



Cranborne Chase National Landscape

PRE-APPLICATION ADVICE ON POTENTIAL DEVELOPMENT PROPOSALS Information leaflet

Why should I use the supplementary pre-application service? What are the benefits?

The service enables those with development ideas to gain more than basic advice from the Cranborne Chase National Landscape (NL). The advice will largely focus on potential developments in the context of their impacts upon the NL designation, landscape matters and Management Plan objectives and policies.

This can help in refining schemes to minimise impacts upon the landscape and also provide advice on how a scheme can enhance it. In addition, the Cranborne Chase NL team's knowledge of the area can help make developers aware of matters at a local level that may need further investigation such as flooding, archaeology, wildlife, public access, listed buildings, other designations, etc.

This can then help you to determine what other matters might need to be investigated with other agencies or professionals and the LPA through their formal pre-application process before submitting a planning application.



Is there a charge?

There is a fee for this service as set out within the more detailed pre-application guidance.

The fee is to cover the time and input from the Cranborne Chase NL on pre-application enquiries which can require a series of meetings, correspondence, reviews and site visits.

Why should I make a pre-application enquiry to the Cranborne Chase NL?

While LPAs now offer a formal pre-application process, this will focus on a potential scheme's compliance with the relevant planning policies and material planning issues specific to the development proposed.

For all developments within designated landscapes, such as the NL, the LPA has to consider applications in line with current planning policy and guidance. The National Planning Policy Framework (NPPF) states that "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty" (Para. 189, NPPF).

The Core Strategies/Local Plans of this NL's constituent LPAs contain policies, albeit with slightly different wording, that require applications for development in, or affecting, the NL to demonstrate how they have taken account of this NL's adopted Management Plan.

In addition, LPAs have an obligation under section 85 of The Countryside and Rights of Way (CRoW) Act 2000 which places a duty on all relevant authorities to seek to further the purpose of conserving and enhancing natural beauty when discharging any function affecting land within a National Landscape.

Landscape matters and the NL Management Plan are topics on which the NL team are well placed to advise. The Cranborne Chase NL pre-application service is specific in identifying impacts upon the designated landscape or its setting.

The benefit of the pre-application service is to identify those matters before any formal application is made and hence possibly avoid unnecessary costs being incurred to revise a scheme when it has been submitted as a formal planning application.

In many instances, where a planning application is within or adjacent to the NL, the Cranborne Chase NL Partnership is asked to comment in the capacity of a consultee. The Partnership will, therefore, provide formal comments on planning applications to the LPA.

What do I get?

The process is flexible to meet the requirements of different forms and scales of development and applicant's experience and knowledge. At the end of the process the Cranborne Chase NL provides you with a response, in an agreed form, on the development proposal. This can then be submitted with your planning application to the LPA as background information and indicates what the views of the Cranborne Chase NL are in respect of the pre-application scheme.

The full details of the process are outlined in more detail in the pre-application advice options document.