unless you are creating an annexe;
- Certificates of lawfulness applications;
- Applications for listed building consent;
- Determination of a proposed demolition;

- Applications for advertisement consent;
- Agricultural prior notification for new agricultural buildings;
- Non-material amendment applications; and
- Applications for outline planning permission.

### **What is required**

To enable the Council to determine whether a development is CIL liable, the application must be accompanied by an Additional CIL Information form (CIL Form 1). This form and others forms relating to CIL can be downloaded at this link:

[Download the forms - Community Infrastructure Levy - Planning Portal](#)

A development proposal may create the need to provide supporting infrastructure that is not included under the CIL charging schedule and such infrastructure may be secured by a planning obligation – legal agreement. [Planning obligations/heads of terms](#) This may include, for example, education, social and community facilities, public open space and affordable housing.

It is strongly recommended that the applicant clarifies the Council's requirements in pre-application discussions and are aware of any planning obligations that they agree to provide.

### **Why it's required**

To meet the CIL Regulations (2010), as amended

The Council's adopted Community Infrastructure Levy Charging Schedules

Planning Practice Guidance

## **18. Daylight/sunlight assessment**

### **When it's required**

For all applications when there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by the users/occupants of the proposed development site and adjoining properties or building(s), including associated gardens or amenity space.

### **What is required**

Guidance is provided by the Building Research Establishment and is available to purchase from the Building Research Establishment at this link: [BRE guidelines on daylight assessments](#).

Planning permission does not confer any immunity on those applicants or developers whose works infringe another's property rights, and which might be subject to action under the Rights of Light Act 1959.

## Why it's required

National Planning Policy Framework

Planning Practice Guidance

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## 19. Details in relation to use of land as a gypsy or travellers' site

### When it's required

For all applications relating to the use of land as a gypsy or travellers' site to allow assessment of the proposal.

### What is required

Additional information on gypsy or traveller status, the need for the proposal and proposed occupiers of the site.

### Why it's required

National Planning Policy Framework

Department for Communities and Local Government "Planning policy for traveller sites" 2015.

## 20. Ecological surveys and reports and Biodiversity Net Gain

**Information (Ecological surveys and reports) to show how the application satisfies the overarching NPPF biodiversity hierarchy of avoid, mitigate, compensate, enhance (before moving on to consideration of Biodiversity Net Gain if applicable)**

### When it's required

For all full planning applications, outline and reserved matters applications for technical details consent and listed building consent applications, the Council's biodiversity checklist forms part of the online application form when you submit your application using the [Planning Portal](#).

If you are not submitting using the Planning Portal you will need to download and complete the Council's the [current checklist](#). Please make sure you are using the current version v9-2024

Completion of the checklist questions, on the application form or using the checklist will tell you what information and surveys you need to provide with your application.

## **Biodiversity Net Gain (BNG) information**

### **When it's required**

For applications valid from 12 February 2024 a mandatory requirement to provide a minimum 10% BNG applies to **all applications for major development**. The same requirement applies to all application for **small sites** valid from 2 April 2024.

**Major development** means development involving any one or more of the following—

- a. the winning and working of minerals or the use of land for mineral-working deposits;
- b. waste development;
- c. the provision of dwellinghouses where—
  - i. the number of dwellinghouses to be provided is 10 or more; or
  - ii. the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph(c)i;
- d. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e. development carried out on a site having an area of 1 hectare or more;

**Small sites** include the following-

- a. development where the number of dwellings proposed is between 1 and 9 inclusive on a site on a site area of less than one hectare;
- b. if the number of dwellings is unknown, and the site area is less than 0.5 hectares;
- c. for all other uses, a minor development is one where the floor space to created is less than 1,000 square metres; or
- d. where the site area is less than one hectare

BNG is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity. BNG is measured through the statutory biodiversity Metric. Developments must provide and maintain this net gain over a 30-year period.

BNG does not change existing legal or policy protections for protected sites, habitats or species which will require assessment, surveys, reports and plans as set out in the above section.

[Dorset Council Biodiversity Net Gain information](#) sets out Dorset Councils position about BNG, the background to BNG and the planning process.

Applicants are encouraged to make use of the [Council's pre application advice service](#) to further understand the specific requirements in relation to their site. A

[planning performance agreement](#) (PPA) may be requested for larger and more complex sites.

Outline and multi phased applications must address BNG to ensure the development is viable. It is particularly important to ensure that subsequent development phases or reserved matters applications include sufficient biodiversity net gain and avoid the need for substantial redesign or impacts to viability at a later stage.

For permission in principle applications (PIPs), BNG information will be required at the technical details' application stage.

BNG does not apply to:

- Section 73 applications to vary an existing planning consent where the parent application was valid before 12 February 2024 for major applications and the 2 April for small sites.
- Applications for retrospective planning permission under Section 73A.
- Householder applications.
- Listed Building applications, but please note that if these are made jointly with a full application which isn't exempt from BNG, then BNG will be required for the full application.
- Applications for prior approval or permitted development.
- Reserved matters applications if the outline permission was granted prior to the implementation of BNG.
- Permission granted by a Local Development Order or a Neighbourhood Development Order
- Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.
- If the development site is a biodiversity gain site (where habitats are being enhanced for wildlife)
- Self-build and custom build applications. An exemption applies to this type of development when it meets all the following conditions:
  1. consists of no more than 9 dwellings
  2. on a site that has an area no larger than 0.5 hectares
  3. consists exclusively of dwellings that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)
- the Review of Old Mineral Permission (ROMP) application

- Urgent Crown development

Details of exemption see [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments)

## What is required

### **Information (Ecological surveys and reports) to show how the application satisfies the overarching NPPF biodiversity hierarchy of avoid, mitigate, compensate, enhance (before moving on to consideration of Biodiversity Net Gain if applicable):**

1. A completed application form if applying on the Planning Portal. If not using the planning portal, a completed biodiversity checklist to go with your application form.
2. Where the application form/biodiversity checklist indicates that ecological information is required, this information must be submitted with the application at the validation stage. Read more information at [Biodiversity - Dorset Council](#) including guidance on the ecological survey season, types of survey and wildlife legislation.

**Please note:** If your application is submitted without all the required surveys and reports, and these can't be completed because of the time of year, your application will be closed as invalid, your fee returned, (minus the planning portal service charge) and you will need to reapply when the surveys and reports have been completed by your ecologist.

Dorset Council's preferred mechanism to review ecological information is through [The Dorset Biodiversity Appraisal Protocol \(DBAP\)](#). The DBAP service allows your biodiversity information to be reviewed by the Council's Natural Environment Team (NET) who liaise with your ecologist to agree any amendments required with a view to issuing a Certificate of Approval.

Your ecologist will need to complete and provide to the Natural Environment Team at [biodiversityprotocol@dorsetcouncil.gov.uk](mailto:biodiversityprotocol@dorsetcouncil.gov.uk)

- A Biodiversity Plan – download the template at [The Dorset Biodiversity Appraisal Protocol \(DBAP\)](#) (only required for householder, listed building and barn conversion (where there is no other development))
- Further copies of the completed ecological surveys and reports
- Make the [payment](#) of the DBAP fee

For householder, listed building application and applications for barn conversions (where there is no other development) you can follow the DBAP before making your application and submit your NET signed biodiversity plan and approval certificate with your application at validation.

Note: Minerals and Waste application are outside of the scope of the DBAP please see [Biodiversity - Dorset Council](#)

### **Biodiversity Net Gain (BNG) information.**

BNG is a national mandatory requirement, but local planning authorities can require additional information relevant to determining planning applications or requirements from local policies which could influence how BNG is met. National requirements are set out at the start of this document.

Dorset Council local list requirements include:

**a. A Biodiversity Gain Statement**, using the [template provided by Dorset Council](#), setting out as much information as possible about how the proposal will meet the Biodiversity Gain objective. We will then condition permissions to require the Biodiversity Gain Plan to be in broad accordance with the submitted Biodiversity Gain Statement.

This includes:

- How the application applies the Mitigation Hierarchy (as set out in NPPF) and the Biodiversity Gain Hierarchy (as set out in the Biodiversity Regs and PPG).
- How the application will meet the biodiversity gain condition, including as much information as possible about the balance between on-site and off-site units and statutory credits.
- A description of the on-site post-development habitats, as far as can be given, to be read alongside the required on-site post-development habitat plan (see above) and Metric calculations.
- An indication of where on-site post-development habitat is considered 'significant' and therefore needs to be included in any s106 agreement heads of terms.
- The likely quantum of off-site biodiversity units which may be required.
- Where off-site biodiversity units are required, how these have been located in areas of strategic significance first (as incentivised by the Metric, and stipulated in the Dorset Council BNG Guidance)
- The likely quantum of statutory credits (where these are being used as a last resort)
- Information that sets out how Dorset's [Local Nature Recovery Strategy](#) has been considered.

Where an application is for a phased development, pre-application advice should be sought to agree the information required to show how the biodiversity gain condition will be met at the different stages of development.

**b. The Statutory Metric**, either the latest published national statutory [Metric or Small Sites Metric](#) – depending on the application type.

In addition to the statutory requirement for the on-site pre-development baseline biodiversity value, we require:

- where available, indicative data on the biodiversity value of on-site post-development habitats (to accompany the information on the required plans and drawings and in the Biodiversity Gain Statement)
- where available, indicative data on the biodiversity value of off-site post-development habitats (to accompany the information on the required plans and drawings and in the Biodiversity Gain Statement).

**c. Plans and drawings** to show where mitigation, compensation and BNG will be achieved. These must be to scale and include the different types of habitat. In addition to the national statutory requirement for an on-site baseline habitat plan, we require:

- An on-site post-intervention proposed habitat plan (with any significant on-site enhancements which will be secured through legal agreement shown clearly on this plan). The plan must identify all the different habitats referred to within the submitted Metric.
- Where relevant, an off-site baseline habitat plan and an off-site post-intervention habitat plan. The post-intervention plan must identify all the different habitats referred to within the submitted Metric.

All plans must comply with national validation requirements i.e. must have a stated scale, scale bar and north arrow.

**d. Indicative Agreements/Draft heads of terms** clearly setting out the obligations that are likely to be bound by, and in a Section 106 Agreement should planning permission be granted. An agreement will be required in the case of significant onsite gains or reliance upon off-site credits or statutory credits. [A draft template is available.](#)

**e.** Any other reports necessary to complete the biodiversity assessments.

**For all developments directly affecting European / international sites (SAC, SPA, Ramsar), Site of Special Scientific Interest (SSSI)**

An Ecological Impact Assessment, or Environmental Statement (if the development is confirmed as EIA development through the screening application), is required, and the Council will consult the statutory consultees.

### **Supplementary Planning Documents (SPD) for protected habitat sites**

Dorset has several protected habitat sites and we have adopted the following SPD's which set out how to address the impact of development on these sites.

Dorset Heathland Planning Recreation SPD

Dorset Heathlands Interim Air Quality Strategy SPD

[Nitrogen Reduction in Poole SPD](#) – very limited weight for planning decisions from 31 July 2024 onwards

Poole Harbour Recreation SPD

You can view the adopted SPD's at this link: [Supplementary planning documents and guidance - Dorset Council](#)

At the current time we also have the following guidance on recreational pressure on the [Chesil and the Fleet](#)

### **Why it's required**

National Planning Policy Framework – Section 15 – Conserving and enhancing the natural environment

Planning Practice Guidance – Natural Environment

Planning Practice Guidance – Biodiversity NET Gain

A range of habitats and species in England are afforded protections under the various wildlife legislations. As a material consideration planning applications must have regard to the legislation and planning practice guidance, including but not limited to; The Wildlife and Countryside Act (as amended, 1981); Conservation of Habitats & Species Regulations (as amended, 2019); Natural Environment and Rural Communities Act (2006); Protection of Badgers Act (1992); Hedgerow Regulations (1997); Town and Countryside Planning (Environmental Impact Assessment) Regulations (2017); Environment Act (2021); PPG for the Natural Environment and Environmental Impact Assessment; 25 Year Environment Plan; ODPM Circular 06/05.

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

[Dorset Council BNG](#)

[Local Nature Recovery Strategy](#)

## 21. Flood risk assessments, sequential and exception tests

### When it's required

For all applications\*, a site-specific flood risk assessment (FRA) will be required for the following development proposals:

- development on a site in Flood Zone 2 or 3 including householder, minor development and change of use;
- development on a site with an area of 1 hectare or more in a Flood Zone 1;
- development on sites less than 1 ha in Flood Zone 1 where the application site could be affected by other sources of flooding including:
  - I. a risk of surface water flooding – where that risk is medium (1 in 100 year) or high (1 in 30 year), and/or,
  - II. a risk of ground water flooding where ground water levels are within 0 to 0.025m of the ground surface or are between 0.025m to 0.5m below the ground surface. Within these zones there may be a risk of ground water emergence at the surface leading to flooding to both surface and subsurface assets as identified on the Ground Water Susceptibility to Flooding layer, and/or
  - III. a risk of ground water flooding as identified on the Environment Agency's Groundwater Warning Zone 2019 and/or
  - IV. flooding from surface water drains and/or
  - V. reservoirs – where 'dry day,' 'wet day' and 'fluvial contribution' scenarios apply as defined on Environment Agency mapping.
- development in areas identified in a strategic flood risk assessment as being at increased flood risk in future;
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency;
- development that includes culverting or control of flow of any river or stream;
- development (including boundary walls etc.) within 8 metres of the top of a bank of a Main River or Flood Defence Scheme.

**[Dorset Explorer planning public](#) includes flood risk information from all sources based on Environment Agency data and the evidence published in [Dorset Council Level 1 Strategic Flood Risk Assessment](#) and [Weymouth Level 2 Strategic Flood Risk Assessment](#)**

You can also visit [Environment Agency website](#) to get flood risk information.

Applications for other development within Flood Zone 1 that do not require an FRA may need to include other additional information to comply with the Environment Agency's Standing Advice.

\*Householder applications for first floor extensions over an existing footprint do not require an FRA.

### **What is required**

For planning applications that require an FRA, the FRA must:

- identify and assess the risks from all sources of flooding to and from the development and demonstrate how these flood risks will be controlled, managed, and mitigated, taking the latest allowances for climate change into account;
- where relevant, define Flood Risk Zone 3b;
- rank the flood risks from other sources of flooding using the risk bandings relating to Flood Risk Zones (i.e. 'low', 'medium' or 'high'). Applicants FRA must also include justification for the ranking applied to other sources of flooding;
- identify opportunities to reduce the probability and consequences of flooding;
- include the design of surface water management systems including Sustainable Drainage Systems (SUDS) and address the requirement for safe access to and from the development areas at risk of flooding;
- form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. (As amended).
- consider a design for biodiversity net gain as part of the SUDS design. Please see our [Sustainable drainage advice note](#) on our website.

Government advice can be found at [preparing a flood risk assessment standing advice](#) and in Planning Practice Guidance – Flood Risk and Coastal Change [site-specific flood risk assessment: checklist](#). Also [Flood resilient construction of new buildings - GOV.UK \(www.gov.uk\)](#)

### **When is the sequential test required?**

The sequential test will be required for major and non-major development that is proposed in areas at risk from flooding. This includes development in Flood Zone 2 and 3 or areas at medium/high risk from other sources of flooding, including: surface water flooding and ground water flooding.

The exemptions to the requirement to undertake the sequential test are listed in footnote 60 of the National Planning Policy Framework (December 2023) and planning practice guidance, they include:

- householder development (footnote 60)
- small non-residential extensions (with a footprint of less than 250 square metres) (footnote 60)
- changes of use (qualified to clarify this exemption does not apply to changes of use to a caravan, camping or chalet set, or mobile home park or mobile home site) (footnote 60)
- where the site is at 'low' risk from all sources of flooding unless information indicates that there may be a risk of flooding in the future (Paragraph: 027 Reference ID: 7-027-20220825 of planning practice guidance)
- where the site has been subject to a sequential assessment as part of the plan making process (Paragraph: 027 Reference ID: 7-027-20220825 of planning practice guidance)

The sequential test assessment allows the council to determine whether there are any reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed.

### **What is required for a sequential test**

Where a sequential test is required, the council recommends that applicants seek [pre-application advice](#) before submitting their planning application to discuss how the test should be applied to their proposals. This pre-application engagement will give the parties the opportunity to consider and agree key parameters relating to the application of the test.

More information about the sequential test and when it applies can be found in central Government's planning practice guidance [Flood risk and coastal change](#) - Including the section 'How should the Sequential Test be applied to planning applications?' Paragraph: 027 Reference ID: 7-027-2022

### **When is the exceptions test required?**

Applicants should only undertake an exceptions test assessment after applying the sequential test in those circumstances set out in planning practice guidance. These include for:

- 'Essential infrastructure' development in Flood Risk Zones 3a and 3b
- 'Highly vulnerable' development in Flood Risk Zone 2
- 'More vulnerable' development in Flood Risk Zone 3a

[\('Table 2: Flood risk vulnerability and flood zone incompatibility' Paragraph: 079 Reference ID: 7-079-20220825\).](#)

### **What is required for an exceptions test?**

To pass the exceptions test applicants will need to demonstrate that the sustainability benefits from development outweigh the flood risk and that development will be safe over its lifetime. More information about the exceptions test and when it applies can be found in central [Government's planning practice guidance Flood risk and coastal change](#) - Including the section 'How can it be demonstrated that wider sustainability benefits to the community outweigh flood risk?' Paragraph: 036 Reference ID: 7-036-20220825 And 'How can it be demonstrated that development will reduce flood risk overall?' Paragraph: 037 Reference ID: 7-037-20220825

### **Why it's required**

National Planning Policy Framework Section 14 – Meeting the challenge of climate change, flooding and coastal change including footnote 59 and 60. Section 15 – Conserving and enhancing the natural environment.

Planning Practice Guidance: Flood Risk and Coastal Change

Defra and EA: Flood risk assessment for planning applications

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

[Dorset Council Level 1 Strategic Flood Risk Assessment \(2023\)](#)

[Dorset Council Level 2 Strategic Flood Risk Assessment Weymouth \(2023\)](#)

## **22. Heritage statement**

### **When it's required**

A heritage statement is required for all applications which affect, or have the potential to affect, a heritage asset. Heritage assets include:

- i) designated heritage assets, such as Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens; and
- ii) non-designated heritage assets, such as Locally Listed Buildings, buildings identified as of local importance in Conservation Area Appraisals and Neighbourhood Plans, unscheduled archaeological remains, or other historic buildings or features which possess a degree of significance meriting consideration in planning decisions.

### **What is required**

The scope and the degree of detail necessary in a heritage statement will vary according to the circumstances of each application and must be proportionate to the complexity of the proposals.

In the event of any uncertainty, it is recommended to contact the Conservation Team, who will be able to help. [Conservation areas - overview - Dorset Council](#)

In preparing heritage statements, applicants should take into account:

- the Dorset Historic Environment Record (HER);
- the requirements for the Historic Environment set out in the National Planning Policy Framework;
- National Heritage List entries, where relevant;
- Relevant Historic England guidance, including most recent editions of 'Statements of Heritage Significance' and 'The Setting of Heritage Assets'.

It is recommended that prior to preparing a heritage statement, the applicant consults the [Dorset Historic Environment Record](#) (HER), takes into account the listing description for the affected building or structure (see the [Historic England Listing Search](#)).

As a minimum, a heritage statement should include:

- a comprehensive, yet proportionate, explanation of the development, form, materials, national/local context of the affected build, archaeological, or area-specific assets, including photographs where helpful for illustration;
- an analysis of the significance of any affected designated or non-designated heritage assets, including any contribution made by their setting;
- an assessment of the impact of the proposals on the significance of all affected heritage assets, utilising the National Planning Policy Framework terminology of 'no harm', 'less than substantial harm' or 'substantial harm', as appropriate;
- where relevant, an explanation of how the proposals avoid, minimise or mitigate harm to the significance of any affected heritage assets; and
- where relevant, an explanation of how the proposals enhance or better reveal the significance of any affected heritage assets.

For works forming part of a Listed Building Consent, a full structural survey may be required by a conservation-accredited structural engineer or building surveyor.

For all applications involving the disturbance of ground within an Area of Archaeological Potential as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an Archaeological Desk-based Assessment,

geophysical survey and/or trench evaluation and submit relevant conclusions as part of the heritage statement.

Further advice on archaeological matters can be obtained from the Council's Senior Archaeologist. See this link: [Archaeology, excavations and surveys - Dorset Council](#)

### **Why it's required**

National Planning Policy Framework Section 16 Conserving and enhancing the natural environment

Planning Practice Guidance Historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England: Note 2 – Managing Significance in Decision-Taking

Historic England: Note 3 – The Setting of Heritage Assets

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **23. Land contamination assessment**

### **When it's required**

For all applications on or near land that may be contaminated due to an existing, previous or adjacent use.

For minor proposals, an assessment may be requested during the application, subject to consultation with relevant departments and external bodies.

Applications may also need to include an extended assessment of contamination focused on local circumstances.

### **What is required**

The level of information required as part of a land contamination assessment will vary depending on the known and/or suspected levels of contamination, for example:

Where contamination is suspected, as a minimum a phase 1 survey will be required. The survey will determine the existence of contamination, its nature and extent, the risks it may pose and to whom/what.

The survey should:

- be based on desk-based research (historic maps etc.);
- include a site walkover;

- contain an initial risk assessment identifying the potential sources of contamination, the pathways by which it might reach vulnerable receptors, evaluate the risks and consider options to show how the identified pollutant linkages can be broken.

Where contamination is known to exist, in addition to a desktop study a site investigation survey (a phase 2 survey) will be required before the application can be determined.

The phase 2 survey must include:

- a site-specific human health and Environmental Risk Assessment with a written remediation scheme to manage identified risks. The developer shall submit a completion report validating the remediation carried out;
- evidence that the site is suitable for its new use - taking account of ground conditions and land stability, pollution from previous uses and any proposals for mitigation (including land remediation or impacts on the natural environment arising from that remediation);
- details of the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be considered. The potential sensitivity of the area or proposed development to adverse effects from pollution should also be set out;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- if the proposed development is situated within 250 metres of a former landfill site, there will be a requirement for specific consideration of issues with ground gas.

Comprehensive information and guidance on how to undertake a Contaminated Land Assessment and the information that must be submitted is available in the Dorset and New Forest Contaminated Land Consortium of Local Authorities' planning advice note, [Redevelopment of Potentially Contaminated Land](#) and on the Council's website [Contaminated land - Dorset Council](#)

### **Why it's required**

National Planning Policy Framework Section 15 Conserving and enhancing the natural environment

Planning Practice Guidance - Land affected by contamination.

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **24. Land/ground stability report (Geo-technical data)**

### **When it's required**

For all applications, a ground stability or coastal erosion vulnerability report is required for proposals where there are known land stability issues, including:

- in areas of coastal instability;
- slope instability zones;
- former mine/quarry workings;
- indicative erosion zones identified in a Shoreline Management Plan;
- within 400 metres No Surface Water Discharge Zone as shown on the proposals map in the Local Plan and Coastal Management plans; and
- on land within 200 metres of cliffs, ridges or steep embankments, steep slopes or mining activities;

If the proposals fall within any of the above-mentioned areas and you do not intend to submit a report, you must submit evidence to show that the proposed development meets the following tests:

- i. Surface water run-off is accommodated within existing, fully functioning, piped water disposal systems;
- ii. The combined dead, imposed, and wind loads are sustained and transmitted by the development to the ground by use of suitably designed foundations (without requiring adaptation, underpinning, extension or replacement of these foundations at a later stage);
- iii. There is no significant filling or excavation of the ground.

If these tests are not met, then then you will be required to submit to a ground stability or coastal erosion vulnerability report.

### **What is required**

The report must be prepared by a suitably qualified and experienced geotechnical specialist, to provide sufficient evidence to demonstrate that the proposed development will not unacceptably adversely affect ground stability, or that ground instability can be satisfactorily mitigated in the design of the development.

The report must include;

- an assessment of local geology;
- the land stability history of the site;
- site inspection;

- ground investigation e.g., soil testing, slope stability analysis and reporting;
- assessment of land stability risks; and
- mitigation measures.

The report must show:

- whether the land / site is stable or could be made stable to support the loads imposed over the expected lifetime of the development;
- whether the development would threaten land stability in the wider local area;
- whether any instability could be reduced to an acceptable level by mitigation and stabilisation measures; and,
- any potential impacts on the character of the area, environmental designations, and public rights of way.

The supporting information should consider the effects of both natural and manmade underground cavities and ground compression.

For further information on land stability [British Geological Survey website](#).

### **Why it's required**

National Planning Policy Framework Section 15 Conserving and enhancing the natural environment and Section 14 Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance – Land Stability.

The Council's adopted development plans and Dorset Local Plan (draft).

West Dorset, Weymouth and Portland Local Plan – Policy EN7 – Slope Instability Zones

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **25. Landscape and visual impact assessment (LVIA/LVA)**

### **When it's required**

For all applications, where development proposals have the potential to impact on the landscape/townscape/seascape character and/or views and visual amenity.

[\*\*See also the appendix 1 matrix for landscape and visual impact assessment requirements.\*\*](#)

### **What is required**

The Landscape and Visual Impact Assessment (LVIA)/ Landscape and Visual Appraisal (LVA) should include an assessment of the landscape and visual effects to a level commensurate to the significance and magnitude of the likely effects using the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (2013) [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) | Landscape Institute](#) and Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals. [Visualisation of development | Landscape Institute](#)

We will assess your LVIA/LVA in accordance with Reviewing Landscape and Visual Impact Assessments (LVIA's) and Landscape Institute Landscape and Visual Appraisals (LVA's) Technical Guidance Note 01/20 (01/2020). <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2020/01/20-1-Reviewing-LVIAs-and-LVAs-Final.pdf>

Where developments include lighting that would affect night-time views the LVIA/LVA should include an assessment of the visual effects. A single agreed viewpoint towards the development should be presented as either a single night-time view or a series of images taken at 30-minute intervals (summer) or 15-minute intervals (winter) from daytime, through sunset into night to demonstrate the changing night-time nature of the view.

The approach taken should be commensurate with the significance and magnitude of the likely effects.

The LVIA/LVA should make full use of available guidance and documents including existing landscape character assessments and relevant planning guidance, management plans, conservation area appraisals and neighbourhood plans.

The assessment/appraisal should be undertaken by a suitably qualified practitioner and clearly demonstrate how the design and location of the development has been guided by it.

### **Why it's required**

National Planning Policy Framework, Section 15 – Conserving and enhancing the natural environment

Planning Practice Guidance: Natural Environment- Landscape

Landscape Institute / IEMA (2013): Guidelines for Landscape and Visual Impact Assessment. 3rd edition

EIA Regulations 20179 (as amended)

Dorset landscape and visual impact assessment

Landscape Institute Visualisation

The Council's adopted development plans and Dorset Local Plan (draft)

North Dorset Local Plan (NDLP) – para 4.57 supporting text to Policy 4

West Dorset, Weymouth and Portland Local Plan (WDWPLP) – para 2.2.7 supporting text to policy ENV1

Christchurch and East Dorset Local Plan (CEDLP) - policy HE4

Purbeck Local Plan (PLP) – policy LHH

Dorset Local Plan – draft (DLP) - para 3.5.5 supporting text to Policy ENV4

Cranborne Chase and Dorset National Landscape Management Plans

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

[Dorset Council's Landscape webpages have links to various guidance notes and information](#) along with the National Landscapes websites below.

[Cranborne Chase National Landscape](#)

[Home | Dorset National Landscape](#)

## **26. Area of outstanding natural beauty assessment of need statement**

### **When it's required**

For major developments (described in footnote 60 of the National Planning Policy Framework) within an Area of Outstanding Beauty.

### **What is required**

A statement demonstrating exceptional circumstances by including an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The statement should cross-refer to relevant content within formal or informal LVIAs where these are also required.

## Why it's required

National Planning Policy Framework section 15 Conserving and enhancing the natural environment including paragraphs 182 and 183 and footnote 64.

Planning Practice Guidance: Natural Environment

Countryside and Rights of Way Act 2000

The Council's adopted development plans and Dorset Local Plan (draft)

Cranborne Case and Dorset National Landscape Management Plans

[Cranborne Chase National Landscape](#)

[Home | Dorset National Landscape](#)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## 27. Landscape proposals and mitigation plan

### When it's required

All applications for major development or where it is identified that the development proposals could have an impact on the landscape character and/or views and visual amenity.

For outline and reserved matters applications when landscaping is a matter being applied for.

### What is required

The landscape proposals and/or mitigation plan should be proportionate to the size of the scheme, and its impacts and should consider specific circumstances, such as the location of a site within a National Landscape (AONB), World Heritage site, Heritage Coast or any other landscape designations. Proposals should include (where relevant):

- a plan detailing the proposed external works including hard and soft landscaping and all other measures that will become landscape features (these can be shown on the proposed site plan), such as any trees/planting, flood management measures, roads/paths, fencing/walls, screening, noise bunds;
- an evaluation of the importance of the existing landscape features to the character and function of the area and how the proposal maintains and enhances the area, and mitigates any negative impacts;

- measures taken to retain existing landscape features (e.g., important trees and hedges) or encourage natural regeneration;
- planting specifications (including soil preparation, planting method, spacing, seed types, plant species, stock size, means of protection/ support, timing of planting);
- evidence that the ground is suitable for the proposed planting scheme (i.e., soil type tree, soil volumes and condition);
- construction details/materials for landscape features e.g., hedge banks, walls, fencing, surfacing;
- details of ongoing management of planting and landscaping, including replacement of plant failures and the period of aftercare; and
- evidence that planting schemes have been coordinated with street lighting and below ground services and that conflicts have been avoided or mitigated.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Natural Environment

Dorset's Landscape Character Assessments

Cranborne Case and Dorset National Landscape Management Plans

The Councils adopted development plan

European Landscape Convention

North Dorset Local Plan (NDLP) – para 4.57 supporting text to Policy 4, Policy 24 and 25

West Dorset, Weymouth and Portland Local Plan (WDWPLP) – para 2.2.7 supporting text to policy ENV1 and 2.5.6 ENV10

Christchurch and East Dorset Local Plan (CEDLP) - policy HE2

Purbeck Local Plan (PLP) – policy D

Dorset Local Plan – draft (DLP) - para 3.9.8 supporting text to Policy ENV8

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **28. Lighting statement/lighting scheme/light pollution assessment**

### **When it's required**

For all applications that propose external or free-standing lighting:

- in dark sky areas within the open countryside;
- that are in or would affect a National Landscape (AONB) or World Heritage site;
- that would spill light into a designated habitat or affect a protected species;
- in urban/residential areas that are within the vicinity of residential property; conservation areas or the setting of listed buildings;
- that would spill light onto a transport network.

### **What is required**

The statement/scheme/assessment must include technical specifications such as a layout plan, light source locations and mounting heights, beam orientation and spread/light spill, design and intensity of lighting fixtures, controls (which should include details of movement sensors and/or timers), hours of use, to ensure nuisance from the lighting is minimised or prevented or mitigated.

The assessment should also demonstrate how maximum energy efficiency is to be achieved.

Where relevant lighting design should also minimise any impact on bats.

Examples of the standards required for an National Landscape can be found in the [Cranborne Chase AONB Position Statement 1: Light Pollution](#).

### **Why it's required**

National Planning Policy Framework – Section 15 – Conserving and enhancing the natural environment

Planning Practice Guidance: Light pollution

The Council's adopted development plans and Dorset Local Plan (draft)

Cranborne Case and Dorset National Landscape Management Plans

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Cranborne Case and Dorset National Landscape Management Plans

## **29. Marketing reports**

### **When it's required**

For all applications;

- where an application for listed building consent and/or planning permission will lead to substantial harm to or total loss of a designated heritage asset. Applicants will be expected to demonstrate that no other appropriate and viable use of the heritage asset can be found.
- Where an application will result in a loss of employment or retail uses as set out in the Council's adopted local plan policies or the National Planning Policy Framework.

### **What is required**

For heritage assets - applicants will need to provide evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding for the heritage asset's conservation and to find charitable or public authorities willing to take on the heritage asset.

For employment or retail uses – applicants will need to provide evidence that property or land has been realistically marketed as required by the local plan policy.

### **Why it's required**

National Planning Policy Framework Section 16 – Conserving and enhancing the historic environment.

The Council's adopted development plans and Dorset Local Plan (draft)

## **30. Noise assessment**

### **When it's required**

For all applications that may generate significant noise, either alone or in combination with other existing or proposed development or are with a noise sensitive area.

Areas likely to be more sensitive include rural areas away from transport corridors including settlements; parks; open access land; public open spaces; national trails and locally promoted recreational routes.

### **What is required**

A noise assessment must be prepared by a suitably qualified acoustician and will normally include:

- baseline data relating to existing background noise levels including frequency analysis;
- identification of representative and free field sensitive receptors and measuring points and how these are appropriate (considering not only the distance, but topography etc.);

- a description of the likely noise emissions during construction and when operational (during different phases, if applicable), and an assessment of effects on the area affected;
- how the design minimises and/or mitigates noise to avoid significant adverse impacts on health and quality of life;
- where cumulative effects are possible, scenarios should be developed to determine the likely cumulative impact;
- an assessment of the impact of any residual increase in noise-on-noise sensitive receptors and the surrounding area, in particular protected areas of tranquillity such as National Landscapes (AONBs); and
- a noise monitoring and mitigation/management scheme.

Further guidance is provided in the [Noise Policy Statement for England \(2010\)](#).

Applicants are advised to seek pre application advice as to whether their proposals will need such an assessment.

### **Why it's required**

National Planning Policy Framework Section 15 – Conserving and enhancing the Natural Environment

Planning Practice Guidance: Noise

Noise Policy Statement for England (and Explanatory Note)

Professional Practice Guidance on Planning and Noise – New Residential Development 2017

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Cranborne Case and Dorset National Landscape Management Plans

## **31. Photographs and Photomontages**

### **When it's required**

For certain proposals these provide useful background information and can help to show how developments can be satisfactorily integrated within the street scene or the wider landscape.

Existing photographs should be provided if the proposal involves the demolition of an existing building or development affecting a Conservation Area or Listed Building.

### **What is required**

Please provide photographs of the site. Stand well back from the location of the development and include context and reference points to show where the photographs were taken from.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)  
Planning Practice Guidance – Making an application

## **32. Retail impact assessment and sequential test**

### **When it's required**

For planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.

### **What is required**

The assessment will need to include reference to likely catchment area to be served by the proposal and identify nearby centres that represent suitable locations to accommodate the scale and form of development proposed. The appropriate area of search will vary and should be agreed by the Council and include the following information:

- the availability, suitability and viability of potential alternative town centre sites, and where appropriate, edge of centre sites;
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to 5 years from the time the application is made. For major schemes where the full impact will not be realised in 5 years, the impact must also be assessed up to 10 years from the time the application is made; and
- the impact of the proposal on existing, committed and planned public and private investments in the town centres within the identified catchment area of the proposal.

Impact assessments may also be required for extensions, redevelopment or the variation of conditions where this would alter the effects of a development.

The assessment will then be considered by an independent assessor on behalf of the Council. The cost of this review must be paid for by the applicant.

### **Why it's required**

National Planning Policy Framework Section 7 – Ensuring the vitality of town centres  
Planning Practice Guidance - Town centres and retail.

The Council's adopted development plans and Dorset Local Plan (draft)

### **33. Scheme viability assessment**

#### **When it's required**

For all applications where there are viability issues which may prevent the delivery of proposed developments, required obligations, contributions or features.

For renewable energy applications located within the National Landscapes (AONB) where costs of forming a Grid connection outside the National Landscapes (AONB) are cited as a prohibiting factor, provision of a viability assessment of forming a connection to the Grid will be necessary.

#### **What is required**

An 'open book' viability statement prepared in accordance with Planning Practice Guidance and detailed in proportion to the scheme shall be submitted alongside any planning application.

The viability assessment should be prepared by a mutually agreed independent assessor who is a suitably qualified practitioner and in accordance with national guidance.

The aim of any assessment is to be transparent, reducing areas of contention and aiming to reach an agreed position on viability. It will then be considered by the District Valuer or another independent assessor on behalf of the Council. The cost of this review must be paid for by the applicant.

#### **Why it's required**

National Planning Policy Framework – Section 4 – Decision making and in supporting sustainable growth with appropriate infrastructure to support this.

Practice Planning Guidance – Viability

The Council's adopted development plans and Dorset Local Plan (draft)

### **34. Statement of community involvement**

#### **When it's required**

Applicants are encouraged to undertake pre application consultation with the local community for all major applications particularly:

- where a boundary is shared with a private residential or sensitive use (proportionate and specific to the development);
- development which is a 'Departure' from the Development Plan, or which is otherwise contrary to policy; and

- for development which is likely to be controversial in terms of its scale or detail or the sensitivity of its location. This category could also include 'change of use' applications.

This approach is supported by [Dorset Council – Planning Service Updated Statement of Community Involvement \(SCI\)](#)

### **What is required**

The statement must demonstrate that the views of the local community have been sought and considered in the formulation of development proposals and should include:

- details of any consultation held with any neighbours to the site and the local community;
- any issues identified through this consultation; and
- the response to these issues and how the proposal has been amended.

If consultation is not carried out, the reasons as to why it has not taken place should be included in the application.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended) (Article 4) and Sections 61W and 61X of The Town and Country Planning Act 1990 (as amended)

Planning Practice Guidance – Before submitting an application

## **35. Statutory declarations and evidence for certificates of lawfulness**

### **When it's required**

For all applications for Certificates of Lawfulness for an Existing Use or Development we encourage the use of statutory declarations to provide evidence to support your application.

For certificates seeking to confirm that operational development is lawful you must provide a location plan/site/block plan and drawings of the development as part of your evidence. The plans/drawings should be drawn to scale or have all dimensions clearly marked in metric measurements.

### **What is required**

Witnessed statutory declarations must be signed by persons with personal knowledge of the existing use, operation or development.

### **Why it's required**

Planning Practice Guidance – Lawful development certificates.

## **36. Structural surveys and schedules of work**

### **When it's required**

A structural survey and schedule of work will normally be required in support of an application if the proposal involves substantial demolition, for example, barn conversion applications or the proposed conversion or adaptation of historic buildings or major adaptations of non-historic buildings.

### **What is required**

The survey must include clear details of building fabric to be retained or lost and details of precautions to safeguard the integrity of building/s.

### **Why it's required**

Town and Country Planning (Development Procedure) Order 2015 (as amended)

National Planning Policy Framework – Section 5 – Delivering a sufficient supply of homes – Rural Housing

Planning Practice Guidance – Making an application

The Council's adopted development plans and Dorset Local Plan (draft)

## **37. Supplementary information for telecommunication development**

### **When it's required**

For all planning applications for mast and antenna development by mobile phone network operators.

### **What is required**

A range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development. Planning applications must include a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the [International Commission on Non-Ionizing Radiation Protection](#) (ICNIRP) Further guidance on the information that may be required is set out in the [Code of practice for wireless network development in England - GOV.UK \(www.gov.uk\)](#)

### **Why it's required**

National Planning Policy Framework Section 10- Supporting high quality communications

And line with the Code of practice for wireless network development in England -  
GOV.UK ([www.gov.uk](http://www.gov.uk))

## **38. Surface water drainage details and foul drainage disposal methods**

### **When it's required**

#### **Surface Water:**

For all applications for major development (where relevant to the development proposed) to enable the assessment of surface water and foul drainage.

Applicants are encouraged to consider the impacts of surface water run off at a very early stage in site appraisal and subsequent design and should use sustainable drainage systems to manage runoff from their site.

Where proposals seek to increase the footprint of an existing building, and/or the development of car parking or any other hard standing/impermeable surface that may increase flood risk downstream.

Other applications where surface water or foul drainage may influence the development.

In some coastal margin areas, as identified in Local Plans and other areas of land instability, applications will be expected to show that the disposal of surface water will not give rise to or exacerbate unstable ground conditions.

#### **Foul drainage:**

In areas with no mains sewerage, or if you do not intend to connect your development to public sewage treatment plant you will need to show that non-mains sewerage systems are suitable for the development proposed and that there are no significant environmental and amenity problems.

If necessary, we will ask for more information during the application process and / or via planning condition(s) but for validation please complete the [Environment Agency's Foul Drainage Assessment Form FDA1](#)

### **What is required**

#### **Surface water**

Applicants should address how surface water drainage will be managed through provision of an appropriate drainage assessment commensurate with the nature and scale of the development.

The assessment should include:

- current surface water drainage details for the site, including discharge routes, flow rates, volumes and any amenity and ecology benefit's;

- information demonstrating how the surface water run-off will be discharged as high up the following hierarchy of drainage options as reasonably practicable, with justification as to why not higher: - into the ground (infiltration); - to a surface water body; - to a surface water sewer; - to a combined sewer;
- the sustainable drainage system to be implemented and demonstrate how this is designed in accordance with [Dorset Council SUDS guidance](#) and best practice i.e. CIRIA SuDS
- Manual (C753). Open SUDS features should be used.
- arrangements for ongoing maintenance of sustainable drainage systems for the lifetime of the development;
- the measures taken during construction to not increase flood risk;
- demonstrate how pollution to surface water will be avoided; and
- justification as to why sustainable drainage systems cannot be achieved where demonstrated to be inappropriate.
- consider a design for biodiversity net gain as part of the SUDS design. Please see our [Sustainable drainage advice note](#) on our website.

Further details of requirements for surface water planning can be found on the [Council's website](#) and in Planning Guidance - Flood Risk and Coastal Change [What information on sustainable drainage needs to be submitted with a planning application?](#)

### **Foul drainage**

Applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient information to understand the potential implications for the water environment. [Environment Agency's Foul Drainage Assessment Form FDA1](#) must be completed and submitted with your application. The purpose of the form is to help local planning authority establish basic information and decide whether there is a need for more detailed site assessment.

### **Why it's required**

National Planning Policy Framework Section 14 – Meeting the challenge of climate change, flooding and coastal change  
Section 15 – Conserving and enhancing the natural environment

Planning Practice Guidance: Flood Risk and Coastal Change

Government Guidance – Water supply, wastewater and water quality

Defra: Non-statutory technical standards for sustainable drainage systems

Ciria C753 – The SuDS Manual

The Council's adopted development plans and Dorset Local Plan (draft).

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **39. Sustainability checklist and statement**

### **When it's required<sup>1</sup>**

For full planning applications, outline\* and reserved matter applications, and applications for technical details consent, a completed checklist and sustainability statement is required for the following types of development:

- New residential/the creation of additional residential units including change of use/conversion, replacement dwellings and holiday accommodation including hotels.
- New non-residential development including commercial, office, storage and distribution, retail, industrial, waste, community or leisure and educational development including extensions of over 10% additional gross internal floorspace including proposals for a change of use to any of these uses
- New or replacement agricultural buildings
- Mixed use development

The checklist and statement should demonstrate how sustainable design and construction have been considered, including:

- reducing energy consumption and carbon emissions
- minimising waste
- increasing recycling
- conserving water resources
- incorporating green infrastructure
- sustainable drainage, minimising pollution
- maximising the use of sustainable materials
- adaptation to climate change
- sustainable travel

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<sup>1</sup> Prior notification and permission in principle applications are exempt. The checklist does not apply to applications for listed buildings consent or minerals applications.

Consideration of the checklist at an early stage can inform the design process by highlighting matters that are best considered at the outset of the process. This will be more cost effective and time efficient than addressing such matters later.

Applicants for householder development are also encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their planning statement information to demonstrate how climate change has been taken into consideration.

### **What is required**

- A [completed checklist](#) to indicate which sustainability objectives your development complies with - answering the Yes/No column as well as the reasoning column where relevant.
- A sustainability statement detailing the required information in relation to each of the checklist questions, cross referencing other assessments and documents where appropriate.

Information included in the checklist should be proportionate and relevant to the scale and nature of the development proposed, as well as to the application type.

\*The checklist should be completed as fully as practicable at outline stage. Where further detail will be provided at the reserved matters stage, this should be noted and explained.

### **Why it's required**

National Planning Policy Framework Section 14 – Meeting the challenge of climate change, flooding and coastal change

The Council's adopted development plans and Dorset Local Plan (draft)

[Dorset Council Planning for Climate Change - Interim Guidance and Position Statement](#)

[Dorset Council Interim Guidance Note - Sustainability statement and checklist for planning applications](#)

## **40. Transport assessments/statements and travel plans**

### **When it's required**

Transport assessments are required for all development proposals which will generate significant amounts of traffic or movements.

Transport statements are a 'lighter-touch' evaluation to be used where this would be more proportionate to the potential impact of the development (i.e. in the case of developments with anticipated limited transport impacts).

Where mitigation relates to matters that can be addressed by management measures, the mitigation may inform the preparation of a travel plan. A transport assessment should normally be accompanied by a travel plan.

Any proposal which requires a transport assessment will also require an air quality assessment. ([See 15. Air quality assessment](#)).

### What is required

Both transport assessments and statements provide a way of assessing and mitigating the negative transport impact of development to promote sustainable development.

The coverage and detail of the **transport assessment/statement** must reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes, the assessment should simply outline the transport aspects of the application including: the expected trip generation and implications on the surrounding highway network; access to public transport; expected impacts on parking; and provision of car or cycle parking.

Please see, [Travel Plans, Transport Assessments and Statements - GOV.UK \(www.gov.uk\)](#) for the information that should be included in a transport assessment and transport statement.

These assessments enable the Council to evaluate the application and provide a basis for discussion on details of the scheme, such as the level of parking, the siting of buildings and entrances and the need for further measures to improve access arrangements to the site. Details of any proposals to improve the access to a site (particularly where included in the Local Transport Plan) should be taken into consideration when assessing the suitability of a site for development. See our website [Local Transport Plan - Dorset Council](#)

A **travel plan** will need to outline the way in which the transport implications of the development are going to be managed to ensure adverse environmental, social and economic impacts are minimised through encouraging sustainable travel patterns. It provides long-term management strategies for integrating proposals for sustainable travel into the planning process.

### Why it's required

National Planning Policy Framework Section 9 – Promoting sustainable transport  
Planning Practice Guidance – Travel Plans. Transport Assessments and Statements.

The scope and detail of the Transport Assessment or Statement should be guided by the information set out in the Planning Practice Guidance: Travel plans, transport assessments and statements in decision-taking and by the Highways Development Management Officers.

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Inclusive Mobility. A guide to best practice on access to pedestrian and transport infrastructure ([publishing.service.gov.uk](http://publishing.service.gov.uk))

## 41. Tree survey/arbicultural impact assessment

### When it's required

For all planning applications arbicultural information will be required if there are trees on the property/land or, if there are trees on adjoining properties/land, where they are within falling distance of the proposed development.

### What is required

The level of information required will be proportionate to the scale of development, and to the value of the trees in terms of the amenity they provide:

**Basic level** (for example – very minor development, or where trees have a stem diameter up to 75mm at 1.5m)

Tree position, species, diameter and height, marked on a scaled plan.

**Intermediate level** (for example – where trees are over 75mm diameter, or where they are in a conservation area).

An arbicultural survey in accordance with BS5837: 2012 “Trees in relation to design, demolition and construction – Recommendations”.

Arbicultural Impact Assessment – in accordance with BS5837

**Full arbicultural information** (for example – where trees are protected by a tree preservation order, or are significant in the landscape)

The above, plus an Arbicultural Method Statement – in accordance with BS5837.

If, following initial assessment it's clear that higher level information is required, the Council will confirm what's required within 21 days.

### Why it's required

National Planning Policy Framework – Section 15 – Conserving and enhancing the natural environment

Planning Practice Guidance – Natural Environment,

BS5837: 2012 – trees in relation to design, demolition and construction.

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## 42. Ventilation/extraction statement

### When it's required

For all applications, a statement will be required for all proposals that involve the installation of external ventilation/extraction equipment attached to the outside of the building.

### What is required

These details must include information that will enable the assessment of noise and odour impacts on the amenity of the area including residential property. The statement must include:

- details of the position and design of ventilation and extraction equipment;
- an odour assessment and details of any required mitigation measures; and
- a noise assessment and details of any required mitigation measures.

Advice can be sought from [Environmental Health - Dorset Council](#)

### Why it's required

National Planning Policy Framework

Planning Practice Guidance

The Council's adopted development plans and Dorset Local Plan (draft)

## 43. Water Quality Nutrient Neutrality Statement

### When it's required

Under Habitats Regulations, before giving permission, Dorset Council must be satisfied that proposed development will not adversely affect the integrity of the habitats site because of in a net increase in nitrogen and/or phosphorus entering catchment areas.

This includes planning applications at the reserved matters approval stage of the planning application process, technical details consent and discharge of pre commencement conditions.

Natural England have defined catchment areas in the Dorset Council area around the following internationally designated habitats:

Poole Harbour Special Protection Area (SPA) and RAMSAR; **(see below)**

The river Avon Special Area of Conservation (SAC);

The river Axe Special Area of Conservation (SAC);

Chesil and the Fleet Special Area of Conservation and Special Protection Area (SAC and SPA); and the

Somerset Levels and Moors RAMSAR.

Check to see if you are in the Natural England catchment area using [Planning Dorset Explorer](#). You should also check [Wessex Water Treatment works catchments areas](#), because some treatment works outside of the Natural England catchment area feed into catchment area.

Within these catchment areas additional development may cause a further decline in the condition of these international protected sites, by causing more nitrogen and/or phosphorus to enter sewage treatment works and contribute to further eutrophication (excessive richness of nutrients in a lake or other body of water, frequently due to run-off from the land, which causes a dense growth of plant life). This results in a loss of biodiversity to the protected sites.

The types of additional development which may result in additional nitrogen and/or phosphorus and a decline in condition are all types of overnight accommodation which includes:

- a net gain in residential units;
- residential institutions, including student accommodation, boarding schools residential colleges and training centres;
- tourism accommodation including overnight tourist accommodation, including self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfasts, self-catering accommodation including holiday chalets and static caravan sites, caravan and touring holiday accommodation, camping/glamping sites, yurts, shepherd's hut, and 'pop' up or temporary camp sites;
- specialist housing e.g. care homes and retirement homes;
- commercial or industrial developments that include overnight accommodation;
- employment sites where employees will be hosted from outside of the catchment, and/or the development includes overnight accommodation.

Other types of business or commercial development, not involving overnight accommodation, will generally not need to be included in the assessment unless they have other (non-sewerage) water quality implications.

Whilst nutrient neutrality is only currently being applied to development that would result in a net increase in population served by a wastewater system, the Habitats Regulations requirements will apply to any plans or projects, including agricultural or industrial plans and projects that have the potential to release additional nitrogen and/or phosphorus into the system.

A case-by-case approach will need to be adopted for these. Early discussions with Natural England via their chargeable Discretionary Advice Service (DAS) are recommended [Developers: get environmental advice on your planning proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals)

### **Poole Harbour Catchment only**

The Nutrient Neutrality Statement should include details of arrangements for managing wastewater and surface water arising from the development; a nutrient budget calculation for nitrogen made using the Natural England nutrient calculator for Poole Harbour (the latest calculator is currently May 2024); and details (including how this mitigation will be delivered and secured in perpetuity) of the mitigation proposed to offset nutrient loading. If the mitigation proposed is the purchase of credits from an accredited third-party credit scheme, then details should also be provided by the applicant of the estimated cost of the total number of credits proposed to be purchased. Where appropriate applicants should take account of these costs when undertaking development viability assessment.

If the proposed mitigation strategy would necessitate a S106 agreement to secure it, then the applicant should submit Heads of Terms at validation of the application.

Please also see our website for any updates: [Nutrient Neutrality - Dorset Council](https://www.dorsetcouncil.gov.uk/consultations-and-communications/nutrient-neutrality)

### **Permitted development and prior approval applications.**

Note: If you are submitting an application for a grant of prior approval and/or certificate of lawfulness for a proposed use or operation or permitted development (which gives rise to new overnight accommodation) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) your development cannot commence without prior approval from the local planning authority according to Regulation 75 of the Habitats Regulations. See here for more information [Permitted Development and the Habitats Regulations \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/consultations-and-communications/permitted-development-and-the-habitats-regulations)

### **What is required**

A nutrient neutrality statement is required for all applications which include any of the above listed development proposals. The statement must identify any adverse effects on the integrity of the habitat and demonstrate how this impact will be mitigated through nutrient neutrality. The statement should be undertaken by a competent

person using Nutrient Neutrality Methodology and associated catchment calculators provided by Natural England.

**Why it's required**

Conservation of Habitats and Species Regulations 2017

## Additional requirements for minerals and waste applications as applicable.

### 44. Waste and minerals planning statements

The planning statement should set out the context and justification for the development, including:

- a description of the site (including access, existing uses and landscape, ecological and built features) and its surroundings (including any relevant historic, ecological and landscape designations or uses that may be a constraint);
- a description of the proposed development and a summary of any impacts of the development (including the activities that will be carried out on the site, hours of operations, phases of the development, physical dimensions, proposed appearance, vegetation affected, any proposed planting, and any other associated features or information necessary to describe the development and establish the impacts);
- reference to the relevant national and development plan policies and other guidance, and an assessment as to how the proposal is in accordance with these relevant policies and other guidance;
- when the justification and need of a proposal is considered to be a material planning consideration, reference to why the applicant considers there is a valid need should be included;
- an explanation of how the proposal meets the three dimensions of sustainable development and how any negative social, economic and environmental effects of the development will be mitigated, and the positive effects enhanced;
- for variations of conditions/minor material amendments, what changes are proposed and why;
- details of pre-application discussions and wider consultation with the community and statutory consultees; and
- a summary of the conclusions and recommendations of any specialist reports and research contained as part of the application, reflecting on the links and interactions between the issues covered, and stating clearly which recommendations are being taken forward (providing the detail of implementation) and which recommendations are not being taken forward and why. Depending on the scale of the development, it may be acceptable to

include the other information that is required by the Local List within the Planning Statement.

A **waste planning statement** should also include, where applicable:

- how the facility meets sustainable waste management, drives waste up the waste hierarchy and does not undermine movement up the waste hierarchy (prevent, reuse, recycle, other recovery and disposal);
- how the facility meets the spatial strategy of the Waste Plan 2019
- the maximum annual capacity of the facility and the types, quantities and sources of waste;
- a statement of how the facility meets Dorset's requirements, the need will need to be demonstrated if the proposal is not consistent with the Waste Plan 2019;
- details of the operational and processing methods, and if landfill, details of phasing and timeframes for filling;
- details of any residual materials and how they will be managed;
- details of how any energy produced will be utilised; and
- details of site management and monitoring procedures.

## 45. Site or block plan

Additional site and block plan requirements for minerals and waste applications when relevant.

### For Minerals Applications

- existing site and topographic survey (between 1:2500 and 1:100 as appropriate) including features such as green infrastructure, site levels, existing contours to OS datum (at 1m or 5m intervals as appropriate), buildings, existing watercourses, culverts, drainage ditches or ponds within or bounding the site showing, where appropriate, the direction of flow, public rights of way, overhead lines and roads within and adjacent to the site; any land within or adjoining the site which has been used for mineral working or associated development, including the position of working/tipping faces, areas restored etc and any related planning permission references, and the positions of trial pit's and boreholes;
- proposed working plans (between 1:2500 and 1:100 as appropriate) Including any areas of land to be excavated shown edged orange and any areas to be filled shown diagonally hatched, railway lines, watercourses, services, buildings, trees etc which are to remain undisturbed, proposals for the storage of topsoil, subsoil and overburden (other than screening bunds), proposals for screening

and landscaping the operations, including details of screening bunds (if temporary, include date of removal) and advance tree planting, the location of processing and other plant, stockpiles, buildings, offices, weighbridges, wheel cleaners, etc (note: the maximum height of stockpiles, plant and buildings should be indicated on drawings ), fencing and other security arrangements, the method, direction and phasing of working, extraction and filling, if relevant (Note: the estimated duration of each phase should be given); the position of any diverted watercourses, lagoons, leachate collection systems, sources of water supply, means of drainage and the position of any water discharges going to existing watercourses; full details of the vehicular access route from the site to the public highway, details of proposed measures to divert, remove or avoid overhead lines and other services, or stop off, remove or divert public rights of way including footpaths and bridleways; for underground mining proposals the position of all mine entries (including ventilation shafts etc), areas likely to be subject to subsidence and areas to be left unworked to provide support; and in addition, for oil and gas proposals, where relevant, the intended route of the survey, the location of boreholes and wells and the siting of processing and distribution facilities including screening, landscaping and design;

- proposed finished floor and site levels, contours and heights of the application site and adjacent land relating to OS datum (1:50 or 1:100);
- detailed junction layouts showing the width of road, means of construction turning radii and visibility splays (at 1:50 or 1:100);
- restoration, Aftercare and Afteruse Plan(s) (where relevant) (between 1:2500 and 1:100 as appropriate) including: the final contours of land (with typical gradients indicated and with contours normally extended for a distance of at least 250 metres outside the site to illustrate the relationship of the restored land to the surrounding topography); the replacement depths of soil and their sources annotated; the position of any permanent water features, together with estimated depths of water annotated and details of typical marginal treatment; proposals for the drainage of the land, if known, including the position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses; the position of existing trees, shrubs and hedges to be retained on site following the completion of operations and details of trees etc to be planted; hedges, fencing, or boundary treatments and any other landscaping proposals and provision for public or other access.

### **For Waste Applications**

- existing site and topographic survey (between 1:2500 and 1:100 as appropriate) including features such as green infrastructure, site levels, existing contours to OS datum (at 1m or 5m intervals as appropriate), buildings, existing watercourses,

culverts, drainage ditches or ponds within or bounding the site showing, where appropriate, the direction of flow, public rights of way, overhead lines and roads within and adjacent to the site; any land within or adjoining the site which has been used for waste management or associated development, including the location of any deposits of waste, areas restored etc and any related planning permission references, and the positions of trial pit's and boreholes;

- proposed working plans (between 1:2500 and 1:100 as appropriate) Including any areas of land to be excavated shown edged orange and any areas to be filled shown diagonally hatched, railway lines, watercourses, services, buildings, trees etc which are to remain undisturbed, proposals for the storage of topsoil, subsoil and overburden (other than screening bunds), proposals for screening and landscaping the operations, including details of screening bunds (if temporary, include date of removal) and advance tree planting, the location of fixed plant, stockpiles, buildings, offices, weighbridges, wheel cleaners, etc (note: the maximum height of proposed plant and buildings should be indicated on drawings), fencing and other security arrangements, the method, direction and phasing of working, extraction and filling, if relevant (Note: the estimated duration of each phase should be given); the position of any diverted watercourses, lagoons, leachate collection systems, sources of water supply, means of drainage and the position of any water discharges going to existing watercourses; full details of the vehicular access route from the site to the public highway, details of proposed measures to divert, remove or avoid overhead lines and other services, or stop off, remove or divert public rights of way including footpaths and bridleways;
- proposed finished floor and site levels, contours and heights of the application site and adjacent land relating to OS datum (1:50 or 1:100);
- detailed junction layouts showing the width of road, means of construction turning radii and visibility splays (at 1:50 or 1:100);
- restoration, Aftercare and Afteruse Plan(s) (where relevant) (between 1:2500 and 1:100 as appropriate) including: the final contours of land (with typical gradients indicated and with contours normally extended for a distance of at least 250 metres outside the site to illustrate the relationship of the restored land to the surrounding topography); the replacement depths of soil and their sources annotated; the position of any permanent water features, together with estimated depths of water annotated and details of typical marginal treatment; proposals for the drainage of the land, if known, including the position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses; the position of existing trees, shrubs and hedges to be retained on site following the completion of operations and details of trees etc to be planted; hedges, fencing, or boundary

treatments and any other landscaping proposals and provision for public or other access.

#### **46. Existing and proposed cross sections, site levels and floor levels**

Additional site and block plan requirements for minerals and waste applications when relevant.

Information/plans should:

- show existing and proposed sections in context with surrounding buildings/structures/topographical features. The scale/height of such features should be accurate (e.g., 1:50 or 1:100);
- Include representative sections showing existing and final restoration surface levels with an indication of likely settlement. Where extraction of minerals is to take place, the maximum depth of the excavation and where applicable, the position of the water table and quarry faces should be shown;
- for mineral working, representative sections and borehole diagrams should be submitted which differentiate between topsoil, subsoil, overburden and mineral and describe the characteristics and thickness of each;
- in the case of mineral extraction trial pit/borehole information should also include the thickness and characteristics of the mineral(s) to be extracted and any interbedded waste materials which need to be removed, the underlying geology and the position of the water table;
- in the case of topsoil, subsoil, overburden and tips, the profiles and gradients of mounds should be shown;
- show finished floor and site levels;
- major dimensions; and
- spot heights and levels related to OS datum.

#### **47. Blasting and vibration assessment**

##### **When it's required**

For minerals proposals that involve quarry blasting or other significant sources of vibration.

##### **What is required**

A blasting and vibration assessment which includes:

- the location, scale and nature and frequency of the blasting or other source of vibration the development will generate;

- the assessment methodology and any modelling methods;
- sensitive locations and receptors;
- the basis for assessing impact and determining the significance of an impact;
- the predicted vibration impacts at sensitive receptors;
- details of any mitigation and management measures proposed; and
- monitoring arrangements.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Environment Agency: Groundwater protection: principles and practice GP3

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **48. Construction management plan/site management plan**

### **When it's required**

For all applications when construction will result in a conflict, disturbance or significant impact on:

- neighbours;
- other road users;
- sensitive wildlife designations; or
- sensitive landscape designations.

Important: Public rights of way must be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. See:

[Other important considerations](#)

### **What is required**

A scheme which details how on-site construction impacts will be managed, particularly on neighbouring properties, sensitive uses, biodiversity and the highway network. It is likely the plan, with accompanying drawings, will need to include, as appropriate:

- timetable/programme of works;
- measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles];

- days and hours of building operations and deliveries;
- location of loading, unloading and storage of plant and materials;
- location of contractor compound and facilities;
- provision of boundary fencing/hoarding;
- measures to protect and manage existing trees, hedgerows and other protected vegetation/wildlife habitats and protected species during construction, including location and type of fencing, method statements and timing of operations to avoid adverse effects on species and habitats (unless included in other documents);
- parking of vehicles of site personnel, operatives and visitors;
- wheel washing; and
- dust control.

Where relevant to the proposal the following information must also be included:

- sustainable procurement measures used to minimise the generation of waste during the construction process;
- the types and quantities of waste that will be generated during the demolition and construction phases and the measures to ensure that the waste is managed in accordance with the waste hierarchy; and
- the types and quantities of waste that will be generated during the operational phase of the development and measures to ensure that the waste is managed in accordance with the waste hierarchy.

### **Why it's required**

National Planning Policy Framework

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

Planning Practice Guidance: Waste.

## **49. Hydrological and Hydrogeological Assessment**

### **When it's required**

Minerals and waste applications that:

- involve significant excavations or other ground works, dewatering, or water abstraction; or
- propose to infill land.

### What is required

A Hydrological and Hydrogeological Assessment which includes:

- details of existing groundwater levels;
- impacts of the development on existing water levels;
- mitigation measures and management of such impacts; and
- for applications within a groundwater source protection zone, a risk assessment will be required considering the impact on water quality and resources.

For applications involving dewatering or abstraction, the assessment should also include:

- calculations of the extent and volumes of dewatering;
- details of topography and surface drainage, artificial ground, superficial deposit's, landslip deposit's, rockhead depth, bedrock geology and details of any borehole reports including any information about both licensed and unlicensed abstractions, where necessary;
- details of the natural water table including its depth, source catchment areas and characteristics;
- consideration of the potential impact upon any wetland SSSI;
- evidence that third parties will not be affected by the dewatering, and where there is a potential impact upon public and private water supplies, water bodies or watercourses details of mitigating measures must be included in the application;
- details of proposed methods of dewatering and proposed methods of water disposal;
- proposed measures to control potential pollution to protect ground and surface water; and
- any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses.

Monitoring of the existing water regime for at least 12 months prior to submission of the application may be necessary to ensure that surface and ground water can be safeguarded.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Environment Agency: Groundwater protection: principles and practice GP3

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **50. Mineral working scheme**

### **When it's required**

All applications for the winning and working of minerals (proportionate and specific to the development).

### **What is required**

- details of the methods of extraction which should be illustrated on sectional drawings and cross referenced to the Working Plan;
- information relating to the proposed duration of extraction and details of proposed start and end dates and phasing;
- details of the total amount of minerals to be extracted (tonnes or cubic metres as appropriate) and of this, the likely total quantity of which will be saleable. Where known, the end use of the material. Where more than one mineral type is involved, information should be provided in respect of each mineral type;
- details of the agricultural grade of any land being affected either by extraction or by material waste deposition (Grades 1 to 5) and a clear indication of how the agricultural grade of the soil has been determined (e.g., using Agricultural Land Classification Maps or other surveys). Information should also include the approximate thickness and estimated total volumes of the topsoil and subsoil existing on the site (average and ranges), the approximate average thickness and total volumes and nature of any overburden to be removed, and the provision to be made for the temporary separate storage of each type of soil, including the location and design of all soil and overburden storage mounds;
- if the proposal involves minerals with special characteristics or properties or is needed to fulfil a specific commercial or market need, applicants should provide details of this. If this type of information is submitted, applicants should

also provide details of the procedures undertaken to assess the quality and quantity of the material (including the location of boreholes, trenches, etc.);

- details should be given of the proposed phasing of operations at the site related to drawings showing proposed operations at each phase, including details of the maximum depths of surface workings across the site and their relationship to the seasonal levels of the water table and whether dewatering or pumping will occur;
- details, including timing, of any progressive working and restoration of the site and any relevant adjoining land should be provided, showing how these minimises the amount of land taken out of agriculture or other use at any one time and how they facilitate the early restoration of the site; and
- details of wastes arising from main extraction operations including the nature of wastes and estimated total quantity produced (excluding overburden) should be provided, including the proportion of wastes to be retained on site. Methods of disposal of wastes not retained on the site should also be given.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **51. Mineral processing proposals**

### **When it's required**

All applications for development involving the processing of minerals (proportionate and specific to the development).

### **What is required**

- details of the quantity of raw mineral to be processed on the site itself (maximum and average tonnes per annum), and the nature and annual maximum amounts of any other material(s) proposed to be brought onto the site for processing or storage;
- details of the nature and form of the processed mineral products including the maximum proposed outputs per annum, the normal and maximum working

capacity of the processing plant should be provided in terms of maximum tonnes per hour;

- a description of the nature and quantities of waste resulting from processing and the proposed methods of disposal;
- details of any off-site processing plants or waste disposal sites, their location and the percentage of material extracted which is to be processed off the site and the method of transporting material from the extraction area to the processing or disposal area; and
- details of the processing facility layout and components, i.e., the location of plant, buildings, and ancillary structures, e.g., weighbridge, wheel cleaning, sheeting bays, the vehicle circulation arrangements, details of proposed diversion routes of infrastructure, and location of site drainage and discharge arrangements.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **52. Minerals Resources Assessment**

### **When it's required**

For minerals applications within or likely to affect a Mineral Safeguarding Area where the applicant wishes to demonstrate that a mineral resource or mineral infrastructure is not of current or potential economic value.

### **What is required**

The scope should be agreed in advance with Dorset Council, but may need to include:

- an appraisal of the geology of the site and its surroundings and current or previous mineral working and extant mineral planning permissions;
- evaluation of available mineral exploration data;
- evaluation of the extent of current extraction of the mineral resource underlying the site and its continued supply in the foreseeable future;
- the scope for prior extraction of the resource in advance of non-mineral development;

- assessment of the current and future economic and/or heritage value of the mineral resource, based on the above information, and its relative value in comparison with the proposed non- mineral development in order to inform the Council prior to it determining the application; and
- in some instances, the results of physical site investigation including boreholes or trial pits.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Minerals Strategy - Mineral Safeguarding Area

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan 2019

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **53. Mine or underground quarry proposals statement**

### **When it's required**

All applications for the winning and working of minerals by underground means (proportionate and specific to the development).

### **What is required**

A statement of underground working proposals including:

- details (including suitable plans drawing and illustrations) of the mineral deposits to be worked including their extent and distribution, depths, thicknesses and structure and the nature and geotechnical characteristics of the overburden and interburden relevant to the proposed working scheme;
- the minimum and maximum depth(s) of extraction throughout the site;
- a description of the proposed method of mining or underground quarrying (e.g., longwall, retreat, highwall, room and pillar or solution) including mine layout, extraction ratios, mine geometry, method of working, passive and active ground support measures and ventilation proposals;
- details of anticipated mineral yield from extraction operations and rates of production of mineral and waste;
- details of mineral waste management proposals including underground waste management such as backfilling / backstowing proposals (including methodology, phasing, and rates and quantities and nature of waste materials involved);

- details of rates and quantities of waste to be brought to the surface including type of waste, physical and chemical properties (including what proportion is inert), transportation methodologies, and proposals for final disposal including their nature and location;
- a geotechnical assessment of the proposed working methodology and its implications in terms of potential ground subsidence, including the suitability of the proposed working methods, mine design and passive and active ground support measures, and any residual short or long (i.e., following mine closure) term risk of ground subsidence including its potential nature and extent over time and area most likely to be affected; and
- details including plans and sections of surface developments such as mine accesses/portals, headgear, services, surface vehicular access routes and ventilation shafts.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **54. Mine or underground quarry closure proposals statement**

### **When it's required**

All applications for the winning and working of minerals by underground means (proportionate and specific to the development).

### **What is required**

In addition to the normal mineral site restoration and aftercare and after use details, a statement including:

- proposals for the treatment of mine openings on the cessation of mining operations, such as for covering, capping, plugging and/or filling, or gating or grilling of openings; and
- any measures to facilitate the use of any areas of underground workings by bats and maintain access for geo-conservation purposes.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

## **55. Restoration and aftercare scheme**

### **When it's required**

All applications for permission for the winning and working of minerals (including S73 applications) and waste involving landfill (proportionate and specific to the development).

### **What is required**

Where restoration of the site or part of the site is likely to take place within 12 months of the commencement of working, applicants should provide full details of the proposed scheme of restoration and aftercare. Person(s) responsible for carrying out these steps should be identified. It is expected that heathland aftercare schemes will run for a minimum of 10 years to account for the time needed to establish this type of habitat.

An outline strategy for an aftercare scheme covering, as appropriate, the following aftercare steps:

- timing and pattern of vegetation establishment: A brief description of sequence of vegetation establishment over the full aftercare period, e.g., details of species composition, stock type and size, spacing, method, timing and position of planting;
- for nature conservation, proposed method of vegetation establishment (natural colonisation, turf transplants, seeding etc). Include a ground plan showing where different species are to be planted. Where a range of options are to be retained this should be made clear;
- cultivation practices: An outline of the range of cultivations likely to be undertaken. The need for flexibility is recognised in view of changes over time in the design and availability of machinery;
- secondary treatments: A general statement of intent to undertake secondary treatments such as moling, subsoiling and stone-picking, accompanied by criteria for determining the need for such treatments;
- drainage: This should cover any commitments in principle to undertake under-drainage; plus, commitments to carry out any necessary maintenance works or temporary drainage measures;
- management of soil fertility, weeds, etc: including the basis for determining needs for management; and
- details, where relevant, of fencing, provision of water for livestock and management of water areas.

### **Why it's required**

National Planning Policy Framework - Section 17 – Facilitating the sustainable use of minerals

Planning Practice guidance

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **56. Pollution control statement**

### **When it's required**

For all minerals and waste applications.

### **What is required**

This should contain summaries of, and references to, other documents and contain an assessment of the following impacts and how they will be controlled, mitigated and monitored:

- mud and waste on the public highway;
- odour, dust and bio-aerosols;
- birds/flies/vermin/litter;
- noise;
- surface and ground water pollution;
- spillages/seepages; and
- soil.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **57. Public rights of way statement**

### **When it's required**

Minerals and waste applications for development that could have any implications on a public right of way.

### **What is required**

A public rights of way statement which includes:

- an assessment of the impact of the development on the rights of way network, and
- proposed measures to compensate for adverse impacts, such as the diversion or enhancement of a Public Right of Way within or adjoining the development, including proposed new routes.

### **Why it's required**

Planning Practice Guidance: Public rights of way and National Trails

Planning Practice

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **58. Site reclamation scheme**

### **When it's required**

All applications for permission for the winning and working of minerals (including S73 applications) (proportionate and specific to the development) and for waste involving landfill/land raising.

### **What is required**

A Site Reclamation Scheme must include a statement and plans detailing:

- details of the proposed restored landscape including landform, land cover and landscape features, showing how they link and relate to the contours and features of the surrounding area and how the design responds to the character of the landscape context;
- how the proposals would improve and connect with the green infrastructure network including ecological requirements identified in the Wildlife Report, ensuring ecological functionality of the wider landscape and access for informal recreation;
- stripping of soils and soil making materials and either their storage or their direct replacement (i.e., restoration) on another part of the site;
- filling operations (if required including HGV movement details).

- restoration; and
- aftercare;

Including the following information:

- projected plan of contours and final levels of the site: the intended final landform, gradients and drainage of the site should be designed and specified, including the design of any water features and geological features to be retained;
- areas to be restored to agriculture, forestry and amenity (including nature conservation) uses;
- the phasing and timescale of the working, restoration and aftercare;
- the methods of filling where appropriate, types of fill and materials proposed (e.g., controlled wastes, mine and quarry wastes etc);
- Proposals for the restoration of the land surface;
- at least an outline strategy for the aftercare of the restored land (see below); and
- a statement of the intended after use(s).

Details should be provided of the depth and nature of topsoil's, subsoils and overburden on the site and the methods of stripping, transporting and restoring these soils. The details of

the proposed soil materials to be restored should include the total amounts and average thickness to be spread of topsoil, subsoil and overburden or other soil making material, and include, where appropriate, schemes for retrieving and utilising soil making materials from overburden.

If water areas are to be created, then the applicant should provide estimates of the intended depths and areas of water, hydrology and water quality. The submitted scheme should include the proposed profiles of banks, creation of any islands, and the treatment and planting of water and land margins.

- measures for the management of emissions (including gases and liquids);

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## **59. Statement of oil and/or gas exploration proposals**

### **When it's required**

All applications for oil and/or gas exploration development.

### **What is required**

A statement including:

- details of the methods to be used for oil/gas exploration; and
- if seismic methods are to be used which require the use of small sub- surface detonations ('blasting'), the statement should provide information on the depth of charge, maximum instantaneous charge and the location of boreholes. Information should also be given relating to the proposed maximum and average number of blasts per day and likely ground vibrations at nearest affected residential (or other sensitive) properties.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **60. Statement of oil and/or gas borehole drilling proposals**

### **When it's required**

All applications for oil and/or gas development involving the drilling and/or use of boreholes or wells (proportionate and specific to the development).

### **What is required**

A statement including:

- the criteria used for selecting the number of, and sites for, boreholes;
- details of the equipment to be used, the expected number and depth of boreholes, site design and access, likely traffic generation and routing, measures for pollution prevention, the disposal methods for drilling wastes, the control of emissions, including noise, dust and exhaust fumes, and details of lighting of the rig during drilling operations;
- site restoration proposals;
- details of the duration of operations including anticipated start dates and likely completion dates; and
- details of any well testing that may prove to be necessary.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **61. Statement of oil and/or gas appraisal development**

### **When it's required**

All applications for oil and/or gas appraisal development.

### **What is required**

A statement including:

- details to show how the proposals minimise the number of additional well sites to be used to appraise a hydrocarbon bearing structure; and
- the potential of proposed drilling sites for use as production facilities.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **62. Statement of oil and or gas production proposals**

### **When it's required**

All applications for oil and/or gas production development (proportionate and specific to the development).

### **What is required**

A statement including:

- the projected life of the field and production rates;
- details of the proposals for the transportation of hydrocarbons from well sites (including infield pipelines), processing facilities and storage and dispatch facilities, and all other required oilfield infrastructure;
- oil spill contingency plans and measures for the protection of surface and ground water;

- methods taken to prevent air pollution by gases;
- measures taken to prevent noise pollution;
- methods used to dispose of drilling wastes, any test oil and other wastes arising (including the anticipated location of disposal facilities);
- prevention of light pollution;
- prevention/mitigation of visual impacts;
- prevention/mitigation of traffic impacts; and
- the duration of operations including anticipated start dates and likely completion dates.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **63. Statement of oil and/or gas development site decommissioning, restoration and aftercare proposals**

### **When it's required**

All applications for oil and/or gas exploration development (proportionate and specific to the development).

### **What is required**

In addition to the normal mineral site restoration and aftercare and after use details, a statement including:

- the estimated costs of undertaking the final decommissioning, restoration and aftercare of the proposed development and the financial provision being made for these costs;
- the projected timescales for decommissioning and restoration including, where relevant, the predicted 'cessation of production' dates for well sites and the timing and phasing of decommissioning of oilfield/gas field infrastructure; and
- the methodology for the decommissioning of the relevant infrastructure including plugging and abandonment of wells, decommissioning of infrastructure, pollution control, waste processing and disposal and resultant traffic generation.

### **Why it's required**

National Planning Policy Framework

Planning Practice Guidance: Minerals

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

## **64. Utilities site survey/assessment**

### **When it's required**

For minerals and waste applications when proposed development or construction activity will affect the route of existing utilities

### **What is required**

A site survey for infrastructure such as electricity overhead lines, underground cables, drainage infrastructure, hazardous substances, gas supplies, or substations that could be affected either by the proposed development or by its construction activity should be included.

The survey should set out what is proposed and contain an assessment of potential impacts and how they will be mitigated on the site and within the landscape.

### **Why it's required**

National Planning Policy Framework

The Council's adopted development plans and Dorset Local Plan (draft)

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)

Bournemouth, Dorset and Poole Minerals Strategy (2014)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

## APPENDIX 1- Matrix for landscape and visual impact assessment requirements

Location	Within AONB (or within 500m of AONB boundary) Outside DDBs	Within AONB (or within 500m of AONB boundary) Within Rural DDBs	Within AONB (or within 500m of AONB boundary) Within Urban DDBs	Outside AONB Outside DDBs	Outside AONB Within Rural DDBs	Outside AONB Within Urban DDBs
Development Type						
Development with an overall height of 20m or more						
Development with an overall height of 15m or more			*			*
Development of 10 or more dwellings; with a floorspace of 1000m <sup>2</sup> or more; or a site area of 1ha or more in size.			*		*	
Previously undeveloped (greenfield) sites with a site area of 0.5ha or more		*				

LVIA required

LVIA not required

\* If edge of settlement (abutting Defined Development Boundary (DDB)) LVIA is required.

**Notes:**

- 1.Despite falling outside these criteria, development may require LVIA as part of an Environmental Impact Assessment(EIA). This will be subject to a separate screening exercise.
- 2.LVIAs should be proportionate to the development they are assessing, ranging from a full LVIA as part of EIA, to a short, focused LVA (Landscape and Visual Appraisal) of the impacts on a certain characteristic or view.
- 3.“It is required that LVIA’s are carried out by a Landscape Architect in accordance with the Guidelines for Landscape and Visual Impact Assessment third edition Landscape Institute and Institute of Environmental Management and Assessment 2013”
- 4.Visual representations of development proposals should be produced in accordance with Landscape Institute Technical Guidance Note 06/19.

Version 7 updated 20.12.2021.

**Settlements  
with DDBs  
(Existing LPs)**

**Urban DDBs (alphabetical)**

Beaminster
Blandford
Bridport
Chickerell
Corfe Mullen
Dorchester
Ferndown
Gillingham
Lyme Regis
Portland
Shaftesbury
Sherborne
St Leonards & St Ives
Stalbridge
Sturminster Newton
Swanage
Upton
Verwood
Wareham
West Moors
Weymouth
Wimborne Colehill

**Rural DDBs (alphabetical)**

Alderholt
Bere Regis
Bishops Caundle
Bourton
Bovington
Bradford Abbas
Briantspuddle
Broadmayne West Knighton
Broadwindsor

Buckland Newton
Burton Bradstock
Cerne Abbas
Chaldon Herring
Charlton Down
Charlton Marshall
Charminster
Charmouth
Child Okeford
Church Knowle
Corfe Castle
Cranborne
Crossways Moreton Station
East Lulworth
East Stour
Evershot
Fontmell Magna
Furzehill
Gaunts Common
Gussage All Saints
Gussage St Michael
Harmans Cross
Hazelbury Bryan
Hinton Martell
Holt
Horton
Iwerne Minster
Kimmeridge
Kingston
Langton Matravers
Lytchett Matravers
Lytchett Minster
Maiden Newton Higher Frome Vau
Marnhull
Milborne St Andrew

Milton Abbas
Mosterton
Motcombe
Nottington
Okeford Fitzpaine
Piddletrenthide
Pimperne
Portesham
Puddletown
Ridge
Salway Ash
Sandford
Shapwick
Shillingstone
Sixpenny Handley
Stoborough
Stourpaine
Studland
Sturminster Marshall
Thornford
Three Legged Cross
Trent
Walditch
West Lulworth
Winfrith Newburgh
Winterborne Kingston
Winterborne Stickland
Winterborne Whitechurch
Winterbourne Abbas Steepleton
Woodlands
Wool East Burton
Worth Matravers
Yetminster



