

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS



PLANNING APPLICATION REQUIREMENTS

Adopted 18th March 2019 Dorset County Council until 31 March 2019

And for

Dorset Council from 1st April 2019

Dated 18th February 2019

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

For other applications that do not involve minerals and waste development please see separate validation checklists.

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Minerals Development

INTRODUCTION

The current local planning authorities to whom this document will apply from 18th March 2019 comprise the following Councils:-

West Dorset District Council
East Dorset District Council
North Dorset District Council
Weymouth and Portland Borough Council
Purbeck District Council
Dorset County Council

From 1st April these 6 authorities will be replaced by a single local planning authority in the form of Dorset Council.

To apply for planning permission or consent from existing local planning authorities in Dorset or to the new Dorset Council 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.

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** which is mandatory information required before your application can be registered and matters which are included on the list of **Local Requirements**. Together these set out the minimum information necessary for an application to be deemed valid.

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MINERALS APPLICATION LOCAL VALIDATION REQUIREMENTS

1. PLANS, DRAWINGS AND SURVEYS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Plans	All minerals development applications (where relevant)	<p>Plans to include, where relevant:</p> <ul style="list-style-type: none"> • Site location Plan (between 1:2500 and 1:10,00 as appropriate); • Existing and proposed site layout (between 1:50 or 1:2500 as appropriate); • 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 pits 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 	<p>Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015</p> <p>Planning Practice Guide: Making an application</p>

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		<p>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.</p> <ul style="list-style-type: none"> • 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); • Existing and proposed floor plans (1:50 or 1:100); • Roof plans (1:50 or 1:100); and • Detailed junction layouts showing the width of road, means of 	

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		<p>construction turning radii and visibility splays (at 1:50 or 1:100).</p> <ul style="list-style-type: none"> • 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. <p>All plans/drawings should:</p> <ul style="list-style-type: none"> • 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 the proposal in context with the adjacent land and its uses; 	

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		<ul style="list-style-type: none"> • be at an appropriate scale and include a scale bar and calibration scale; • show all major dimensions, including distances from boundaries or key features; • show a north point; and • have a unique drawing reference number and title (when a plan is revised, a revision number should also be shown). 	
Elevations	All applications proposing new or altered buildings or structures	These should: <ul style="list-style-type: none"> • show all sides of the proposed/affected buildings/structure including all window and door openings; • show existing and proposed elevations (e.g. 1:50 or 1:100); • give details of proposed materials; • major dimensions; and • address the above formatting points for Plans. 	Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015 Planning Practice Guide: Making an application
Existing/Proposed cross sections	Applications: <ul style="list-style-type: none"> • proposing altered land levels; • where topography is key to the site; or • where the relationship of existing buildings, mature vegetation or other distinctive features with or surrounding the sites is required to be shown. 	These should: <ul style="list-style-type: none"> • 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; 	Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015 Planning Practice Guide: Making an application

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		<ul style="list-style-type: none"> • 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; and • 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; • spot heights and levels related to OS datum; • address the above formatting points for plans/drawings. 	
Utilities Site Survey	All applications	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.	National Planning Policy Framework

2. PLANNING STATEMENT

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Planning Statement	All applications (proportionate and specific to the development)	<p>The planning statement should set out the context and justification for the development, including:</p> <ul style="list-style-type: none"> • 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 	<p>National Planning Policy Framework</p> <p>Planning Practice Guidance: Determining an application</p>

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		<p>designations or uses that may be a constraint);</p> <ul style="list-style-type: none"> • 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 	

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		<p>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.</p> <p>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.</p>	
Community Consultation Statement	All applications, particularly where a boundary is shared with a private residential or sensitive use (proportionate and specific to the development)	<p>The statement should include:</p> <ul style="list-style-type: none"> • 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. <p>If consultation is not carried out, the reasons as to why it has not taken place should be included in the application.</p>	NPPF

MINERAL WORKING PROPOSALS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Mineral Working Scheme	All applications for the winning and working of minerals (proportionate and specific to the development)	<ul style="list-style-type: none"> • 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 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>

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		<p>mineral type is involved information should be provided in respect of each mineral type;</p> <ul style="list-style-type: none"> • 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 involve 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 	

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		<p>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.</p> <p>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.</p>	

MINERAL PROCESSING PROPOSALS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Mineral Processing Proposals	All applications for development involving the processing of minerals (proportionate and specific to the development)	<ul style="list-style-type: none"> • 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 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>

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		<p>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. ,</p> <ul style="list-style-type: none"> • 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. 	

MINING OR UNDERGROUND QUARRYING PROPOSALS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Mine or Underground Quarry Proposals Statement	All applications for the winning and working of minerals by underground means (proportionate and specific to the development)	<p>A statement of underground working proposals including:</p> <ul style="list-style-type: none"> • 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; 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>

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		<ul style="list-style-type: none"> • 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 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. • details including plans and sections of surface developments such as mine accesses/portals, headgear, services, surface vehicular access routes and ventilation shafts. 	
<p>Mine or Underground Quarry Closure Proposals Statement</p>	<p>All applications for the winning and working of minerals by underground means (proportionate and specific to the development)</p>	<p>In addition to the normal mineral site restoration and aftercare and afteruse details, a statement including:</p> <ul style="list-style-type: none"> • 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, 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>

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		<ul style="list-style-type: none"> any measures to facilitate the use of any areas of underground workings by bats, and maintain access for geo-conservation purposes. 	
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OIL AND GAS DEVELOPMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Statement of Oil and/or Gas Exploration Proposals	All applications for Oil and/or Gas Exploration Development	A statement including: <ul style="list-style-type: none"> details of the methods to be used for oil/gas exploration; 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. 	BDP Minerals Strategy 2014 Planning Practice Guidance: Minerals
Statement of Oil and/or Gas Borehole Drilling Proposals	All applications for Oil and/or Gas Development involving the drilling and/or use of boreholes or wells (proportionate and specific to the development)	A statement including: <ul style="list-style-type: none"> 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; 	BDP Minerals Strategy 2014 Planning Practice Guidance: Minerals

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		<ul style="list-style-type: none"> • details of any well testing that may prove to be necessary. 	
Statement of Oil and/or Gas Appraisal Development	All applications for Oil and/or Gas Appraisal Development	<p>A statement including:</p> <ul style="list-style-type: none"> • Details to show how the proposals minimise the number of additional well sites to be used to appraise a hydrocarbon bearing structure; • the potential of proposed drilling sites for use as production facilities. 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>
Statement of Oil and/or Gas Production Proposals	All applications for Oil and/or Gas Production Development (proportionate and specific to the development)	<p>A statement including:</p> <ul style="list-style-type: none"> • The projected life of the field and production rates; • details of the proposals for the transportation of hydrocarbons from wellsites (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; and • prevention/mitigation of traffic impacts; • the duration of operations including anticipated start dates and likely completion dates. 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>
Statement of Oil and/or Gas Development Site Decommissioning, Restoration and	All applications for Oil and/or Gas Exploration Development (proportionate and specific to the development)	<p>In addition to the normal mineral site restoration and aftercare and afteruse details, a statement including:</p> <ul style="list-style-type: none"> • the estimated costs of undertaking the final 	<p>BDP Minerals Strategy 2014</p> <p>Planning Practice Guidance: Minerals</p>

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Aftercare Proposals		<p>decommissioning, restoration and aftercare of the proposed development and the financial provision being made for these costs;</p> <ul style="list-style-type: none"> • the projected timescales for decommissioning and restoration including, where relevant, the predicted 'cessation of production' dates for wellsites and the timing and phasing of decommissioning of oilfield/gasfield infrastructure; • 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. 	

3. ENVIRONMENTAL INFORMATION

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Landscape and Visual Impact Assessment	All minerals applications likely to result in significant effects on the landscape and/or visual amenity	<p>A Landscape and Visual Impact Assessment prepared in accordance with the latest best practice guidelines for landscape and visual impact assessment published by the Landscape Institute/IEMA and carried out by a suitably qualified landscape professional.</p> <p>Minimum requirements are, where relevant:</p> <ul style="list-style-type: none"> • the landscape study area and a Zone of Theoretical Visibility (ZTV) to establish the potential extent of visual impact of the proposals; • a consideration of the landscape and visual context, with reference to relevant landscape character assessments; • an assessment of effects on the landscape; 	<p>Planning Practice Guidance: Landscape</p> <p>DCC's Landscape webpages have links to various guidance notes and information</p> <p>Landscape Institute / IEMA (2013): Guidelines for Landscape and Visual Impact Assessment. 3rd edition.</p> <p>BDP Minerals Strategy 2014</p>

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		<ul style="list-style-type: none"> • an assessment of effects on views/visual amenity, using photographs, visualisations and photomontages that is appropriate and proportionate to the likely significance of effects on the landscape and visual resource. Where viewpoints/photomontages/visualisations are produced, a hard copy of these, printed at the correct size, should be provided; • details of mitigation measures to avoid or reduce any negative impact of the development upon the landscape and any measures to enhance the landscape character; and • presentation of the above in a succinct, focused and well-illustrated report including a non-technical summary. <p>Applicants are strongly encouraged to agree the scope of the LVIA (including number and location of viewpoints) through consultation with us and, if appropriate, other relevant consultation bodies.</p> <ul style="list-style-type: none"> • A Cumulative landscape and/or Visual Impact Assessment (CLVIA) will be required where the impacts could be greater in combination with other developments (of any type and at any stage) in the area. An assessment of cumulative effects using best practice methods and credible evidence should be conducted. 	
Landscape Proposals and Mitigation Plan	All minerals applications where the proposals could harm the character or appearance of the area; and/or where significant existing vegetation is to be removed.	The Landscape Proposals and Mitigation Plan should be proportionate to the size of the scheme and its impacts, and should include (where relevant): <ul style="list-style-type: none"> • A plan detailing the proposed external works including hard and soft landscaping and all other measures that will become 	<p>Planning Practice Guidance: Natural Environment</p> <p>Dorset’s Landscape Character Assessments</p> <p>BDP Minerals Strategy 2014</p>

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		<p>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;</p> <ul style="list-style-type: none"> • 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 (eg. 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 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. 	
Arboricultural Survey and Tree Protection Plan	All minerals applications where the proposals have the potential to affect trees or hedges on or off the site.	<p>A tree survey including:</p> <ul style="list-style-type: none"> • a plan detailing the location of all trees on the site and those that may be affected that are adjacent to the site, identifying: - trees for retention; - trees scheduled for removal; - any trees covered by a Tree Protection Order; - root Protection Areas of trees likely to be affected by the development; - areas to be protected from construction operations showing the location of tree protection fencing; • where trees are scheduled for removal or could be impacted by the development, a survey and categorisation of existing trees should be conducted and their 	<p>Paragraph 118 of the NPPF</p> <p>BS5837:2012 Trees in Relation to design, demolition and construction</p> <p>BDP Minerals Strategy 2014</p>

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		<p>current condition and the potential impact of the development on their health should be assessed;</p> <p>A Tree Protection Plan including:</p> <ul style="list-style-type: none"> • details of how the tree and the roots will be protected during construction; and • A full Arboricultural Method Statement (AMS) where the development is within the root protection area of a tree. • the AMS should evidence that the proposal is technically feasible, referring to the “Heads of Terms” as defined within BS 5837: 2012. <p>These documents should be completed in accordance with BS5837:2012 Trees in Relation to design, demolition and construction</p>	
Biodiversity Appraisal and Biodiversity Mitigation Plan	All minerals applications where the proposals have the potential significantly to affect ecological resources (proportionate and specific to the development)	<p>A site Biodiversity Appraisal undertaken and prepared by competent persons with suitable qualifications and experience and be carried out at an appropriate time and month of the year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available, which must:</p> <ul style="list-style-type: none"> • Record which habitat, species and features are present on and, where appropriate, around the site; • Identify the extent/area/length present; • Map the distribution on site and/or in the surrounding area shown on an appropriate scale plan. • indicate any significant biodiversity, ecological or geological conservation interests and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2017 or other animals protected under their own 	<p>Section 15 of the NPPF</p> <p>European and National Wildlife Legislation</p> <p>Circular 06/05: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system (2005)</p> <p>BDP Minerals Strategy 2014</p>

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		<p>legislation, for example the Protection of Badgers Act 1992;</p> <ul style="list-style-type: none"> • include a bat survey where there is judged to be potential for bats to be affected. <p>A Biodiversity Mitigation Plan including a detailed assessment of potential significant impacts, direct and indirect, of the proposed development on biodiversity (including via hydrological or hydrogeological impacts) and proposals for their avoidance or mitigation, and any necessary measures for compensation and enhancement of habitats.</p>	
Flood Risk Assessment	<p>A Flood Risk Assessment (FRA) will be required to accompany minerals planning applications for the following development proposals:-</p> <ul style="list-style-type: none"> • Operational development on a site with an area of 1 hectare or more in a Flood Zone 1, 2 or 3, • Operational development on a site with an area of less than 1 hectare in a Flood Zone 3, • 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, • Any development other than minor 	<p>A Flood Risk Assessment to:-</p> <ul style="list-style-type: none"> • Identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account, • 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. 	<p>Further information regarding FRA's, Standing Advice and maps showing flood zones, can be found on the Environment Agency's web site: www.gov.uk/guidance/flood-risk-assessment-standing-advice.</p> <p>Section 14 of the NPPF</p> <p>Planning Practice Guidance: Flood Risk and Coastal Change</p> <p>Defra and EA: Flood risk assessment for planning applications.</p>

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
	development in a designated critical drainage area that has been notified to the Local Planning Authority by the Environment Agency.		
Sustainable Drainage Scheme	<p>Applications for:</p> <ul style="list-style-type: none"> • major development; or • minor development that proposes an: - alteration to the existing drainage arrangements (surface water or foul water); and/or • interruption to the natural drainage. <p>A scheme will not be required if a FRA considers surface water drainage and proposes sustainable drainage systems.</p>	<p>Major developments must include proposals for sustainable drainage systems for the management of run-off, unless demonstrated to be inappropriate.</p> <p>The scheme should include statements/drawings detailing:</p> <ul style="list-style-type: none"> • current surface water drainage details for the site, including discharge routes, flow rates, volumes and any amenity and ecology benefits; • information demonstrating how the surface water run-off will be discharged as high up the following hierarchy of drainage options as reasonable practicable, with justification as to why not higher: - into the ground (infiltration); - to a surface water body; - to a surface water sewer, highway drain or another drainage system; - to a combined sewer; • the sustainable drainage system to be implemented and demonstrate how this is designed in accordance with DCC SUDS guidance, including calculations and how this improves water quality and provides amenity and ecology benefits; • 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 • 	<p>Section 14 of the NPPF</p> <p>Defra: Non-statutory technical standards for sustainable drainage systems</p> <p>Ciria C697 – The SuDS Manual</p> <p>Planning Practice Guidance: Reducing the causes and impacts of flooding</p>

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>justification as to why sustainable drainage systems cannot be achieved where demonstrated to be inappropriate.</p>	
<p>Heritage Statement</p>	<p>All applications for minerals development which:</p> <ul style="list-style-type: none"> • affects a listed building or its setting; • is within or would impact upon a conservation area; • may have archaeological interest; or • could impact upon any other designated or non-designated heritage asset or its setting. 	<p>A Heritage Statement which should:</p> <ul style="list-style-type: none"> • be proportionate to the significance of each affected heritage asset, the extent of the works involved and the circumstances of each application in its scope and level of detail; • describe and assess the significance of the asset affected, including any contribution made by their setting; • outline the positive and negative impacts of the development upon the significance and the setting of the asset, with any harm clearly justified; • state mitigation and/or enhancement measures; and • list the sources of information used and any experts consulted. <p>For applications for development which would impact upon a Conservation Area, the statement should include an assessment of the impact of the works on the character and appearance of the area as described in the relevant Conservation Area Appraisal.</p> <p>For applications for development involving the disturbance of ground on sites that are known to have or are considered likely to have archaeological interest, the Heritage Statement will need to include an assessment of archaeological information and, if required, the results of intrusive archaeological investigations to allow the significance of the archaeology as well as the impact of the development upon it to be understood. The results of any</p>	<p>Section 16 of the NPPF</p> <p>Planning Practice Guidance: Conserving and enhancing the historic environment</p> <p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Historic England: Note 2 – Managing Significance in Decision-Taking</p> <p>Historic England: Note 3 – The Setting of Heritage Assets</p> <p>It is recommended that prior to preparing a Heritage Statement, the applicant consults the Dorset Historic Environment Record (HER), has regard to the listing description for the affected building or structure (see the Historic England Listing Search),</p>

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		archaeological work will need to be included in the Heritage Statement.	
Hydrological and Hydrogeological Assessment	Minerals applications that: <ul style="list-style-type: none"> • involve significant excavations or other ground works, dewatering, or water abstraction; or • propose to infill land. 	<p>A Hydrological and Hydrogeological Assessment which includes:</p> <ul style="list-style-type: none"> • 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. <p>For applications involving dewatering or abstraction, the Assessment should also include:</p> <ul style="list-style-type: none"> • calculations of the extent and volumes of dewatering; • details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, bedrock geology and details of any borehole reports including any information with regard to 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; 	NPPF EA: Groundwater protection: principles and practice GP3

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<ul style="list-style-type: none"> • 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. <p>Monitoring of the existing water regime for at least 12 months prior to submission of the application may be necessary in order to ensure that surface and ground water can be safeguarded.</p>	
Noise Impact Assessment	All minerals applications that may generate significant noise, either alone or in combination with other existing or proposed development.	<p>A Noise Impact Assessment by a suitably qualified professional including:</p> <ul style="list-style-type: none"> • 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, 	<p>Paragraph 123 of the NPPF</p> <p>Planning Practice Guidance: Noise</p> <p>Noise Policy Statement for England</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>in particular protected areas of tranquillity such as AONBs; and</p> <ul style="list-style-type: none"> • a noise monitoring and mitigation/management scheme. 	
Air Quality Assessment	<p>For minerals proposals that:</p> <ul style="list-style-type: none"> • require a Transport Assessment or Statement; • are within or adjacent to an Air Quality Management Area; or • will generate dust, PM10s, fumes, vapours, odour or any other emissions to the air. 	<p>An Air Quality Assessment focused on the issues specific to the proposals, for example, dust, odour, traffic pollution, bio-aerosols or other pollutants.</p> <p>For each issue the following should be included:</p> <ul style="list-style-type: none"> • 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. 	<p>Paragraphs 120 and 124 of the NPPF</p> <p>Planning Practice Guidance: Air Quality</p>
Blasting and Vibration Assessment	<p>For minerals proposals that involve quarry blasting or other significant sources of vibration.</p>	<p>A Blasting and Vibration Assessment which includes:</p> <ul style="list-style-type: none"> • 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; 	

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		<ul style="list-style-type: none"> • details of any mitigation and management measures proposed; and • monitoring arrangements. 	
Lighting Statement	<p>All minerals applications that propose external lighting that:</p> <ul style="list-style-type: none"> • are in the open countryside; • would face residential properties; • or would spill into a designated habitat or affect a protected species. 	<p>A Lighting Statement including:</p> <ul style="list-style-type: none"> • details of lighting proposals: a layout plan, light source locations and mounting heights, beam orientation and spread, design and intensity of lighting fixtures, controls (which should include details of movement sensors and/or timers), hours of use; • identification of the area of any light spill, • assessment of the impact of light spill on the receptors (including species) and proposed mitigating measures. 	<p>Paragraph 125 of the NPPF</p> <p>Planning Practice Guidance: Light pollution</p>

4. TRANSPORT AND RIGHTS OF WAY

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Transport Assessment	<p>All minerals applications for development which will generate significant amounts of traffic or movement.</p>	<p>A Transport Assessment including:</p> <ul style="list-style-type: none"> • An analysis of the impact of the development on all transport modes; • existing and proposed access arrangements (including the width of the access, visibility splays); • mode of transport and type of traffic to be generated e.g. Heavy Goods Vehicles); • likely average and maximum daily vehicle movements generated by the proposed development, against baseline of existing movements; • details of how the vehicle movements would be spread over the working day with any peak periods; 	<p>The scope and detail of the Transport Assessment or Statement should be guided by the information set out in the Planning Practice Guidance and by the Highways Development Management Officers.</p> <p>Planning Practice Guidance: Travel plans, transport assessments and statements in decision-taking</p> <p>BDP Minerals Strategy 2014</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<ul style="list-style-type: none"> • details of the parking of vehicles on site (during construction / during operations); • any details of programme of works; • provision for lorry parking and turning on site; • summary of the routes to be used to access the application site; • information on proposed measures to improve access by public transport, walking, cycling; and • proposed mitigation measures and demonstration of their adequacy. 	
Public Rights of Way Statement	Minerals Applications for development that would: have adverse implications on a Public Right of Way	<p>A Public Rights of Way Statement which includes:</p> <ul style="list-style-type: none"> • 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. 	<p>Planning Practice Guidance: Public rights of way and National Trails</p> <p>BDP Minerals Strategy 2014</p>

5. RESTORATION, AFTERCARE AND AFTERUSE

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Site Reclamation Scheme	All applications for permission for the winning and working of minerals (including S73 applications) (proportionate and specific to the development)	<p>A Site Reclamation Scheme covering</p> <ul style="list-style-type: none"> • 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) • Restoration; and • Aftercare; <p>Including the following information:</p> <ul style="list-style-type: none"> • 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 	<p>Section 17 of the NPPF</p> <p>BDP Minerals Strategy 2014</p>

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>design of any water features and geological features to be retained;</p> <ul style="list-style-type: none"> • Areas to be restored to agriculture, forestry and amenity (including nature conservation) uses; • The phasing and time-scale 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 afteruse(s). <p>Details should be provided of the depth and nature of topsoils, 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.</p> <p>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.</p>	
Outline Strategy For An Aftercare Scheme	All applications for permission for the winning and working	An Outline Strategy For An Aftercare Scheme covering, as appropriate, the following aftercare steps:	Section 17 of the NPPF BDP Minerals Strategy 2014

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	<p>of minerals (including S73 applications) (proportionate and specific to the development)</p>	<ul style="list-style-type: none"> • Timing and pattern of vegetation establishment: A brief description of sequence of vegetation establishment over the full aftercare period, eg 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; • details, where relevant, of fencing, provision of water for livestock and management of water areas. <p>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.</p>	

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		Person(s) responsible for carrying out these steps should be identified.	

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WASTE DEVELOPMENT

1. PLANS, DRAWINGS AND SURVEYS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Plans	All applications (where relevant)	<p>Plans to include, where relevant:</p> <ul style="list-style-type: none"> • Site location Plan (between 1:2500 and 1:10,00 as appropriate); • Existing and proposed site layout (between 1:50 or 1:2500 as appropriate); • 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 pits 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, 	<p>Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015</p> <p>Planning Practice Guide: Making an application</p>

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		<p>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;</p> <ul style="list-style-type: none"> • 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); • Existing and proposed floor plans (1:50 or 1:100); • Roof plans (1:50 or 1:100); and • 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; 	

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>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.</p> <p>All plans/drawings should:</p> <ul style="list-style-type: none"> • 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 the proposal in context with the adjacent land and its uses; • be at an appropriate scale and include a scale bar and calibration scale; • show all major dimensions, including distances from boundaries or key features; • show a north point; and • have a unique drawing reference number and title (when a plan is revised, a revision number should also be shown). 	
Elevations	All applications proposing new or altered buildings or structures	<p>These should:</p> <ul style="list-style-type: none"> • show all sides of the proposed/affected buildings/structure including all window and door openings; • show existing and proposed elevations (e.g. 1:50 or 1:100); • give details of proposed materials; • major dimensions; and • address the above formatting points for Plans. 	<p>Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015</p> <p>Planning Practice Guide: Making an application</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Existing/Proposed cross sections	<p>Applications:</p> <ul style="list-style-type: none"> • proposing altered land levels; • where topography is key to the site; or • where the relationship of existing buildings, mature vegetation or other distinctive features with or surrounding the sites is required to be shown. 	<p>These should:</p> <ul style="list-style-type: none"> • 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; • show finished floor and site levels; • major dimensions; • spot heights and levels related to OS datum; and • address the above formatting points for plans/drawings. 	<p>Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015</p> <p>Planning Practice Guide: Making an application</p>
Utilities Site Survey	All applications	<p>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.</p>	National Planning Policy Framework

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

2. PLANNING STATEMENT

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
<p>Planning Statement</p>	<p>All applications (proportionate and specific to the development)</p>	<p>The planning statement should set out the context and justification for the development, including:</p> <ul style="list-style-type: none"> • 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 	<p>National Planning Policy Framework</p> <p>Planning Practice Guidance: Determining an application</p> <p>Bournemouth, Dorset and Poole Waste Plan</p>

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		<p>community and statutory consultees; and</p> <ul style="list-style-type: none"> • 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. 	
Waste Planning Statement	All waste applications	<p>The Waste Planning Statement should include all of the information required in the above Planning Statement section and, where applicable:</p> <ul style="list-style-type: none"> • 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 • 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; • 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; 	<p>National Planning Policy for Waste</p> <p>Planning Practice Guidance: Waste</p> <p>Bournemouth, Dorset and Poole Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<ul style="list-style-type: none"> • details of site management and monitoring procedures; and 	
Community Consultation Statement	All applications, particularly where a boundary is shared with a private residential or sensitive use (proportionate and specific to the development)	<p>The statement should include:</p> <ul style="list-style-type: none"> • 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. <p>If consultation is not carried out, the reasons as to why it has not taken place should be included in the application.</p>	NPPF

3. ENVIRONMENTAL INFORMATION

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION

4. HISTORIC ENVIRONMENT

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Heritage Statement	All applications for development which: <ul style="list-style-type: none"> • affects a listed building or its setting; • is within or would impact upon a conservation area; 	<p>The Heritage Statement should:</p> <ul style="list-style-type: none"> • be proportionate to the significance of the asset, the extent of the works involved and the circumstances of each application in its scope and level of detail; 	<p>Section 16 of the NPPF</p> <p>Planning Practice Guidance: Conserving and enhancing the historic environment</p>

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	<ul style="list-style-type: none"> • may have archaeological interest; or • could impact upon any other designated or non-designated heritage asset or its setting. 	<ul style="list-style-type: none"> • describe and assess the significance of the asset affected, including any contribution made by their setting; • outline the positive and negative impacts of the development upon the significance and the setting of the asset, with any harm clearly justified; • state mitigation and/or enhancement measures; and • list the sources of information used and any experts consulted. <p>For applications for development: which would impact upon a Conservation Area, the statement should include an assessment of the impact of the works on the character and appearance of the area as described in the Conservation Area Appraisal.</p> <p>For applications for development involving the disturbance of ground on sites that are known to have or are considered likely to have archaeological interest, the Heritage Statement will need to include an assessment of archaeological information and, if required, intrusive archaeological investigations to allow the significance of the archaeology as well as the impact of the development upon it to be understood.</p> <p>The results of any archaeological work will need to be included in the Heritage Statement.</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Historic England: Note 2 – Managing Significance in Decision-Taking</p> <p>Historic England: Note 3 – The Setting of Heritage Assets</p>

5. ECOLOGY

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Biodiversity Appraisal and Biodiversity Mitigation Plan	All applications where the proposals have the potential significantly to affect ecological resources (proportionate and	A site Biodiversity Appraisal undertaken and prepared by competent persons with suitable qualifications and experience and be carried out at an appropriate time and month of the year, in suitable weather conditions	Section 15 of the NPPF European and National Wildlife Legislation

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	specific to the development)	<p>and using nationally recognised survey guidelines/methods where available, which must:</p> <ul style="list-style-type: none"> • Record which habitat, species and features are present on and, where appropriate, around the site; • Identify the extent/area/length present; • Map the distribution on site and/or in the surrounding area shown on an appropriate scale plan. • indicate any significant biodiversity, ecological or geological conservation interests and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2017 or other animals protected under their own legislation, for example the Protection of Badgers Act 1992; • include a bat survey where there is judged to be potential for bats to be affected. <p>A Biodiversity Mitigation Plan including a detailed assessment of potential significant impacts, direct and indirect, of the proposed development on biodiversity (including via hydrological or hydrogeological impacts) and proposals for their avoidance or mitigation, and any necessary measures for compensation and enhancement of habitats.</p>	<p>Waste Plan</p> <p>Circular 06/05: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system (2005)</p>

6. LANDSCAPE AND TREES

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Area of Outstanding Natural Beauty Statement	All applications for development within an AONB	<p>For all applications, the statement should include an assessment of:</p> <ul style="list-style-type: none"> • the existing site context; 	<p>Planning Practice Guidance: Landscape</p>

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		<ul style="list-style-type: none"> • the nature of the impact of the development (i.e. negative, neutral or positive) and resulting site character; and • The statement should cross-refer to relevant content within formal or informal LVIAs where these are also required <p>For major development, the statement should also demonstrate exceptional circumstances by including an assessment of:</p> <ul style="list-style-type: none"> • 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; • the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and • any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. 	<p>Countryside and Rights of Way Act 2000</p> <p>AONB Management Plans</p> <p>Waste Plan</p>
Landscape and Visual Impact Assessment	All applications likely to result in significant effects on the landscape and/or visual amenity	<p>A Landscape and Visual Impact Assessment prepared in accordance with the latest best practice guidelines for landscape and visual impact assessment published by the Landscape Institute/IEMA and be carried out by a suitably qualified landscape professional.</p> <p>Minimum requirements are, where relevant:</p> <ul style="list-style-type: none"> • the landscape study area and a Zone of Theoretical Visibility (ZTV) to establish the potential extent of visual impact of the proposals; • a consideration of the landscape and visual context, with reference to relevant landscape character assessments; • an assessment of effects on the landscape; • an assessment of effects on views/visual amenity, using photographs, visualisations and photomontages that is 	<p>Planning Practice Guidance: Landscape</p> <p>EIA Regulations 2011</p> <p>Dorset Landscape and Visual Impact Assessment</p> <p>Landscape Institute / IEMA (2013): Guidelines for Landscape and Visual Impact Assessment. 3rd edition.</p> <p>Landscape Institute: Visualisation</p>

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		<p>appropriate and proportionate to the likely significance of effects on the landscape and visual resource- see further information. Where viewpoints/photomontages/visualisations are produced, a hard copy of these, printed at the correct size, should be provided;</p> <ul style="list-style-type: none"> • details of mitigation measures to avoid or reduce any negative impact of the development upon the landscape and any measures to enhance the landscape character; and • presentation of the above in a succinct, focused and well-illustrated report including a non-technical summary. <p>Applicants are strongly encouraged to agree the scope of the LVIA (including number and location of viewpoints) through consultation with us and, if appropriate, other relevant consultation bodies.</p> <p>A Cumulative landscape and/or Visual Impact Assessment (CLVIA) will be required where the impacts could be greater in combination with other developments (of any type and at any stage) in the area. An assessment of cumulative effects using best practice methods and credible evidence should be conducted.</p>	
Landscape Proposals and Mitigation Plan	All applications where the proposals could harm the character or appearance of the area; and/or where significant existing vegetation is to be removed..	<p>The Landscape Proposals and Mitigation Plan should be proportionate to the size of the scheme and its impacts, and should include (where relevant):</p> <ul style="list-style-type: none"> • 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 	<p>Planning Practice Guidance: Natural Environment</p> <p>European Landscape Convention</p> <p>Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>character and function of the area and how the proposal maintains and enhances the area, and mitigates any negative impacts;</p> <ul style="list-style-type: none"> • Measures taken to retain existing landscape features (eg. 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 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. 	
Arboricultural Survey and Tree Protection Plan	All applications where the proposals have the potential to affect trees or hedges on or off the site.	<p>A Tree Survey including:</p> <ul style="list-style-type: none"> • a plan detailing the location of all trees (and hedgerows if considered appropriate) on the site (including those that may be affected but are adjacent to the site), identifying: - trees for retention; - trees scheduled for removal; - any trees covered by a Tree Protection Order; - root Protection Areas of trees likely to be affected by the development; - areas to be protected from construction operations showing the location of tree protection fencing; • where trees are scheduled for removal or could be impacted by the development, a survey and categorisation of existing trees should be conducted and their current condition and the potential impact of the development on their health should be assessed; <p>A Tree Protection Plan including:</p> <ul style="list-style-type: none"> • details of how the tree and the roots will be protected during construction; and 	<p>Paragraph 118 of the NPPF</p> <p>BS5837:2012 Trees in Relation to design, demolition and construction</p> <p>Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<ul style="list-style-type: none"> • A full Arboricultural Method Statement (AMS) where the development is within the root protection area of a tree. • the AMS should evidence that the proposal is technically feasible, referring to the “Heads of Terms” as defined within BS 5837: 2012. <p>These documents should be completed in accordance with BS5837:2012 Trees in Relation to design, demolition and construction</p>	

7. OPEN SPACES AND PUBLIC RIGHTS OF WAY

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Public Rights of Way Statement	Applications for development that would: have adverse implications on a Public Right of Way	<p>A Public Rights of Way Statement which includes:</p> <ul style="list-style-type: none"> • 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. 	<p>Planning Practice Guidance: Public rights of way and National Trails</p> <p>Waste Plan</p>

8. TRANSPORT AND HIGHWAYS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Transport Assessment	All minerals applications for development which will generate significant amounts of traffic or movement..	<p>A Transport Assessment including:</p> <ul style="list-style-type: none"> • An analysis of the impact of the development on all transport modes; • existing and proposed access arrangements (including the width of the access, visibility splays); • mode of transport and type of traffic to be generated e.g. Heavy 	<p>Planning Practice Guidance: Travel plans, transport assessments and statements in decision-taking</p> <p>Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>Goods Vehicles);</p> <ul style="list-style-type: none"> likely average and maximum daily vehicle movements generated by the proposed development, against baseline of existing movements; details of how the vehicle movements would be spread over the working day with any peak periods; details of the parking of vehicles on site (during construction / during operations); any details of programme of works; provision for lorry parking and turning on site; summary of the routes to be used to access the application site; information on proposed measures to improve access by public transport, walking, cycling; and proposed mitigation measures and demonstration of their adequacy. 	

9. WATER

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Flood Risk Assessment	<p>Required for proposals:</p> <ul style="list-style-type: none"> in Flood Zones 2 and 3; of more than 1 hectare in Flood Zone 1; in a Critical Drainage Area in Flood Zone 1; less than 1 hectare in Flood Zone 1 (including a change of use proposals to a more vulnerable class) where they could be affected by sources of flooding other than rivers and the sea, e.g. surface water drains, reservoirs 	<p>A Flood Risk Assessment to:-</p> <ul style="list-style-type: none"> Identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account, 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. 	<p>Further information regarding FRA's, Standing Advice and maps showing flood zones, can be found on the Environment Agency's web site: www.gov.uk/guidance/flood-risk-assessment-standing-advice.</p> <p>Section 14 of the NPPF</p> <p>Planning Practice Guidance: Flood Risk and Coastal Change</p> <p>Defra and EA: Flood risk assessment for planning applications</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
			Waste Plan
Sustainable Drainage Scheme	<p>Applications for:</p> <ul style="list-style-type: none"> • major development; or • minor development that proposes an: - alteration to the existing drainage arrangements (surface water or foul water); and/or • interruption to the natural drainage. <p>A scheme will not be required if a FRA considers surface water drainage and proposes sustainable drainage systems.</p>	<p>Major developments must include proposals for sustainable drainage systems for the management of run-off, unless demonstrated to be inappropriate.</p> <p>The scheme should include statements/drawings detailing:</p> <ul style="list-style-type: none"> • current surface water drainage details for the site, including discharge routes, flow rates, volumes and any amenity and ecology benefits; • information demonstrating how the surface water run-off will be discharged as high up the following hierarchy of drainage options as reasonable practicable, with justification as to why not higher: - into the ground (infiltration); - to a surface water body; - to a surface water sewer, highway drain or another drainage system; - to a combined sewer; • the sustainable drainage system to be implemented and demonstrate how this is designed in accordance with DCC SUDS guidance, including calculations and how this improves water quality and provides amenity and ecology benefits; • 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. 	<p>Section 14 of the NPPF</p> <p>Waste Plan</p> <p>Defra: Non-statutory technical standards for sustainable drainage systems</p> <p>Ciria C697 – The SuDS Manual</p> <p>Planning Practice Guidance: Reducing the causes and impacts of flooding</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Hydrological and Hydrogeological Assessments	Waste applications that: <ul style="list-style-type: none"> • involve significant ground works, dewatering, abstraction; or • propose to infill land. 	All applications should include: <ul style="list-style-type: none"> • 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 major applications involving dewatering or abstraction, the assessment should also include: <ul style="list-style-type: none"> • calculations of the extent and volumes of dewatering; • details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, bedrock geology and details of any borehole reports including any information with regard to 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 	NPPF EA: Groundwater protection: principles and practice GP3

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

10. SUSTAINABLE WASTE MANAGEMENT

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Site Management Plan	All applications	<p>This should include the following information, where relevant to the proposal:</p> <ul style="list-style-type: none"> • 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. 	<p>National Planning Policy for Waste</p> <p>Planning Practice Guidance: Waste</p> <p>The NPPF</p> <p>Waste Plan</p>

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11. CONSTRUCTION

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Construction Management Scheme	Applications for which construction will result in a conflict, disturbance or significant impact on: <ul style="list-style-type: none"> • neighbours; • other road users; • sensitive wildlife designations; or • sensitive landscape designations. 	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: <ul style="list-style-type: none"> • 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. 	The NPPF Waste Plan

12. POLLUTION

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Pollution Control Statement	All applications	This should contain summaries of, and references to, other documents and contain an assessment of the following	Waste Plan

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		<p>impacts and how they will be controlled, mitigated and monitored:</p> <ul style="list-style-type: none"> • mud and waste on the public highway • odour, dust and bio-aerosols • birds/flies/vermin/litter • noise • surface and ground water pollution • spillages/seepages • soil 	
Foul Sewage and Utilities Assessment	<p>Applications involving:</p> <ul style="list-style-type: none"> • changes to, are replacement of, an existing system • connection to existing utilities, including electricity, gas, telecoms and water 	This should set out what is proposed and contain an assessment of potential impacts and how they will be mitigated.	

13. LAND AND SOIL

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Agricultural Land Classification and Soil Statement	<p>Applications that:</p> <ul style="list-style-type: none"> • affect the best and most versatile agricultural land (Grades 1, 2 or 3a); 	<p>This should include:</p> <ul style="list-style-type: none"> • 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 of 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. 	<p>The NPPF</p> <p>Planning Practice Guidance: Natural Environment – Brownfield land, soils and agricultural land</p> <p>Natural England: Agricultural Land Classification: protection the best and most versatile land</p> <p>Construction code of practice for the sustainable use of soils on construction sites</p> <p>Waste Plan</p>
Contaminated Land Assessment	Applications where contamination could be an issue due to the	As a minimum a Phase 1 Study will be required to determine the existence or otherwise of contamination, its nature	Section 15 of the NPPF

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	<p>previous use of the site (or adjacent to the site) or where the application is for a sensitive use.</p>	<p>and extent, the risks it may pose and to whom/what, this should:</p> <ul style="list-style-type: none"> • 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. <p>Unless this initial assessment clearly demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level, further site investigations and risk assessment (Phase 2 Report) will be needed before the application can be determined.</p> <p>Phase 2 Report This should show:</p> <ul style="list-style-type: none"> • 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); • the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be taken into account. <p>The potential sensitivity of the area or proposed development to adverse effects from pollution should also be set out; and</p> <ul style="list-style-type: none"> • 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 <p>Where remediation works are identified by a Phase 2 report, a remediation method statement should be provided.</p>	<p>Planning Practice Guidance: Land affected by contamination</p> <p>Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Geo-technical Data (Land Stability Report)	<p>Applications:</p> <ul style="list-style-type: none"> • where the site or adjacent area is suspected or likely to be unstable; or • on land within 200 metres of cliffs, ridges or steep embankments, steep slopes or mining activities 	<p>The scope and contents of the report will be site dependent and should be determined by the competent person carrying it out, but should include:</p> <ul style="list-style-type: none"> • 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. <p>The supporting information should consider the effects of both natural and manmade underground cavities and ground compression.</p>	<p>Section 15 of the NPPF</p> <p>Planning Practice Guidance: Land Stability</p>
Mineral Resources Assessment	<p>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</p>	<p>The scope should be agreed in advance with Dorset Council, but may need to include:</p> <ul style="list-style-type: none"> • 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 local planning authority prior to it determining the application; and • in some instances, the results of physical site investigation including boreholes or trial pits. 	<p>The NPPF</p> <p>Planning Practice Guidance: Minerals</p> <p>BDP Minerals Strategy - Mineral Safeguarding Area</p>

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14. AIR QUALITY

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Air Quality Assessment	For proposals that: <ul style="list-style-type: none"> • require a Transport Assessment or Statement; • are within or adjacent to an Air Quality Management Area; or • will generate dust, PM10s, fumes, vapours, odour or any other emissions to the air. 	The Air Quality Assessment must focus on the issues specific to that proposal, for example, dust, odour, traffic pollution, bio-aerosols and other pollutants. For each issue the following should be included: <ul style="list-style-type: none"> • 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. 	Section 15 of the NPPF Waste Plan

15. NOISE

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Noise Impact Assessment	All applications that: <ul style="list-style-type: none"> • will generate significant noise, either alone or in combination with other existing or proposed development; or • are within a noise sensitive area 	Noise assessments should generally include: <ul style="list-style-type: none"> • baseline data relating to existing 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 	Section 15 of the NPPF Planning Practice Guidance: Noise Noise Policy Statement for England Waste Plan Areas likely to be more sensitive to

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<p>assessment of effects on the area affected;</p> <ul style="list-style-type: none"> • 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 the surrounding area, in particular protected areas of tranquillity such as AONBs and on amenity at noise sensitive property; and • a noise monitoring and mitigation/management scheme. 	<p>erosion of tranquillity include: rural areas away from transport corridors including settlement; parks; open access land; public open spaces; national trails and locally promoted recreational routes.</p>

16. LIGHTING

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Lighting Statement	<p>All applications that propose external lighting that:</p> <ul style="list-style-type: none"> • are in the open countryside; • are in or would affect an AONB or World Heritage Site; • would face residential properties; • would spill into a designated habitat or affect a protected species; or • would spill onto the transport network. 	<p>This should include:</p> <ul style="list-style-type: none"> • a layout plan; • mounting height; • beam orientation and spread; • design of lighting fixtures; • controls (which should include movement sensors, and/or timers where practical to reduce energy consumption); • hours of use; and • identification of the area of any light spill, • assessment of the impact of light spill on the receptors, and • detailed mitigating measures to minimise adverse impacts. 	<p>Section 15 of the NPPF</p> <p>Planning Practice Guidance: Light pollution</p> <p>AONB Management Plans</p> <p>Waste Plan</p>
Sunlight/daylight assessment	Applications where there is a potential adverse impact upon	An assessment of the likely impact and details of alternative options/ mitigation measures	<p>NPPF;</p> <p>Waste Plan</p>

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DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
	the current levels of sunlight/daylight enjoyed by adjoining uses.		

17. AERODROMES AND COMMUNICATIONS INFRASTRUCTURE

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Aerodrome and/or Radar Impact Statement	<p>Aerodrome Impact Statement required for all applications:</p> <ul style="list-style-type: none"> • All applications involving waste disposal • development that has the potential to increase hazardous bird species or numbers within Airport Safeguarding Areas • Where the height of any structure (permanent or temporary) exceeds the aerodrome safeguarding zone thresholds; • Likely to produce smoke or dust in an aerodrome safeguarding area; • That impact 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. 	<p>This should demonstrate:</p> <ul style="list-style-type: none"> • 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. 	<p>DfT/ODPM Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas</p> <p>Waste Plan</p>

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18. RESTORATION AND AFTERCARE

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
Site Reclamation Scheme	All proposals for waste involving landfill	<p>A Site Reclamation Scheme must include a statement and plans detailing:</p> <ul style="list-style-type: none"> • 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) • Restoration; and • Aftercare; <p>Including the following information:</p> <ul style="list-style-type: none"> • 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 time-scale 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 	<p>Paragraph 7 of the National Waste Planning Policy</p> <p>Waste Plan</p>

MINERALS AND WASTE LOCAL VALIDATION REQUIREMENTS

DOCUMENT	WHEN IS IT REQUIRED	WHAT IS REQUIRED	WHY IT IS REQUIRED AND FURTHER INFORMATION
		<ul style="list-style-type: none"> • A statement of the intended afteruse(s). <p>Details should be provided of the depth and nature of topsoils, 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.</p> <p>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.</p> <ul style="list-style-type: none"> • measures for the management of emissions (including gases and liquids); 	
Outline Strategy For An Aftercare Scheme	All proposals for mining, quarrying and waste involving landfill	<p>An Outline Strategy For An Aftercare Scheme covering, as appropriate, the following aftercare steps:</p> <ul style="list-style-type: none"> • Timing and pattern of vegetation establishment: A brief description of sequence of vegetation establishment over the full aftercare period, eg 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 	<p>Paragraph 7 of the National Waste Planning Policy</p> <p>Waste Plan</p>

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		<p>undertaken. The need for flexibility is recognised in view of changes over time in the design and availability of machinery.</p> <ul style="list-style-type: none"> • 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; • details, where relevant, of fencing, provision of water for livestock and management of water areas. <p>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.</p> <p>Person(s) responsible for carrying out these steps should be identified.</p>	