Planning Applications

National and Local List of Validation Requirements

Adopted 2 February 2026 v1.3



Dorset Council

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v.1.1 -11-02-2026 – change made.

39. Statutory declarations and evidence for certificates of lawfulness – insert word 'proposed' before installation in sentence ..For certificates seeking to confirm the *proposed* installation.

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V1.2 – 24-04-2026 – change made.

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V1.3 06-08-2026 – change made.

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Introduction

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

Central Government sets out national requirements for applications. In addition, the Council has local requirements.

This document outlines national requirements and sets out the Dorset Council's local requirements for applications. It explains what is required to help you make a better application, getting it right first time and allowing us to deal with your application as quickly as possible.

Pre application advice, planning performance agreements and Dorset Design Review Panel

Before making your planning application we encourage applicants to consider using our Pre-application advice service - Dorset Council. This service gives you the opportunity to discuss your proposals with us, identify any issues that might need to be considered and find out what information you need to support your application.

For significant, more complex, or phased developments we recommend using a planning performance agreement.

We also offer a Dorset Design Review Panel service that can provide independent design advice to applicants and help in the preparation and determination of planning applications.

Please be aware that any pre-application advice and Design Review Panel advice given is likely to be made publicly available as part of the online documents once we receive a related application, subject to our data protection policies and commercial confidentiality. For more information about how we process personal data during a planning application, please see our privacy notice.

What we need from you to make a valid application

Your application should be made up of:

- The correct fully completed national application form
- The correct application fee
- Necessary existing and proposed plans
- The required supporting documentation, surveys and reports

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

This is dependent on your development proposals, the location of your site and the constraints that apply.

Use Dorset explorer Planning Public to check the constraints that apply to a site. To check for Tree Preservation Orders please contact the Tree Team.

Application fees are set by Central Government and reviewed on an annual basis. Check the fee for your application using the Planning Portal Fee Calculator tool.

Requirements matrix and bespoke application checklists.

Our requirements matrix provides a quick summary of the requirements. Please note that the matrix is for guidance only and does not cover all requirements which are dependent on-site specific factors.

Additional requirements solely for minerals and waste applications are included in the second part of this document.

We are currently developing a downloadable checklist for each application type. The first available checklist to download is for householder applications:

Householder applications checklist.

Listed Building Consent application checklist.

A downloadable Heritage Statement Template is also available.

Validation advice surgery

Our validation advice surgery is a pre-bookable 30-minute virtual or telephone appointment with an experienced planning technician. Before the meeting, we review the site's planning history and constraints, then guide you on what's needed for a valid application.

This service is available for householders, listed building, and minor applications. The fee is £102.00 (including VAT).

To book, use the pre application request service and select '**validation advice'** when completing your pre application request type. You must provide a location plan with the site clearly outlined in red.

Once you submit your request, we'll register it, and an officer will contact you to arrange the appointment.

Professional help

You might want to hire a professional planning agent or architect/plan drawer to help with your application. This is important if you can't create the scaled, detailed drawings, surveys or other information needed for your application.

Surveys, reports, assessments and appraisals

If a survey, report, assessment or appraisal is required, this must be undertaken by a competent person with suitable qualifications and experience in the relevant area.

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

If we need an independent assessor to review the information where it is indicated in the local list, the applicant will need to cover the cost of this review.

When we receive your application

We usually start reviewing applications within 5 working days. If you haven't heard from us within 10 working days, please contact us.

Our planning technicians will check your application to make sure it meets national and local validation requirements. We can't register your application if:

- The form isn't filled in correctly
- The application fee hasn't been paid
- Required plans or supporting information are missing.

We will write to you (or your agent) to let you know if anything else is required and provide details of any administration charge (see below) that needs to be paid when the missing information is submitted.

If we don't hear from you within 21 days after contacting you, your application will be closed, and we'll refund the application fee (excluding the Planning Portal service charge and our administration fee). You'll need to submit a new application if you want to proceed with the proposals.

Additional fee for invalid applications

When a planning application is submitted, it should include all the required information to be considered valid. However, many applications we receive are incomplete and therefore invalid, which leads to additional work.

From 1 April 2025, we have introduced an administration charge which will be applied each and every time you submit, and we check your application, and we find it is incomplete. See Planning Fees and Charges 1 April 2025.

The charge is based on the application fee and will be set out in the invalid letter when we write to you to let you know what is required. See table next page.

Administration charge fees	
Planning application fee	**Invalid administration charge**
£0 to £99	£0
£100 to £500	£35
£501 to £749	£75
£750 to £2499	£155
£2500 or more	£250

If you disagree with the reasons why we have not validated your application, you should contact us as soon as possible to see whether the matter can be resolved. You can find out more information about the validation of planning applications on the Planning Portal.

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

Copyright and publication of applications

Copying or using electronic versions or paper copies of the plans or drawings and information without permission of the plan drawer/architect is likely to be a copyright infringement. Protected under the Copyright Designs and Patents Act 1988 (Section 47, 1988 Act). Please make sure that you have permission to use any plans or drawings before submitting them as part of your application. The council is unable to accept drawings when there appears to be a copyright infringement, and this may result in a delay in registering your application.

We will publish documentation submitted in support of an application on our website to facilitate the planning process. This will include applicant's names and address and, where an agent is acting, the name and address of that agent. For more information about how we process personal data, please see our privacy notice.

We will redact personal data in accordance with our data protection policies. If you are providing information that is confidential, reference this in the file name or mark it clearly for our attention.

We will contact you if confidentiality affects the transparency of the planning process. For example, publishing certain viability information.

Other important considerations

Heads of terms for legal agreements -Planning obligations /Section 106 agreements

Planning obligations, often called Section 106 agreements, are legal agreements between a planning authority and a developer or commitments made by a developer. They are used to:

- Define aspects of the development, such as requiring affordable housing or biodiversity measures
- Compensate for any loss or damage caused by the development, like the removal of open space
- Reduce the impact of development, such as improving public transport or addressing effects on heathland

If a legal agreement is needed, submit an up-to-date Land Registry Title and Plan or Epitome of Title as proof of land ownership.

The Council's legal fees must be paid by the applicant.

From 1 April 2025, monitoring fees may apply to these agreements.

See National Planning Policy Framework Section 4 and Planning practice guidance – 'Planning obligations' for more information.

Planning statements

A planning statement isn't required to validate an application, but it's useful to include one. It helps the applicant explain the purpose and background of the proposed development and may assess how it aligns with national and local planning policies.

The statement can also outline any consultations with the council, the community, or statutory consultees before submitting the application.

See additional information for Waste and minerals planning statements

Building regulations

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

The building regulations are minimum standards for the design and construction of, or alterations to, virtually every building. They contain a list of requirements providing

standards for construction and energy efficiency whilst taking into account the health and safety and needs of building occupants.

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

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

Public rights of way

Getting planning permission does **not** automatically allow you to close or divert a public right of way affected by the development.

Closing (stopping up) or redirecting footpaths, bridleways, or restricted byways is a separate legal process that must be completed before the paths are impacted. Dorset Council has powers to make public path orders to change public rights of way under Section 257 of the Town and Country Planning Act 1990 if they are satisfied that it is necessary to do so to enable development to be carried out in accordance with a planning permission.

Usually, affected paths must stay open until an official order is made and confirmed. If that's not possible, you must apply for a Temporary Traffic Regulation Order through the Senior Ranger.

Before applying to divert or close a path, contact the Senior Ranger for your area at **Tel: 01305 224463** or **Email: rightsofway@dorsetcouncil.gov.uk** to arrange a site visit. The Senior Ranger will assess the area and advise on suitability, ground conditions, and whether a Temporary Traffic Regulation Order is required.

For more details or an application form, contact the **Definitive Map Team** at **definitivemapteam@dorsetcouncil.gov.uk** or **Tel: 01305 224463**.

How to make an application

Electronic submissions

The most convenient way to submit your application is online via the Planning Portal. You can complete your application form, obtain an electronic location plan, submit all your plans and documents electronically and calculate and pay your application. When your application is ready the Planning Portal notifies the council, and we download your application directly into our system ready to start validating your application. A Planning Portal service charge applies.

Application types not currently available online:

- Modification or discharge of a Section 106 planning obligation
- Local Development Order. If you are submitting a Pre-Development Notice in any area covered by a Local Development Order, please contact Alex Clothier, Innovation Park Business Manager e-mail alex.clothier@dorsetcouncil.gov.uk telephone 01929 557349 for advice about validation requirements.

Paper submissions

Application forms can be downloaded from the Planning Portal. You will need to complete these and submit the from along with all plans and documents as a PDF's by e-mail to the relevant planning team. You will need to complete and include a biodiversity checklist and provide any surveys and reports as required. (This checklist forms part of the online form if you apply online directly though the Planning Portal).

Postal application should be sent to Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ, but there will be a delay while the application is scanned and sent to the correct planning team.

Minerals and waste planning applications

Planning application forms for minerals development are not available from the Planning Portal. Any application relating to minerals development should use the minerals application form.

The following documents are also available to download:

- supplementary information
- land ownership/agriculture holders certificate
- notice of application for planning permission (notice No.1)
- minerals application guidance notes

Waste management facilities

In the case of waste management facilities, you may also need to:

- apply for a waste management licence or an integrated pollution prevention control consent
- obtain confirmation that the development is exempt from these requirements

Contact the Environment Agency for more information.

Advice about making an application can be found on the Planning Portal and on Making an application - GOV.UK (www.gov.uk)

National requirements

1. Application form

You must use the correct application form published by the Secretary of State. Applications can be submitted online Applications - Applications - Planning Portal or downloaded a form on the planning portal. Find and download paper forms - Paper Forms - Planning Portal

You must Include all information required by the application form.

2. Ownership certificates and agricultural land declaration

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

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

Failure to serve the correct notice will invalidate the application.

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

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

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

Flats – if the proposal relates to a flat in a building with other flats, you will need to complete certificate B and serve Notice 1 on all the other flat owners providing you know who they are – see below.

Land that might be highway maintainable at public expense (public highway) and not controlled by the applicant
Before you sign an ownership certificate to say you own the land that forms the application, please consider if any part of it — including the access — is part of the maintainable public highway. Use Planning Public Dorset Explorer to check for public highways.

If you're not sure, you can email: **highwaysearches@dorsetcouncil.gov.uk** to check.

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

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

Certificate A – Sole Ownership and no agricultural tenants

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

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

You cannot complete certificate A where a proposal will touch, or overhang property or land owned by another person. You will instead you will need to choose between B, C or D depending on the ownership details you know.

Flats – if the proposal relates to a flat in a building with other flats, you will need to complete certificate B and serve Notice 1 on all the other flat owners.

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

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

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

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

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

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

Agricultural land declaration

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

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

3. Location plan

The location plan must clearly show the application site in relation to its surroundings and be based on an up-to-date map drawn to a metric scale, typically:

- 1:1250 or 1:2500, for most areas
- 1:5000 for rural locations

The plan must include enough detail to clearly identify the site, such as at least two named roads (if possible) or nearby buildings.

It must also;

- Show the direction of North
- Outline the application site in red.

The red line must include all land necessary to carry out the proposed development including:

- Access to the site from the edge of the public highway
- Visibility splays
- Landscaping
- Car parking
- Open areas around buildings

Please do not:

- submit more than one red line boundary per submission. The red line must be the same across all supporting documentation, for example in ecology surveys and reports.
- submit plans drawn on Land Registry plans (due to copyright issues)

Applications for Listed Building Consent must clearly identify the building to which it relates.

Location plans are not required for Section 73 applications and applications for non-material amendments under Section 96A.

Blue lines

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

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

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

4. Other plans required

You must submit all necessary plans, drawings, and details to clearly show the proposed development.

See other plans and drawings

5. Design and access statement

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

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

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

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

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

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

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

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

Design and access statements for listed building applications must explain how the design concept has considered the special architectural or historic importance of the building, the physical features that justify the building being listed, and the buildings' setting. Photographs of the context and specifics of the proposal(s) should be provided.

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

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

Design and access statements are **not required** on applications for:

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

Making an application - GOV.UK has more guidance about design and access statements.

6. Environmental Impact Assessment and Environmental Statement

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

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

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

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Infrastructure Planning (Environmental Impact Assessment) Regulation 2017 and The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 set out the circumstances in which an EIA is required.

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

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

More information on Environmental Impact Assessments

7. Fire statements

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

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

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

8. Application fee

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

See the Planning Portal for current application fees and a fee calculator.

9. Outline applications only

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

10. Planning Permission in Principle exclusions

Article 5B of the Permission in Principle (Amendment) Order 2017 specifies types of development that cannot be granted permission in principle (PIP). This includes major developments, habitats development and Environmental Impact Assessment (EIA) development

This is particularly relevant for Dorset Council, which has several Habitat sites across our area. Although mitigation can be taken into account when assessing the impact of development on Habitats sites, there is no opportunity to secure mitigation through a legal agreement at the PIP stage and an appeal in Dorset has confirmed that Community Infrastructure Levy (CIL) cannot be relied upon.

Therefore, we cannot approve any PIP applications where mitigation needs to be secured to prevent significant effects on Habitats sites from new residential development. In these circumstances you will need to consider submitting your proposals using another application type.

11. Biodiversity Net Gain (BNG)

We strongly advise that you consider and set out your BNG strategy at the earliest opportunity when drawing up your proposals.

We offer a bespoke pre application advice service with an officer in our Natural Environment Team. Engaging with us before submitting your application in order can help to identify, understand, and seek to resolve issues; this will help to improve both the efficiency and effectiveness of the planning application process, reduce issues around validation, and improve the quality of the application and post decision processes.

National requirements for BNG– see also Biodiversity net gain - GOV.UK (www.gov.uk)

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

Local Requirements

BNG is a national mandatory requirement, but local planning authorities can ask for further information to assist the consideration of BNG as part of the determination of the planning application, where they believe this would be material to the consideration of the application. See below Section 24 local list requirements for BNG.

Local list requirements

12. Other plans and drawings

To enable the Council, and aid consultees and interested parties to review the application, all plans and drawings should meet the following:

- Be submitted as single PDF documents. JPG's and photographed plans and drawings are not acceptable because they cannot be accurately scaled;
- Be drawn to an identified standard metric scale with a scale bar indicated to match scale ratio indicated;
- Be provided at the scale indicated on the plan i.e. if the plan states 1:100 @A3 the plan must be provided at A3 electronically;
- Be based on an up-to-date map (Location Plan and Block Plan);
- Have 'Do not scale' removed and replaced with other suitable wording allowing the Council to scale from the drawing;
- Indicate North (Location Plan and Block Plan);
- Be given a unique reference number and title (when a plan is revised, a revision number should also be shown);
- Be legible with clear labels and legends, and show a clear distinction between existing features to be retained and removed, and proposed features,
- Single line drawings are not acceptable. The drawing should include full details of architectural features, for example frames widths and glazing bars on doors/windows, eaves ridge details on roofs etc.
- Have personal details removed such as mobile numbers and e-mails. This is to reduce redaction required to comply with the General Data Protection Regulations.
- Plans and drawings submitted with Section 73 - variation of condition applications and non-material amendment applications must mark all proposed changes to make it clear what the proposed changes are.
- We are unable to accept plans which are taken from Dorset Explorer or other Dorset Council mapping web pages, these are copyright;
- Where an Ordnance Survey based plan is being submitted for planning purposes the copyright and licence number must be shown;

See example plan in Appendix 2

Applications for Listed Building Consent

Additional information to be submitted with an application for Listed Building consent when relevant to the proposal.

- Window replacement of historic windows – annotated elevation plans listing each window affected and a joinery report of the existing windows with photographs of each window taken externally and internally and labelled to show dimensions including glazing bars and confirming why replacement and not repair is being proposed
- Wood burners in thatched buildings should include external alterations to chimneys and fire surrounds should be included on floor plans,
- A service plan and detailed methodology outlining treatment and method of installation of new services
- Re-thatching works should include a structural survey of the roof and justification for wholesale replacement. Where a different thatching material is proposed, consideration should be given to Historic England's advice and information to be provided in support of and application for listed building consent for a change of thatching material should be provided.

Other additional information

For all new development where specialist housing accommodation is proposed or has the potential for inclusion, please refer to the Inclusive Housing Design Guide 2024 – Dorset Council, which provides a guide of national and local good practice and standards outlining what specialist housing should look like in Dorset.

For developments that include schools, or other significant educational establishments, please refer to our School Safe Environment Zone development guidance.

Site or block plan

When it's required

For all applications. Note – see also additional site and block plan requirements for minerals and waste applications

What is required

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

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

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

- all roads and footpaths, existing and proposed access/accesses, visibility splays, turning and parking, including cycle parking/storage;
- all public rights of way crossing or adjoining the site (e.g., footpath, bridleway, restricted byway or byway open to all traffic);
- the extent and type of any hard surfacing;
- the position of all trees on the site, and those on adjacent land that could influence or be affected by the development;
- any boundary treatment including walls or fencing;
- For all new development and uses that produce domestic and commercial waste and recycling the plan must show arrangements for storage and collection of waste; Bins for newly built, redeveloped or new Council Tax registered properties - Dorset Council
- existing and proposed contours;
- comply with national guidance on inclusive mobility;
- For applications within the adopted Purbeck Local Plan area, site plans for developments of 10 or more homes or with a site area greater than 0.5 hectares should identify accessible and adaptable homes in accordance with Policy H10 of the plan. Where the application is for an allocated site within the plan, please refer to the sites policy for specific thresholds.

Existing and proposed floor plans

When it's required

For all applications proposing new or extended floor space, change of use and/or proposals to alter existing buildings including conversions.

What is required

- The plans must be drawn to a scale of 1:50 or 1:100 (an exception is available for very large buildings and can be drawn at a larger scale).
- Floor plans must show details of the existing building(s) as well as those for the proposed development.
- Where existing buildings or walls are to be demolished these must be clearly shown, ideally highlighted in a separate colour
- For new buildings, the floor plan must include finished floor levels for the new building related to at least one-off site fixed and clearly identifiable datum point (this applies to non-householder applications only).

- New buildings should also be shown in context with adjoining buildings (including property numbers where applicable).
- For a change of use applications, the floor plans must clearly be labelled to show the existing and the proposed uses in each area.
- Proposed floor plans should comply with national guidance on inclusive mobility.

Existing and proposed elevations and street scenes

When it's required

Existing elevation plans are needed if a proposal involves demolition or changes to an existing building that include demolition and/or external alterations. For smaller alterations or extensions, this information can be included in the proposed elevation plans provided it is clear as to what exists and what is proposed.

Proposed elevation plans are required for all applications involving new buildings, structures, or equipment, as well as external alterations to existing buildings.

A **street scene or contextual elevation drawing** may be required to show how the proposed design fits into its surroundings, including nearby buildings. This drawing should indicate:

- The height and outline of neighbouring buildings
- The position and size of windows and doors
- Any differences in finished floor levels
- Metric dimensions for gaps between buildings
- The direction the street scene faces

What is required

Elevation plans must:

- be drawn to a scale of 1:50 or 1:100, (an exception is available for very large buildings and can be drawn at a larger scale);
- clearly show all sides of the proposed/affected buildings/structure in relation to what is already there;
- Where existing buildings or walls are to be demolished these must be clearly shown, ideally highlighted in a separate colour;
- include all door and window openings and blank elevations where there are none;
- include details of the proposed building materials and the style, materials and finish of windows and doors;
- where a proposed elevation adjoins another building or is in proximity, the drawings must clearly show the relationship between the buildings and detail the positions of the openings on each property.

Existing and proposed roof plans

When it's required

Roof plans are needed for complex designs where the shape of the roof is relevant to the development proposal.

What is required

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

Existing and proposed site levels, cross sections and floor levels

When it's required

For all applications where:

- ground levels vary between the site and surrounding land—or across the site itself especially when topography is important or existing buildings, mature vegetation, or distinctive features are on site;
- The application involves new buildings, swimming pools, ponds, lakes, or other engineering work, and the plans must show how the development fits within the site and its relative levels compared to existing features.

What is required

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

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

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

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

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

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

Proposed plans should comply with national guidance on inclusive mobility.

Why it's required

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

Planning Practice Guidance – Making an application

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

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

13. Aerodrome and/or radar impact assessment

When it's required

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

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

What is required

The assessment should demonstrate:

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

Why it's required

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

14. Affordable housing statement

When it's required

Where national, local plan policies, supplementary planning documents or made neighbourhood plans require the provision of affordable housing, the applicant must address this issue and submit information concerning both the affordable housing and any market housing.

Note: In line with paragraph 65 of the National Planning Policy Framework, local plan policies, supplementary planning documents or neighbourhood plans may set out a lower threshold of 5 units or fewer for developments in a designated rural area that are not major developments.

All applications for small sites (9 or less) and in circumstances where it is agreed with the planning officer that a commuted sum payment in lieu of the provision of affordable housing (in part or full) instead of on-site or off-site provision is accepted, we need the applicant to complete and submit the Dorset Council's commuted sum calculator proforma. (For applications submitted 1 June 2025). This should be filled out, and supporting evidence should be submitted to the council's satisfaction in circumstances listed on this proforma.

You are encouraged to contact our Housing Enabling Team for information and advice before submitting your application. Please email housingenabling@dorsetcouncil.gov.uk

What is required

An affordable housing statement setting out:

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

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

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

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

In instances where an applicant states that they will not be able to comply with our policy requirements and submits information on viability to support their case, or in instances where an applicant requests a reduced level of affordable housing contribution, we will seek independent advice on viability to make an assessment of this request and will levy a service charge for doing so. Full details of this process and charge can be obtained from us.

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

Why it's required

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

Dorset Council adopted development plans and Dorset Local Plan (draft)and Supplementary Planning Documents in relation to affordable housing

Neighbourhood plans

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

When it's required

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

What is required

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

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

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

Why it's required

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

16. Agricultural land classification and soil statement

When it's required

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

What is required

The statement should include:

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

Why it's required

National Planning Policy Framework

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

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

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

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

17. Air quality assessment (AQA)

When it's required

- For all applications for proposals that will generate significant dust, concentration of particulate matter less than 10 micrometres in diameter (PM10's), fumes, bio-

aerosols, vapours, odours or any other emissions to the air or for sites within or adjoining an Air Quality Management Area (AQMA) an air quality assessment will be required to be undertaken by a qualified specialist. More information about air quality in Dorset.

- Any significant dust or emissions resulting from construction of the development will need to be assessed under the local list requirement for 'construction management plan/site management plan'.
- For any proposal which requires a Transport Assessment (see section 44 below) will also require an AQA.
- If your proposals could harm protected nature sites.
- Natural England says this applies to agricultural, industrial, or traffic projects that release any of these pollutants and could significantly affect a habitat site or have an adverse effect on a Site of Special Scientific Interest (SSSI):
    - Ammonia (NH_3)
    - Nitrogen oxides (NO, NO_2, or NO_x)
    - Nitrogen deposits
    - Acid deposits
    - Sulphur dioxide (SO_2)

  Protected habitat sites include:

    - Special Protection Areas (SPAs) and potential SPAs
    - Special Areas of Conservation (SACs) and possible SACs
    - Wetlands of International Importance (Ramsar site)
    - Sites created to offset harm to habitat sites

Use Natural England's Standing Advice to check if your proposal needs screening and learn how to complete an AQA to assess its impact on protected sites. Air pollution and development: advice for local authorities - GOV.UK

What is required

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

For each issue, the following should be included:

- a description of baseline conditions;
- relevant air quality concerns and any previous known 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, and their distance;
- the basis for assessing impact and determining the significance of an impact;
- demolition/construction phase impact;
- details of any mitigation and management measures proposed; and
- monitoring arrangements.

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

Why it's required

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

Planning Practice Guidance: Air Quality

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

18. Battery energy storage safety statement

When it's required

For all applications that propose a battery energy storage system of 1 MWh or over and excluding where battery energy storage systems are associated with a residential dwelling.

What is required

The statement must confirm the power (MW) and capacity (MWh) of the proposed development and explain how the proposal has been designed in response to National Fire Chiefs Council document - Grid Scale Battery Energy Storage System Planning – Guidance for FRS (2023), or any updated version.

Why it's required

Planning Practice Guidance: Renewable and low carbon energy

Dorset Council adopted development plans and Dorset Local Plan (draft)

19. Bio- aerosol risk assessment

When it's required

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

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

What is required

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

Why it's required

National Planning Policy Framework, Section 15, Conserving and enhancing the natural environment in particular para-187

Planning Practice Guidance: Air Quality

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

20. Community Infrastructure Levy (CIL) forms

When it's required

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

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

Our adopted Community Infrastructure Levy Charging Schedules set out where, when, and how much is payable Schedule documents and maps of the areas they cover are online at: Community Infrastructure Levy - Dorset Council

CIL does not apply to the following types of application, and you do not need to complete any CIL forms when submitting these types of application

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

- Agricultural prior notification for new agricultural buildings;
- Non-material amendment applications (note: this type of application cannot be used if the amendment proposed increases or decreases the floor area of a proposal **and** CIL applied to the parent permission,
- Applications for outline planning permission and
- Applications for planning permission in principle

What is required

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

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

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

Why it's required

To meet the CIL Regulations (2010), as amended

The Council's adopted Dorset Council Community Infrastructure Levy - Dorset Council

Planning Practice Guidance

21. Daylight/sunlight assessment

When it's required

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

What is required

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

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

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

When it's required

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

What is required

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

Why it's required

National Planning Policy Framework

Planning policy for traveller sites

23. Ecological surveys and reports and protected habitat sites

Ecological surveys and reports show how the application addresses ecological impacts and satisfies the overarching National Planning Policy Framework biodiversity hierarchy of avoid, mitigate, compensate, enhance.

When it's required

For all full planning applications, householder, outline and reserved matters applications, technical details consent and listed building consent applications, our biodiversity checklist forms part of the online application form when you submit your application using the Planning Portal.

If you are not submitting using the Planning Portal you will need to download and complete the current checklist. Please make sure you are using the current version v9-2024. The checklist is not required for Minerals and Waste applications.

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

What is required

1. A completed application form if applying on the Planning Portal. If not using the planning portal, a completed biodiversity checklist to go with your application form.

2. Where the application form/biodiversity checklist indicates that ecological information is required, this information must be submitted with the application at the validation stage. Read more information at Biodiversity - Dorset Council including guidance on the ecological survey season, types of survey and wildlife legislation.

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

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

Your ecologist will need to complete the following and provide it to the Natural Environment Team at biodiversityprotocol@dorsetcouncil.gov.uk

- Further copies of the completed ecological surveys and reports
- For householder, listed building and barn conversion (where there is no other development) a Biodiversity Plan – download the template at The Dorset Biodiversity Appraisal Protocol (DBAP)
- Make the payment of the DBAP fee – details at the bottom of this webpage.

For householder, listed building applications and applications for barn conversions (where there is no other development) you can follow the DBAP before submitting your planning application. This will enable you to submit your NET signed biodiversity plan and Certificate of Approval with your application at validation. For minor and major applications review under the DBAP will run concurrently with the planning application.

Note: Minerals and Waste application are outside of the scope of the DBAP please see Biodiversity - Dorset Council

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

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

Protected habitat sites

Dorset has several protected habitat sites, and we have adopted Supplementary Planning Documents (SPD's) which set out how to address the impact of development on these sites. Any mitigation required will need to be secured either by the Community

Infrastructure Levy or a financial contribution (legal agreement/unilateral agreement depending on the former district area and the amount of contribution. Where a legal agreement is required, this must be completed before planning permission can be issued. The Council's legal fees and monitoring fees will need to be paid by the applicant.

Adopted SPDs are

- Dorset Heathland Planning Recreation SPD
- Dorset Heathlands Interim Air Quality Strategy SPD
- Poole Harbour Recreation SPD

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

At the current time we also have the following guidance on recreational pressure on the Chesil and the Fleet.

New Forest habitat sites. Natural England has agreed that new development proposing overnight accommodation within the Dorset Council area, and which falls within 13.8km zone of influence, will require a financial contribution towards mitigation. Larger development schemes of around 200 dwellings or more within a wider 15km zone will also be expected to make the contribution. Contributions must be secured by a legal agreement. More information is available at Mitigating the impact of recreation on the New Forest Heaths - Dorset Council which has links to the New Forest Strategy, reports and analysis.

Why it's required

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

Planning Practice Guidance – Natural Environment

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

24. Biodiversity Net Gain (BNG)

When it's required

A mandatory requirement to provide BNG applies to all types of development unless it has been granted a specific exemption. The exemptions are set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations [2024] as amended by The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026. Planning Practice Guidance lists the exempt developments https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

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

BNG does not change existing legal or policy protections for protected sites, habitats or species which will require assessment, surveys, reports and plans as set out in the above section 23.

Find out more information at Biodiversity net gain - GOV.UK

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

Applicants are encouraged to make use of our pre application advice service to further understand the specific requirements in relation to their site. A planning performance agreement (PPA) may be requested for larger and more complex sites.

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

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

What is required

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

Dorset Council local list requirements include:

A Biodiversity Gain Statement, using the template provided by Dorset Council, setting out as much information as possible about how the proposal will meet the Biodiversity Gain objective. Your subsequent Biodiversity Gain Plan should be in broad accordance with the submitted Biodiversity Gain Statement.

This includes:

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

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

a. **The Statutory Metric**, the latest published national statutory Metric or Small Sites Metric – depending on the application type**.**
In addition to the statutory requirement for the on-site pre-development baseline biodiversity value, we require:

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

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

- An on-site post-intervention proposed habitat plan (with any significant on-site enhancements which will be secured through legal agreement shown clearly on this

plan). To be considered as 'onsite' BNG, the proposed habitat must be within the red line of the application site. The plan must identify all the different habitats referred to within the submitted Metric.

- Where relevant, an off-site baseline habitat plan and an off-site post-intervention habitat plan. The post-intervention plan must identify all the different habitats referred to within the submitted Metric.

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

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

d. Any other reports necessary to complete the biodiversity assessments such as supporting condition assessment sheets where relevant.

Why it's required

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

Planning Practice Guidance – Biodiversity NET Gain

Dorset Council BNG

Local Nature Recovery Strategy

25. Flood risk assessments, sequential and exception tests

When it's required

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

- development on a site in Flood Zone 2 or 3 including householder, minor development and change of use;
- development on a site with an area of 1 hectare or more in a Flood Zone 1;
- development on sites less than 1 ha in Flood Zone 1 where the application site could be affected by other sources of flooding including:
    I. a risk of surface water flooding – where that risk is medium (1 in 100 year) or high (1 in 30 year), and/or,
    II. a risk of ground water flooding as identified on Dorset Explorer's Ground Water Susceptibility to Flooding layer, and/or

III. a risk of ground water flooding as identified on the Environment Agency's Groundwater Warning Zone 2019 and/or
IV. flooding from surface water drains and/or
V. reservoirs – where 'dry day,' 'wet day' and 'fluvial contribution' scenarios apply as defined on Environment Agency mapping.

- development in areas identified in a strategic flood risk assessment as being at increased flood risk in future;
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency;

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

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

How do I check the current and future flood risk for my site?

Get flood risk information for planning in England **The Environment Agency**

Dorset Explorer planning public includes flood risk information from main river and coastal, surface water and ground water local flood risk evidence published in Dorset Council Level 1 Strategic Flood Risk Assessment and Weymouth Level 2 Strategic Flood Risk Assessment

Please make sure that you check your site for all these sources of flooding using both the Environment Agency's and Dorset Explorer planning public.

What is required

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

- identify and assess the risks from all sources of flooding to and from the development and demonstrate how these flood risks will be controlled, managed, and mitigated, taking the latest allowances for climate change into account;
- where relevant, define Flood Risk Zone 3b;
- rank the flood risks from other sources of flooding using the risk bandings relating to Flood Risk Zones (i.e. 'low', 'medium' or 'high'). Applicants FRA must also include justification for the ranking applied to other sources of flooding;
- identify opportunities to reduce the probability and consequences of flooding;
- include the design of surface water management systems including Sustainable Drainage Systems (SUDS) and address the requirement for safe access to and from the development areas at risk of flooding;

- form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. (As amended).
- consider a design for biodiversity net gain as part of the SUDS design. Please see our Sustainable drainage advice note on our website.

Government advice can be found at preparing a flood risk assessment standing advice. The webpage includes links to the Environment Agency flood risk template and guidance, and site-specific flood risk assessment check list.

Dorset Council has published guidance on surface water flooding and ground water flood risk assessment where there is a low risk or less and low risk of flooding from all sources.

When is the sequential test required?

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

The exemptions to the requirement to undertake the sequential test are listed in footnote 62 and paragraphs 175,176 & 180 of the National Planning Policy Framework (December 2024) and planning practice guidance, they include:

- where a site-specific flood risk assessment demonstrates that no development (including buildings, access or escape routes, land raising or other potentially vulnerable elements) within the application site boundary is located on land at current or future flood risk from any source of flooding (paragraph 175)
- householder development (footnote 62)
- small non-residential extensions (with a footprint of less than 250 square metres) (footnote 62)
- changes of use (qualified to clarify this exemption does not apply to changes of use to a caravan, camping or chalet set, or mobile home park or mobile home site) (footnote 62)
- where a risk of surface water flooding has been identified but a site-specific FRA demonstrates that the proposed layout, design and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere. (Paragraph: 027 Reference ID: 7-027-20220825 of planning practice guidance)

- where the site has been subject to a sequential assessment as part of the plan making process (paragraph 180 & Paragraph: 027 Reference ID: 7-027-20220825 of planning practice guidance)

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

What is required for a sequential test

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

More information about the sequential test and when it applies can be found in central Government's planning practice guidance Flood risk and coastal change

Why it's required

National Planning Policy Framework Section 14 – Meeting the challenge of climate change, flooding and coastal change including footnote 62 and 63. Section 15 – Conserving and enhancing the natural environment.

Planning Practice Guidance: Flood Risk and Coastal Change

Defra and EA: Flood risk assessment for planning applications

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

Dorset Council Level 1 Strategic Flood Risk Assessment (2023)

Dorset Council Level 2 Strategic Flood Risk Assessment Weymouth (2023)

26. Heritage statement

When it's required

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

i) designated heritage assets, such as Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens; and

ii) non-designated heritage assets, such as Locally Listed Buildings, buildings identified as of local importance in Conservation Area Appraisals and Neighbourhood Plans,
iii) unscheduled archaeological remains (contact Senior Archaeologist Steve.Wallis@dorsetcouncil.gov.uk for advice),
iv) or other historic buildings or features which possess a degree of significance meriting consideration in planning decisions.

What is required

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

In the event of any uncertainty, it is recommended to e-mail the Conservation Team, at PlanningConservation@dorsetcouncil.gov.uk and/or Senior Archaeologist Steve.Wallis@dorsetcouncil.gov.uk who will be able to advise.

In preparing heritage statements, applicants should consider:

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

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

As a minimum, a heritage statement should include:

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

- where relevant, an explanation of how the proposals enhance or better reveal the significance of any affected heritage assets; photographs to show the context and identify the areas of the building or site impacted by the proposals; and
- if your proposals refer to works in response to specialist advice e.g. rethatching, cob repairs, structural interventions, damp issues, window/door replacement etc then you should supply a copy of the associated technical report(s) and recommendations to support your application.

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

Archaeological remains can be found almost anywhere when proposals involve the disturbance of ground. In the case of a major development proposal or significant infrastructure works, an applicant may need to commission an Archaeological Desk-based Assessment, geophysical survey and/or trench evaluation and submit relevant conclusions as part of the heritage statement.

Further advice on archaeological matters can be obtained from the Council's Senior Archaeologist Steve.Wallis@dorsetcouncil.gov.uk and Historic Environment Record - Dorset Council See also this link: Archaeology, excavations and surveys - Dorset Council

Why it's required

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

Planning Practice Guidance Historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

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

Historic England: Note 3 – The Setting of Heritage Assets

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

27. Land contamination assessment

When it's required

For all applications on or near land that has had past or present potentially contaminating uses a land contamination assessment will be required.

Applications may also need to include an extended assessment of contamination in accordance with nationally recognised guidance and standards.

What is required

The level of information required varies depending on the known and/or suspected levels of contamination, for example:

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

The survey should:

- be based on desk-based research (historic maps etc.);
- include a site walkover;
- contain an initial risk assessment identifying the potential sources of contamination, the pathways by which it might reach vulnerable receptors, evaluate the risks and consider options to show how the identified pollutant linkages can be broken.

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

The phase 2 survey must include:

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

Why it's required

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

Planning Practice Guidance - Land affected by contamination.

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

28. Land/ground stability report (Geo-technical data)

When it's required

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

- in areas of coastal instability;
- slope instability zones; in particular zones 2, 3 and 4 as identified by Policy EN7 of the West Dorset, Weymouth and Portland Adopted Local Plan. (see interactive map)
- former mine/quarry workings;
- indicative erosion zones identified in a Shoreline Management Plan;
- within 400 metres No Surface Water Discharge Zone as shown on the proposals map in the Local Plan and Coastal Management plans; and
- on land within 200 metres of cliffs, ridges or steep embankments, steep slopes or mining activities;

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

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

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

What is required

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

The report must include;

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

- ground investigation e.g., soil testing, slope stability analysis and reporting;
- assessment of land stability risks; and
- mitigation measures.
- The report must show:
- whether the land / site is stable or could be made stable to support the loads imposed over the expected lifetime of the development;
- whether the development would threaten land stability in the wider local area;
- whether any instability could be reduced to an acceptable level by mitigation and stabilisation measures; and,
- any potential impacts on the character of the area, environmental designations, and public rights of way.

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

For further information on land stability British Geological Survey website.

Why it's required

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

Planning Practice Guidance – Land Stability.

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

29. Landscape and visual impact assessment (LVIA) landscape and visual appraisal (LVA)

When it's required

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

Please check your development again **appendix 1 - matrix for landscape and visual impact assessment requirements.**

What is required

The Landscape and Visual Impact Assessment (LVIA)/Landscape and Visual Appraisal (LVA) should include an assessment of the landscape and visual effects to a level

commensurate to the significance and magnitude of the likely effects using the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (2013) Guidelines for Landscape and Visual Impact Assessment (GLVIA3) | Landscape Institute and Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals. Visualisation of development | Landscape Institute

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

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

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

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

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

Why it's required

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

Planning Practice Guidance: Natural Environment- Landscape

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

EIA Regulations 20179 (as amended)

Dorset landscape and visual impact assessment

Landscape Institute Visualisation

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

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

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

Purbeck Local Plan (PLP) – policy LHH

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

Cranborne Case and Dorset National Landscape Management Plans

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

Dorset Council's Landscape webpages have links to various guidance notes and information along with the National Landscape websites below.

Home - Cranborne Chase National Landscape

Home | Dorset National Landscape

30. National Landscapes (formerly Areas of outstanding natural beauty) assessment of need statement

When it's required

For major developments (described in footnote 67 of the National Planning Policy Framework) within a National Landscape.

What is required

A statement demonstrating exceptional circumstances by including an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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

Why it's required

National Planning Policy Framework section 15 Conserving and enhancing the natural environment including paragraphs 189 and 190 and footnote 67.

Planning Practice Guidance: Natural Environment

Countryside and Rights of Way Act 2000

Dorset Council adopted development plans and Dorset Local Plan (draft)

Cranborne Case and Dorset National Landscape Management Plans

Cranborne Chase National Landscape

Home | Dorset National Landscape

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

31. Landscaping proposals

When it's required

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

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

What is required

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

- a plan detailing the proposed external works including hard and soft landscaping and all other measures that will become landscape features (these can be shown on the proposed site plan), such as any trees/planting, flood management measures, roads/paths, fencing/walls, screening, noise bunds;
- an evaluation of the importance of the existing landscape features to the character and function of the area and how the proposal maintains and enhances the area, and mitigates any negative impacts;
- measures taken to retain existing landscape features (e.g., important trees and hedges) or encourage natural regeneration;
- planting specifications (including soil preparation, planting method, spacing, seed types, plant species, stock size, means of protection/ support, timing of planting);
- evidence that the ground is suitable for the proposed planting scheme (i.e., soil type tree, soil volumes and condition);
- construction details/materials for landscape features e.g., hedge banks, walls, fencing, surfacing;
- evidence that planting schemes have been coordinated with street lighting and below ground services and that conflicts have been avoided or mitigated.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Natural Environment

Dorset's Landscape Character Assessments

Cranborne Case and Dorset National Landscape Management Plans

Dorset Council adopted development plans and Dorset Local Plan (draft)

European Landscape Convention

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

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

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

Purbeck Local Plan (PLP) – policy D

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

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

32. Lighting statement/lighting scheme/light pollution assessment

When it's required

For all applications that propose external or free-standing lighting

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

What is required

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

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

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

Examples of the standards required for National Landscapes (formerly AONBs)can be found in the Preserving our Dark Skies - Cranborne Chase National Landscape

Why it's required

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

Planning Practice Guidance: Light pollution

Dorset Council adopted development plans and Dorset Local Plan (draft)

Cranborne Case and Dorset National Landscape Management Plans

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

33. Marketing reports

When it's required

For all applications;

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

What is required

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

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

Why it's required

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

34. Noise assessment

When it's required

For all applications, including those for air source heat pumps and air conditioning units that may generate noise, either alone or in combination with other existing or proposed development, that may have an impact on sensitive receptors.

Sensitive receptors may include: (but are not limited to)

- rural areas away from transport corridors;
- residential dwellings, schools and hospitals;
- parks;
- open access land;
- public open spaces;
- national trails and
- locally promoted recreational routes.

What is required

For air source heat pumps and air conditioning units on domestic properties a detailed noise assessment may not always be required but we require as a minimum:

- manufacturers sound power level data and appropriate calculations indicating anticipated sound pressure levels at neighbouring domestic premises. These calculations should take into account any intended mitigation or attenuation measures.
- location and size of the units shown on a scaled.

Based on the information submitted we may ask you to provide further information which may include a detailed noise report.

For non-domestic properties

Where a detailed noise assessment is required, this must be prepared by a suitably qualified and competent acoustician and will normally include:

- baseline data relating to existing background noise levels which may include frequency analysis;
- identification and justification of representative receptors and assessment locations;
- 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
- Identification of any mitigation necessary to secure acceptable noise levels in terms of relevant national guidance and standards;

- Assessments should take into consideration cumulative effects;
- an assessment of the impact of any residual increase in noise-on-noise sensitive receptors and the surrounding area, in particular protected areas of tranquillity such as National Landscapes (formerly AONBs); and
- a clear statement of any ongoing noise management schemes with mitigation, as identified in the noise assessment. Applicants are advised to seek pre-application advice as to whether their proposals will need such an assessment.

Why it's required

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

Planning Practice Guidance: Noise

Noise Policy Statement for England (and Explanatory Note)

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

35. Photographs and Photomontages

When it's required

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

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

What is required

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

Why it's required

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

Planning Practice Guidance – Making an application

36. Retail impact assessment and sequential test

When it's required

For retail and leisure development proposals outside town centres, which are not in accordance with an up-to-date development plan, a retail impact assessment will be required, as set out in the National Planning Policy Framework 2024 paragraph 94, to proposals exceeding 2,500 square metres of gross-floor space.

What is required

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

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

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

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

Why it's required

National Planning Policy Framework Section 7 – Ensuring the vitality of town centres

Planning Practice Guidance - Town centres and retail.

Dorset Council adopted development plans and Dorset Local Plan (draft)

37. Scheme viability assessment

When it's required

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

For renewable energy applications located within the National Landscapes (formerly AONB) where costs of forming a Grid connection outside the National Landscapes are

cited as a prohibiting factor, provision of a viability assessment of forming a connection to the Grid will be necessary.

What is required

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

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

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

Why it's required

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

Practice Planning Guidance – Viability

Dorset Council adopted development plans and Dorset Local Plan (draft)

38. Statement of community involvement

When it's required

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

- where a boundary is shared with a private residential or sensitive use (proportionate and specific to the development);
- development which is a 'Departure' from the Development Plan, or which is otherwise contrary to policy; and
- for development which is likely to be controversial in terms of its scale or detail or the sensitivity of its location. This category could also include 'change of use' applications.

This is approach is supported by Statement of Community Involvement 2025 - Dorset Council

What is required

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

- details of any consultation held with any neighbours to the site and the local community;

- any issues identified through this consultation; and
- the response to these issues and how the proposal has been amended.

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

Why it's required

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

Planning Practice Guidance – Before submitting an application

39. Statutory declarations and evidence for certificates of lawfulness

When it's required

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

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

For certificates seeking to confirm the proposed installation of air source heat pump/s is lawful you must include details of the equipment's compliance with the Microgeneration Certification Scheme Planning Standards (MCS 020) or equivalent standards. Read more about the Scheme.

What is required

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

Why it's required

Planning Practice Guidance – Lawful development certificates.

40. Structural surveys and schedules of work

When it's required

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

What is required

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

Why it's required

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

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

Planning Practice Guidance – Making an application

Dorset Council adopted development plans and Dorset Local Plan (draft)

41. Supplementary information for telecommunication development

When it's required

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

What is required

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

Why it's required

National Planning Policy Framework Section 10- Supporting high quality communications

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

42. Surface water drainage details and foul drainage disposal methods

When it's required

Surface Water:

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

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

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

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

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

Foul drainage:

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

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

What is required

Surface water

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

The assessment should include:

- current surface water drainage details for the site, including discharge routes, flow rates, volumes and any amenity and ecology benefits;
- information demonstrating how the surface water run-off will be discharged as high up the following hierarchy of drainage options as reasonably practicable, with justification as to why not higher: - into the ground (infiltration); - to a surface water body; - to a surface water sewer; - to a combined sewer;
- the sustainable drainage system to be implemented and demonstrate how this is designed in accordance with National standards for sustainable drainage systems (SuDS) - GOV.UK and Dorset Council SUDS guidance and best practice i.e. CIRIA Suds Manual (C753). Open SUDS features should be used.
- arrangements for ongoing maintenance of sustainable drainage systems for the lifetime of the development;
- the measures taken during construction to not increase flood risk;
- demonstrate how pollution to surface water will be avoided; and

- justification as to why sustainable drainage systems cannot be achieved where demonstrated to be inappropriate.
- consider a design for biodiversity net gain as part of the SUDS design.

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

Foul drainage

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

Why it's required

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

Planning Practice Guidance: Flood Risk and Coastal Change

Government Guidance – Water supply, wastewater and water quality

Defra: Non-statutory technical standards for sustainable drainage systems

Ciria C753 – The SuDS Manual

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

43. Sustainability checklist and statement

When it's required

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

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

- New or replacement agricultural buildings
- Mixed use development

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

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

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

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

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

What is required

- A completed checklist to indicate which sustainability objectives your development complies with - answering the Yes/No column as well as the reasoning column where relevant.
- A sustainability statement when required by the completed check list detailing the information in relation to each of the completed checklist questions, cross-reference other assessments and documents.

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

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

Why it's required

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

Dorset Council Planning for Climate Change - Interim Guidance and Position Statement
Dorset Council Interim Guidance Note - Sustainability statement and checklist for planning applications

44. Transport assessments/statements and travel plans

When it's required

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

Any proposal which requires a transport assessment will also require an air quality assessment due to the likely traffic impacts. (See 17. Air quality assessment).

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

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

What is required

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

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

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

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

the suitability of a site for development. See our website Local Transport Plan - Dorset Council

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

Why it's required

National Planning Policy Framework Section 9 – Promoting sustainable transport, in particular paragraphs 115 and 118,

Planning Practice Guidance – Travel Plans. Transport Assessments and Statements.

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

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

45. Tree survey/arboricultural impact assessment

When it's required

For planning applications, we will need to consider the impact of the development proposals on existing trees and/or hedgerows either on the application site or near to the site, when assessing your application.

What is required

As a minimum validation requirement, where there are trees or hedges on the application site or on adjoining properties which:

- are within falling distance of your proposed development;
- could influence the development;
- maybe impacted on during construction; and/or
- might be important as part of the local landscape character,

The position of all these trees and hedges must be accurately marked on a scaled plan, normally the proposed site/block plan.

This plan should identify:

- each tree/hedge with a reference number (such as T1, T2);
- the species listed by common name;
- their stem diameter when measured at 1.5 metres above ground level and
- whether they are to be retained or removed as part of the development proposals.

Based on the information submitted we may ask you to provide the following additional information in line with the current British Standard BS5837 recommendations before we can validate your application.

a) a topographical survey;
b) tree survey;
c) an arboricultural impact assessment including a tree constraints plan; and,
d) an arboricultural method statement including a tree protection plan.

Where there are protected trees which are subject of a Tree Preservation Order on or adjacent to the site, which will either by (directly or indirectly) impacted by the development or its demolition or construction, the above information a) to d) will be required in all cases.

Full copies of the current British Standard BS5837 available to purchase from the **British Standards Institution (opens in a new window)**.

Tree surveys and reports must be current. You can use an old survey again as long as it was done within the last 2 years. If anything has changed since that survey that might affect the planned development, then the trees must be checked again and the survey updated.

Why it's required

National Planning Policy Framework

Planning Practice Guidance – Natural Environment.

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK

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

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

46. Ventilation/extraction statement

When it's required

All proposals that involve the installation of external ventilation/extraction equipment including ductwork attached to the outside of the building.

What is required

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

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

Further advice can be sought using our pre application advice service.

Why it's required

National Planning Policy Framework

Planning Practice Guidance

Dorset Council adopted development plans and Dorset Local Plan (draft)

47. Water quality nutrient neutrality statement

When it's required

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

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

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

Poole Harbour Special Protection Area (SPA)and RAMSAR;

The river Avon Special Area of Conservation (SAC);

The river Axe Special Area of Conservation (SAC);

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

Somerset Levels and Moors RAMSAR.

Check to see if you are in the Natural England catchment area using Planning Public Dorset Explorer. You should also check Wessex Water Treatment works catchments

areas, because some treatment works outside of the Natural England catchment area feed into catchment area.

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

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

- a net gain in residential units;
- residential institutions, including student accommodation, boarding schools' residential colleagues and training centres;
- tourism accommodation including overnight tourist accommodation, including self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfasts, self-catering accommodation including holiday chalets and static caravan sites, caravan and touring holiday accommodation, camping/glamping sites, yurts, shepherds hut, and 'pop' up or temporary camp sites;
- specialist housing e.g. care homes and retirement homes;
- commercial or industrial developments that include overnight accommodation;
- employment sites where employees will be hosted from outside of the catchment, and/or the development includes overnight accommodation.
- Intensification of agricultural uses, such as proposals for new livestock housing, new or enlargement of slurry storage or proposals that result in the additional use of fertiliser and livestock manure to the land.
- New or extending fish farming and watercress beds, including other aquaculture uses
- Commercial and industrial development and projects that have the potential to release additional nitrogen and/or phosphorus into the system. For example, large tourist attractions and some industrial processes that result in a discharge of nutrients. A case-by-case approach will need to be adopted for these. Early discussions with Natural England via their chargeable Discretionary Advice Service (DAS) are recommended Developers: get environmental advice on your planning proposals - GOV.UK (www.gov.uk)

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

Permitted development and prior approval applications.

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

What is required

A nutrient neutrality statement is required for all applications which include any of the above listed development proposals within a catchment area to set out how mitigation is going to be achieved. The statement should be undertaken by a competent person and should include:

- Site location plan and description of the proposed development
- Nutrient budget calculation – for all new overnight accommodation use the relevant Natural England nutrient budget calculator for the catchment area where the development is located to determine the nutrient budget.
- Please save a copy of the excel spreadsheet that you created and send this electronically as part of your nutrient neutrality statement. Separately and alongside the excel spreadsheet, please also insert 'screen shots' of each stage of the nutrient budget calculation to insert within your nutrient neutrality statement.
- Proposed nutrient mitigation strategy - Referring to the nutrient budget calculation derived from the relevant calculator; the nutrient neutrality statement must detail a strategy setting out how the nutrient impacts from development will be mitigated.
- If the mitigation proposed is the purchase of credits from an accredited third-party credit scheme, then details should also be provided by the applicant of the estimated cost of the total number of credits proposed to be purchased. Where appropriate applicants should take account of these costs when undertaking development viability assessment.

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

For more information, please see Nutrient Neutrality - Dorset Council - Water quality and nutrient neutrality statements.

Why it's required

Conservation of Habitats and Species Regulations 2017

Additional requirements for minerals and waste applications as applicable

48. Waste and minerals planning statements

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

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

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

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

49. Site or block plan

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

For Minerals Applications

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

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

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

For Waste Applications

- existing site and topographic survey (between 1:2500 and 1:100 as appropriate) including features such as green infrastructure, site levels, existing contours to OS datum (at 1m or 5m intervals as appropriate), buildings, existing watercourses, culverts, drainage ditches or ponds within or bounding the site showing, where appropriate, the direction of flow, public rights of way, overhead lines and roads within and adjacent to the site; any land within or adjoining the site which has been used for waste management or associated development, including the location of

any deposits of waste, areas restored etc and any related planning permission references, and the positions of trial pit's and boreholes;

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

50. Existing and proposed cross sections, site levels and floor levels

Information/plans should:

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

51.Blasting and vibration assessment

When it's required

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

What is required

A blasting and vibration assessment which includes:

- the location, scale and nature and frequency of the blasting or other source of vibration the development will generate;
- the assessment methodology and any modelling methods;
- sensitive locations and receptors;
- the basis for assessing impact and determining the significance of an impact;
- the predicted vibration impacts at sensitive receptors;

- details of any mitigation and management measures proposed; and
- monitoring arrangements.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

Environment Agency: Groundwater protection: principles and practice GP3

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

52. Construction management plan/site management plan

When it's required

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

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

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

What is required

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

- timetable/programme of works;
- measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles];
- days and hours of building operations and deliveries;
- location of loading, unloading and storage of plant and materials;
- location of contractor compound and facilities;
- provision of boundary fencing/hoarding;
- measures to protect and manage existing trees, hedgerows and other protected vegetation/wildlife habitats and protected species during construction, including location and type of fencing, method statements and timing of operations to avoid adverse effects on species and habitats (unless included in other documents);

- parking of vehicles of site personnel, operatives and visitors;
- wheel washing; and
- dust control.

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

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

Why it's required

National Planning Policy Framework

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

Planning Practice Guidance: Waste.

53. Hydrological and Hydrogeological Assessment

When it's required

Minerals and waste applications that:

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

What is required

A Hydrological and Hydrogeological Assessment which includes:

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

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

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

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

Environment Agency: Groundwater protection: principles and practice GP3

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

54. Mineral working scheme

When it's required

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

What is required

- details of the methods of extraction which should be illustrated on sectional drawings and cross referenced to the Working Plan;
- information relating to the proposed duration of extraction and details of proposed start and end dates and phasing;
- details of the total amount of minerals to be extracted (tonnes or cubic metres as appropriate) and of this, the likely total quantity of which will be saleable. Where known, the end use of the material. Where more than one mineral type is involved, information should be provided in respect of each mineral type;
- details of the agricultural grade of any land being affected either by extraction or by material waste deposition (Grades 1 to 5) and a clear indication of how the agricultural grade of the soil has been determined (e.g., using Agricultural Land Classification Maps or other surveys). Information should also include the approximate thickness and estimated total volumes of the topsoil and subsoil existing on the site (average and ranges), the approximate average thickness and total volumes and nature of any overburden to be removed, and the provision to be made for the temporary separate storage of each type of soil, including the location and design of all soil and overburden storage mounds;
- if the proposal involves minerals with special characteristics or properties or is needed to fulfil a specific commercial or market need, applicants should provide details of this. If this type of information is submitted, applicants should also provide details of the procedures undertaken to assess the quality and quantity of the material (including the location of boreholes, trenches, etc.);
- details should be given of the proposed phasing of operations at the site related to drawings showing proposed operations at each phase, including details of the maximum depths of surface workings across the site and their relationship to the seasonal levels of the water table and whether dewatering or pumping will occur;
- details, including timing, of any progressive working and restoration of the site and any relevant adjoining land should be provided, showing how these minimises the amount of land taken out of agriculture or other use at any one time and how they facilitate the early restoration of the site; and
- details of wastes arising from main extraction operations including the nature of wastes and estimated total quantity produced (excluding overburden) should be provided, including the proportion of wastes to be retained on site. Methods of disposal of wastes not retained on the site should also be given.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

55. Mineral processing proposals

When it's required

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

What is required

- details of the quantity of raw mineral to be processed on the site itself (maximum and average tonnes per annum), and the nature and annual maximum amounts of any other material(s) proposed to be brought onto the site for processing or storage;
- details of the nature and form of the processed mineral products including the maximum proposed outputs per annum, the normal and maximum working capacity of the processing plant should be provided in terms of maximum tonnes per hour;
- a description of the nature and quantities of waste resulting from processing and the proposed methods of disposal;
- details of any off-site processing plants or waste disposal sites, their location and the percentage of material extracted which is to be processed off the site and the method of transporting material from the extraction area to the processing or disposal area; and
- details of the processing facility layout and components, i.e., the location of plant, buildings, and ancillary structures, e.g., weighbridge, wheel cleaning, sheeting bays, the vehicle circulation arrangements, details of proposed diversion routes of infrastructure, and location of site drainage and discharge arrangements.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

56. Minerals Resources Assessment

When it's required

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

What is required

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

- an appraisal of the geology of the site and its surroundings and current or previous mineral working and extant mineral planning permissions;
- evaluation of available mineral exploration data;
- evaluation of the extent of current extraction of the mineral resource underlying the site and its continued supply in the foreseeable future;
- the scope for prior extraction of the resource in advance of non-mineral development;
- assessment of the current and future economic and/or heritage value of the mineral resource, based on the above information, and its relative value in comparison with the proposed non- mineral development to inform the Council prior to it determining the application; and
- in some instances, the results of physical site investigation including boreholes or trial pits.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

Minerals Strategy - Mineral Safeguarding Area

Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan 2019

Bournemouth, Dorset and Poole Minerals Strategy (2014)

57. Mine or underground quarry proposals statement

When it's required

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

What is required

A statement of underground working proposals including:

- details (including suitable plans drawing and illustrations) of the mineral deposits to be worked including their extent and distribution, depths, thicknesses and structure and the nature and geotechnical characteristics of the overburden and interburden relevant to the proposed working scheme;
- the minimum and maximum depth(s) of extraction throughout the site;
- a description of the proposed method of mining or underground quarrying (e.g., longwall, retreat, highwall, room and pillar or solution) including mine layout, extraction ratios, mine geometry, method of working, passive and active ground support measures and ventilation proposals;
- details of anticipated mineral yield from extraction operations and rates of production of mineral and waste;
- details of mineral waste management proposals including underground waste management such as backfilling / backstowing proposals (including methodology, phasing, and rates and quantities and nature of waste materials involved involved);
- details of rates and quantities of waste to be brought to the surface including type of waste, physical and chemical properties (including what proportion is inert), transportation methodologies, and proposals for final disposal including their nature and location;
- a geotechnical assessment of the proposed working methodology and its implications in terms of potential ground subsidence, including the suitability of the proposed working methods, mine design and passive and active ground support measures, and any residual short or long (i.e., following mine closure) term risk of ground subsidence including its potential nature and extent over time and area most likely to be affected; and
- details including plans and sections of surface developments such as mine accesses/portals, headgear, services, surface vehicular access routes and ventilation shafts.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

58. Mine or underground quarry closure proposals statement

When it's required

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

What is required

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

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

59. Restoration and aftercare scheme

When it's required

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

What is required

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

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

- timing and pattern of vegetation establishment: A brief description of sequence of vegetation establishment over the full aftercare period, e.g., details of species composition, stock type and size, spacing, method, timing and position of planting;
- for nature conservation, proposed method of vegetation establishment (natural colonisation, turf transplants, seeding etc). Include a ground plan showing where different species are to be planted. Where a range of options are to be retained this should be made clear;
- cultivation practices: An outline of the range of cultivations likely to be undertaken. The need for flexibility is recognised in view of changes over time in the design and availability of machinery;

- secondary treatments: A general statement of intent to undertake secondary treatments such as moling, subsoiling and stone-picking, accompanied by criteria for determining the need for such treatments;
- drainage: This should cover any commitments in principle to undertake under-drainage; plus, commitments to carry out any necessary maintenance works or temporary drainage measures;
- management of soil fertility, weeds, etc: including the basis for determining needs for management; and
- details, where relevant, of fencing, provision of water for livestock and management of water areas.

Why it's required

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

Planning Practice Guidance

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

60. Pollution control statement

When it's required

For all minerals and waste applications.

What is required

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

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

61. Public rights of way statement

When it's required

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

What is required

A public rights of way statement which includes:

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

Why it's required

Planning Practice Guidance: Public rights of way and National Trails

Planning Practice

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

62. Site reclamation scheme

When it's required

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

What is required

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

- details of the proposed restored landscape including landform, land cover and landscape features, showing how they link and relate to the contours and features of

the surrounding area and how the design responds to the character of the landscape context;

- how the proposals would improve and connect with the green infrastructure network including ecological requirements identified in the Wildlife Report, ensuring ecological functionality of the wider landscape and access for informal recreation;
- stripping of soils and soil making materials and either their storage or their direct replacement (i.e., restoration) on another part of the site;
- filling operations (if required including HGV movement details).
- restoration; and
- aftercare;

Including the following information:

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

Details should be provided of the depth and nature of topsoil's, subsoils and overburden on the site and the methods of stripping, transporting and restoring these soils. The details of the proposed soil materials to be restored should include the total amounts and average thickness to be spread of topsoil, subsoil and overburden or other soil making material, and include, where appropriate, schemes for retrieving and utilising soil making materials from overburden.

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

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

63. Statement of oil and/or gas exploration proposals

When it's required

All applications for oil and/or gas exploration development.

What is required

A statement including:

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

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

64. Statement of oil and/or gas borehole drilling proposals

When it's required

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

What is required

A statement including:

- the criteria used for selecting the number of, and sites for, boreholes;
- details of the equipment to be used, the expected number and depth of boreholes, site design and access, likely traffic generation and routing, measures for pollution prevention, the disposal methods for drilling wastes, the control of emissions, including noise, dust and exhaust fumes, and details of lighting of the rig during drilling operations;

- site restoration proposals;
- details of the duration of operations including anticipated start dates and likely completion dates; and
- details of any well testing that may prove to be necessary.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

65. Statement of oil and/or gas appraisal development

When it's required

All applications for oil and/or gas appraisal development.

What is required

A statement including:

- details to show how the proposals minimise the number of additional well sites to be used to appraise a hydrocarbon bearing structure; and
- the potential of proposed drilling sites for use as production facilities.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

66. Statement of oil and/or gas production proposals

When it's required

All applications for oil and/or gas production development (proportionate and specific to the development).

What is required

A statement including:

- the projected life of the field and production rates;

- details of the proposals for the transportation of hydrocarbons from well sites (including infield pipelines), processing facilities and storage and dispatch facilities, and all other required oilfield infrastructure;
- oil spill contingency plans and measures for the protection of surface and ground water;
- methods taken to prevent air pollution by gases;
- measures taken to prevent noise pollution;
- methods used to dispose of drilling wastes, any test oil and other wastes arising (including the anticipated location of disposal facilities);
- prevention of light pollution;
- prevention/mitigation of visual impacts;
- prevention/mitigation of traffic impacts; and
- the duration of operations including anticipated start dates and likely completion dates.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

67. Statement of oil and/or gas development site decommissioning, restoration and aftercare proposals

When it's required

All applications for oil and/or gas exploration development (proportionate and specific to the development.

What is required

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

- the estimated costs of undertaking the final decommissioning, restoration and aftercare of the proposed development and the financial provision being made for these costs;
- the projected timescales for decommissioning and restoration including, where relevant, the predicted 'cessation of production' dates for well sites and the timing and phasing of decommissioning of oilfield/gas field infrastructure; and

- the methodology for the decommissioning of the relevant infrastructure including plugging and abandonment of wells, decommissioning of infrastructure, pollution control, waste processing and disposal and resultant traffic generation.

Why it's required

National Planning Policy Framework

Planning Practice Guidance: Minerals

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

68. Utilities site survey/assessment

When it's required

For minerals and waste applications when proposed development or construction activity will affect the route of existing utilities

What is required

A site survey for infrastructure such as electricity overhead lines, underground cables, drainage infrastructure, hazardous substances, gas supplies, or substations that could be affected either by the proposed development or by its construction activity should be included.

The survey should set out what is proposed and contain an assessment of potential impacts and how they will be mitigated on the site and within the landscape.

Why it's required

National Planning Policy Framework

Dorset Council adopted development plans and Dorset Local Plan (draft)

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

Bournemouth, Dorset and Poole Minerals Strategy (2014)

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

APPENDIX 1- Matrix for landscape and visual impact assessment requirements

***DDB's - defined development boundaries from existing local plans are listed on page 89 of this document.**

Location **Development Type**	**Within National Landscape (or within 500m of National Landscape boundary)** Outside DDBs *	**Within National Landscape (or within 500m of National Landscape boundary)** Within Rural DDBs*	**Within National Landscape (or within 500m of National Landscape boundary)** Within Urban DDBs*	**Outside National Landscape** Outside DDBs*	**Outside National Landscape** Within Rural DDBs*	**Outside National Landscape** Within Urban DDBs*
Development with an overall height of 20m or more						
Development with an overall height of 15m or more			*			*
Development of 10 or more dwellings; a building or buildings with a floorspace of 1000m2 or more; or a site area of 1ha or more in size.			*		*	
Previously undeveloped (greenfield) sites with a site area of 0.5ha or more		*				

LVIA required	LVIA not required

Guidance Notes:

1. Check to see if your site falls within the Dorset National Landscape or the Cranborne Chase National Landscape. (formerly Areas of Outstanding Natural Beauty (AONBs) using Planning Public Dorset Explorer before referring to the above matrix.

2. All developments listed within Schedule 1 or 2 of The Town and Country planning (Environmental Impact Assessment) Regulations 2017(as amended) will require an LVIA.

3. LVIAs should be proportionate to the development they are assessing, ranging from a full LVIA as part of EIA, to a short, focused LVA (Landscape and Visual Appraisal) of the impacts on a certain characteristic or view which may be more appropriate for smaller scale developments in less sensitive locations.

4. "It is required that LVIA's are carried out by a Landscape Architect in accordance with the Guidelines for Landscape and Visual Impact Assessment third edition Landscape Institute and Institute of Environmental Management and Assessment 2013."

5. Visual representations of development proposals should be produced in accordance with Landscape Institute Technical Guidance Note 06/19.

Version 8 updated 05-03-2025.

Urban DDBs (alphabetical)

Beaminster
Blandford
Bridport
Chickerell
Corfe Mullen
Dorchester
Ferndown
Gillingham
Lyme Regis
Portland
Shaftesbury
Sherborne
St Leonards & St Ives
Stalbridge
Sturminster Newton
Swanage
Upton
Verwood
Wareham
West Moors
Weymouth
Wimborne Colehill

Rural DDBs (alphabetical)

Alderholt
Bere Regis
Bishops Caundle
Bourton
Bovington
Bradford Abbas
Briantspuddle
Broadmayne West Knighton
Broadwindsor
Buckland Newton
Burton Bradstock
Cerne Abbas
Chaldon Herring
Charlton Down
Charlton Marshall
Charminster
Charmouth
Child Okeford
Church Knowle
Corfe Castle
Cranborne
Crossways Moreton Station
East Lulworth
East Stour
Evershot
Fontmell Magna
Furzehill
Gaunts Common
Gussage All Saints
Gussage St Michael
Harmans Cross
Hazelbury Bryan
Hinton Martell
Holt
Horton
Iwerne Minster
Kimmeridge
Kingston
Langton Matravers
Lytchett Matravers
Lytchett Minster
Maiden Newton Higher Frome Vau
Marnhull
Milborne St Andrew
Milton Abbas
Mosterton
Motcombe
Nottington
Okeford Fitzpaine
Piddletrenthide
Pimperne
Portesham
Puddletown
Ridge
Salway Ash
Sandford
Shapwick
Shillingstone
Sixpenny Handley
Stoborough
Stourpaine
Studland
Sturminster Marshall
Thornford
Three-Legged Cross
Trent
Walditch
West Lulworth
Winfrith Newburgh
Winterborne Kingston
Winterborne Stickland
Winterborne Whitechurch
Winterbourne Abbas Steepleton
Woodlands
Wool East Burton
Worth Matravers
Yetminster

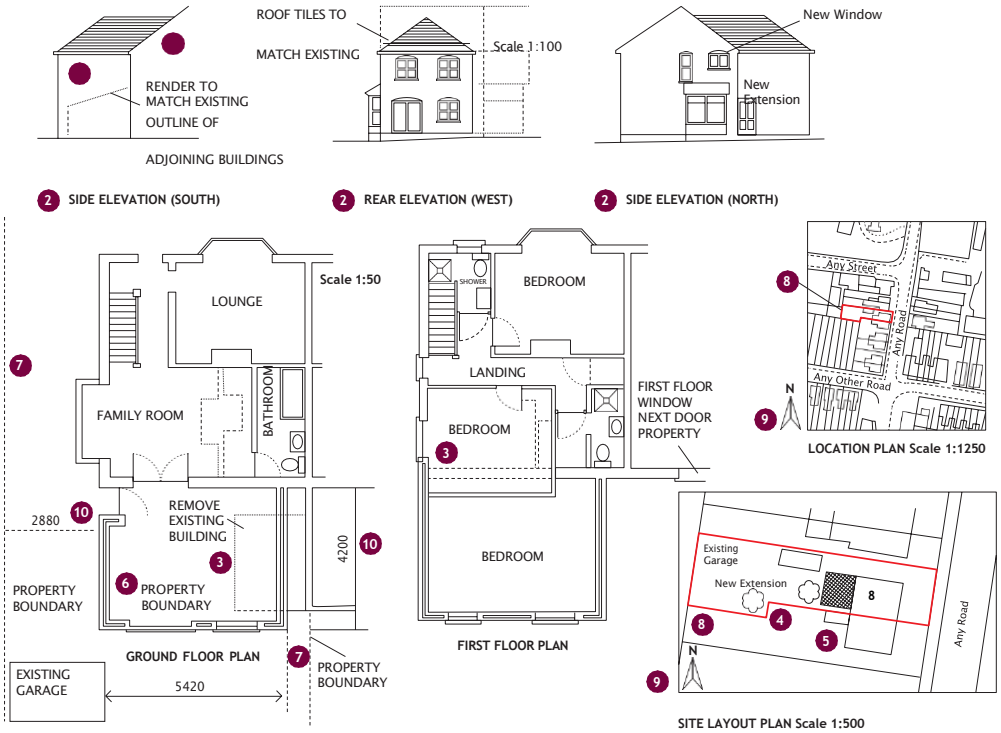
Appendix 2 – example plan

EXAMPLE PLAN

The drawing shows the plans required for a typical two-storey rear extension. The notes describe some of the important points.

PROPOSED TWO-STOREY REAR EXTENSION AT 8 ANY ROAD, SOMEWHERE, DORSET.

Scale: 1:1250, 1:500, 1:50, 1:100
Date: July 2023 Drwng No: 1b.01



1. Mark up the drawings to show what building materials are proposed.
2. Include all elevations of your extension.
3. Use dotted or broken lines to show the position of existing buildings to be demolished.
4. Trees to be retained or felled should be shown.
5. Make sure the position of adjacent properties is up to date and accurate.
6. Highlight new work, using colour or hatching.
7. Show property boundaries.
8. Outline your site in red.
9. Show the north point on the plan.
10. Each plan must be drawn to a metric scale which should be stated. Any dimensions should be included on the plans in metres.
11. Include a scale bar/s or a metric dimension to enable the scale of the drawing to be checked.
12. Ordnance Survey Plans require a valid Ordnance Survey License Number to be shown.