13 Managing the Natural Environment

Introduction

13.1 The area is renowned for its special and often rare natural environment with large areas of both Christchurch and East Dorset District being protected through European and national law, conventions and planning policy. As well as its beauty and nature conservation importance, the natural environment is important for the production of food, fuel and raw materials, for regulating climate, absorbing flooding, filtering pollution and providing health and happiness to local people and visitors. It is important therefore to protect these natural assets for their own sake.

13.2 The impact of climate change also affects all areas of planning and presents one of the biggest challenges for the Core Strategy. Dwindling global reserves of natural resources mean that policies must encourage the use of renewable resources, and make development more sustainable and efficient.

13.3 Communities are also faced with the practical effects of climate change, especially an ever greater threat of flooding and coastal erosion as a result of increased rainfall and sea level rise. Conversely, predicted dry summers will affect flows in some rivers, with impacts on habitats and water abstraction.

13.4 This section of the Core Strategy sets out policies for addressing issues associated with protecting the natural environment:

- Protecting sensitive habitats and species from the pressures of development.
- Ensuring that high standards of sustainable construction and energy efficiency apply to new development.
- Ensuring that new development does not become at risk of flooding.

13.5 For further detail concerning the development of options please refer to the Pre-Submission Background Paper on Managing the Natural Environment, available on www.dorsetforyou.com.

Biodiversity and Geodiversity

13.6 The area is renowned for the quality of its natural environment and significant areas are protected by national and international legislation. These natural assets are a valuable resource both in their own right, and also in the role they play in attracting people to live, work and visit the area.

13.7 The key role for the Core Strategy is to ensure that future growth, especially in terms of housing and the economy, can take place without damaging the very high quality environment that attracts growth in the first place.

13.8 If impacts are unavoidable then mitigation should be put in place to reduce the harm caused. In particular, policies to mitigate the impact of residential development on the internationally protected Dorset Heathlands, including the provision of areas of Suitable Alternative Natural Greenspace (SANG) in larger developments as appropriate.

Key Facts
• In Christchurch 18.6%, and in East Dorset 9.7% of the land is protected by some form of nature conservation designation. • The proportion of SSSIs in favourable condition in both areas is fairly low (33% in Christchurch, 15% in East Dorset) • There are 1,674 hectares of internationally designated Heathland in East Dorset and 397 hectares in Christchurch.

Key Facts
• Much of this Heathland lies within close proximity to urban development, there is even Heathland within the boundary of Bournemouth Airport. • The plan area is primarily rural, but with 80% of people living in the main towns and urban areas. • Ancient woodland is found in both Christchurch and East Dorset. • 45% of East Dorset lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

Relevant evidence

- The Lawton Report: Making Space For Nature, the findings of which are reflected in the Government's Natural Environment White Paper, concluded nature in England was highly fragmented and unable to respond effectively to new pressures such as climate and demographic change. The report set out a series of recommendations including that ecological networks, including areas for restoration are identified and protected through local planning. The White Paper proposes a new Biodiversity Strategy for England, establishing cross boundary Local Nature Partnerships, and Nature Improvement Areas will be created, delivered by local partnerships.
- The Dorset Biodiversity Strategy aims to enhance ecological quality, extent, capacity and function of habitats. Its key principles include protecting natural assets, raising awareness, managing our best habitats, and monitoring Dorset's biodiversity.
- The Dorset Local Geodiversity Action Plan aims to promote the conservation and enhancement of the geological resource, provide guidance and increase the appreciation and understanding of the geological heritage of the area.
- To mitigate harm caused by recreation to the protected Dorset Heaths, the Dorset Heathlands Interim Planning Framework, now being updated as a Supplementary Planning Document, requires all residential development (of one unit net gain and above) within 5km of the heaths to contribute a financial sum to a joint projects fund which is used to provide alternative recreation space for the heaths, as well as management of them.
- Research conducted to inform the Interim Planning Framework has suggested that alternative greenspaces should offer similar conditions to users that are found on the heaths, e.g. large natural and semi wild open spaces with freedom to let dogs off leads.
- The Cranborne Chase and West Wiltshire Downs AONB Management Plan contains an objective to conserve and enhance characteristic habitats and species at a landscape scale. This looks to address the fragmentation of habitats by the creation of habitat corridors that allow species to respond to climate change.
- The New Forest National Park Management Plan seeks to maintain and enhance the tranquillity of the National Park, by reducing the impacts of noise, visual intrusion and inappropriate activity. The 2008 Study "Changing patterns of visitor numbers within the New Forest National Park, with particular reference to the New Forest SPA" concludes that new development up to 20km from the Park could generate additional recreation pressures requiring mitigation to prevent further harm to protected species.

13.9 National planning policy, together with the requirements set out in the Habitats Regulations, provide clear policy and legal advice on how developments should avoid, or mitigate impact upon designated sites and species. The Core Strategy does not repeat this guidance, but sets out locally specific policies relating to biodiversity in Christchurch and East Dorset.

13.10 Protection of habitats and species will be undertaken through the Councils' own work programmes, working with partners and the local community, and through implementing the initiatives and proposals within the Dorset Biodiversity Strategy, South East Dorset Green Infrastructure

Strategy and the emerging Local Nature Partnerships and Nature Improvement Areas. This will also provide an approach that looks to create an expanded and more connected ecological network giving greater resilience to the natural environment against the pressures from climate change and development.

Policy ME1

Safeguarding biodiversity and geodiversity

The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species including:

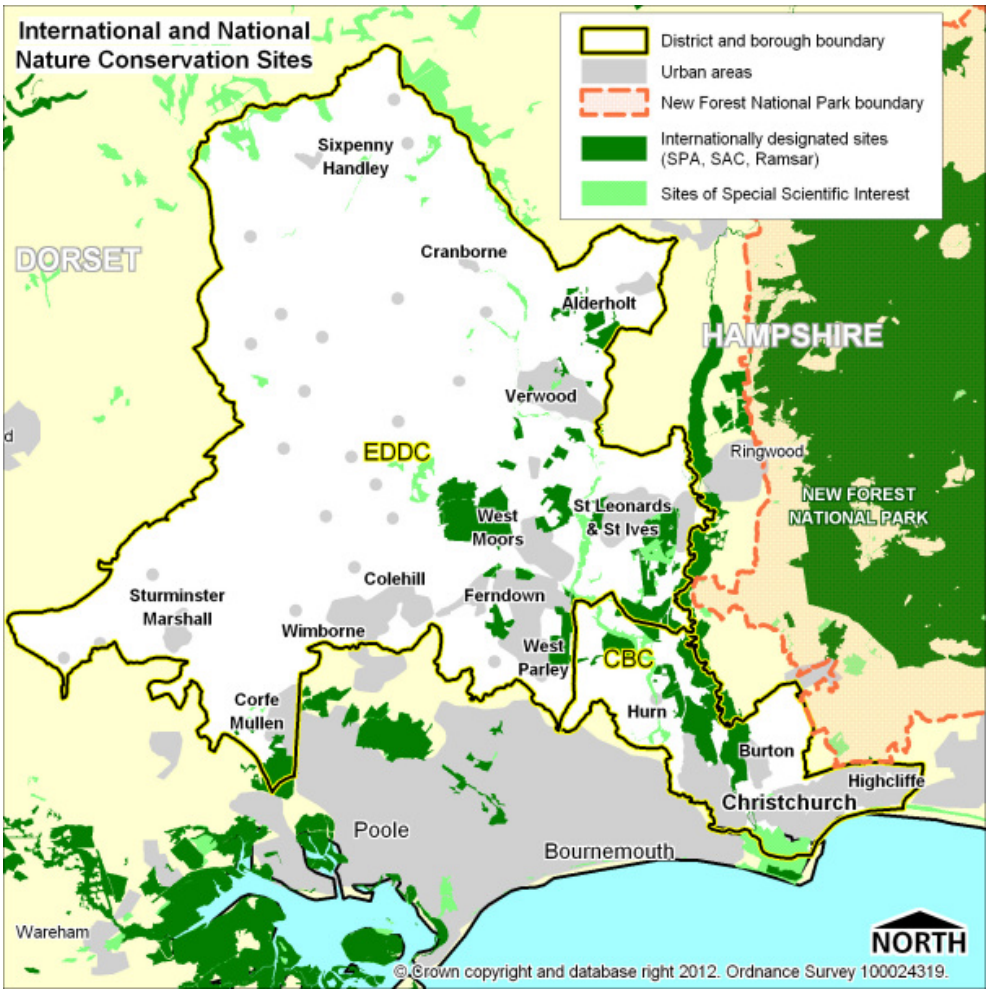
- Internationally designated sites (SPA, SAC, Ramsar)
- Sites of Special Scientific Interest (SSSI)
- Strategic Nature Areas.
- Sites of Nature Conservation Interest (SNCI)
- Local Nature Reserves.
- Identified priority species and habitats.
- Important geological and geomorphological sites.
- Suitable Alternative Natural Greenspace.

Where development is considered likely to impact upon particular sites, habitats or species as set out within the Dorset Biodiversity Protocol, it will need to be demonstrated that the development will not result in adverse impacts. To determine the likelihood of harm occurring, there should be an assessment of effects on any existing habitats, species and/or features of nature conservation importance, and the results of this assessment documented. The method of survey and level of detail will vary according to the size and type of development and whether any priority species and habitats exist on site. The survey should involve consultation and advice from Natural England, the Dorset Wildlife Trust, and Dorset County Council.

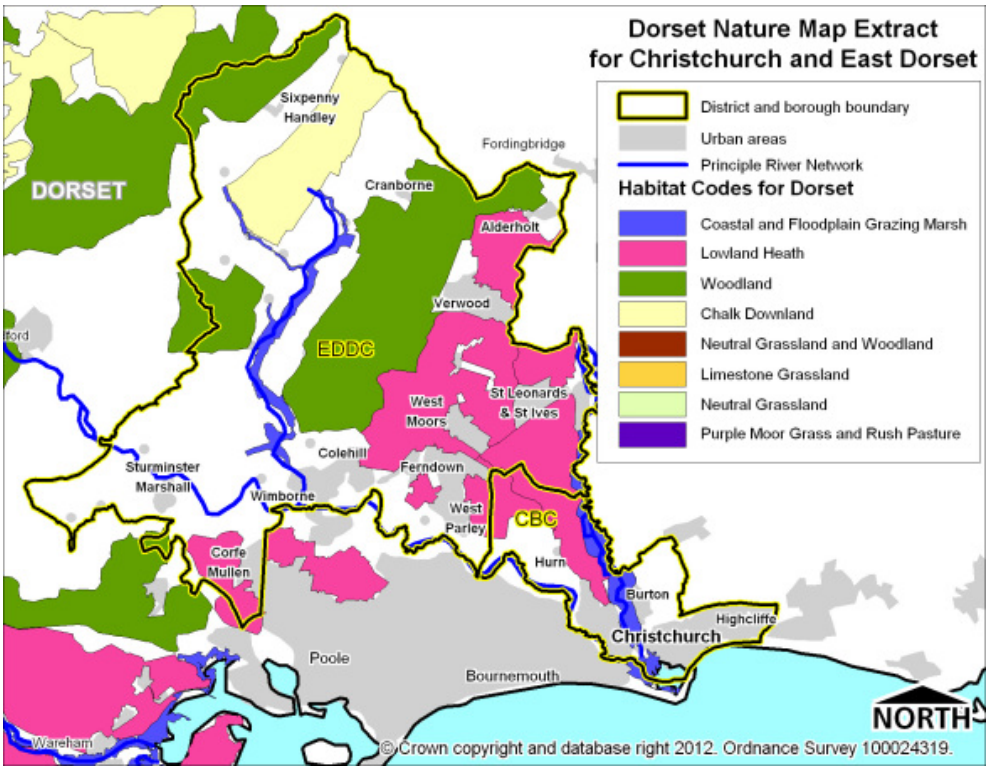
Based on this assessment, the following criteria should be addressed when development is proposed:

- Avoidance of existing sensitive habitats and species through careful site selection, development design and phasing of construction and the use of good practice construction techniques.
- Retention of existing habitats and features of interest, and provision of buffer zones around any sensitive areas.
- Enhancement of biodiversity where possible through improving the condition of existing habitats or creation of new ones. Particular attention should be paid to priority habitats referred to in the Dorset Biodiversity Strategy, and the Strategic Nature Areas identified on the Dorset Nature Map.
- Where harm is identified as likely to result, provision of measures to adequately avoid or mitigate that harm should be set out. Development may be refused if adequate mitigation cannot be provided.
- Provision of adequate management of the retained and new features.
- Monitoring of habitats and species for a suitable period of time after completion of the development to indicate any changes in habitat quality or species numbers, and put in place corrective measures to halt or reverse any decline.

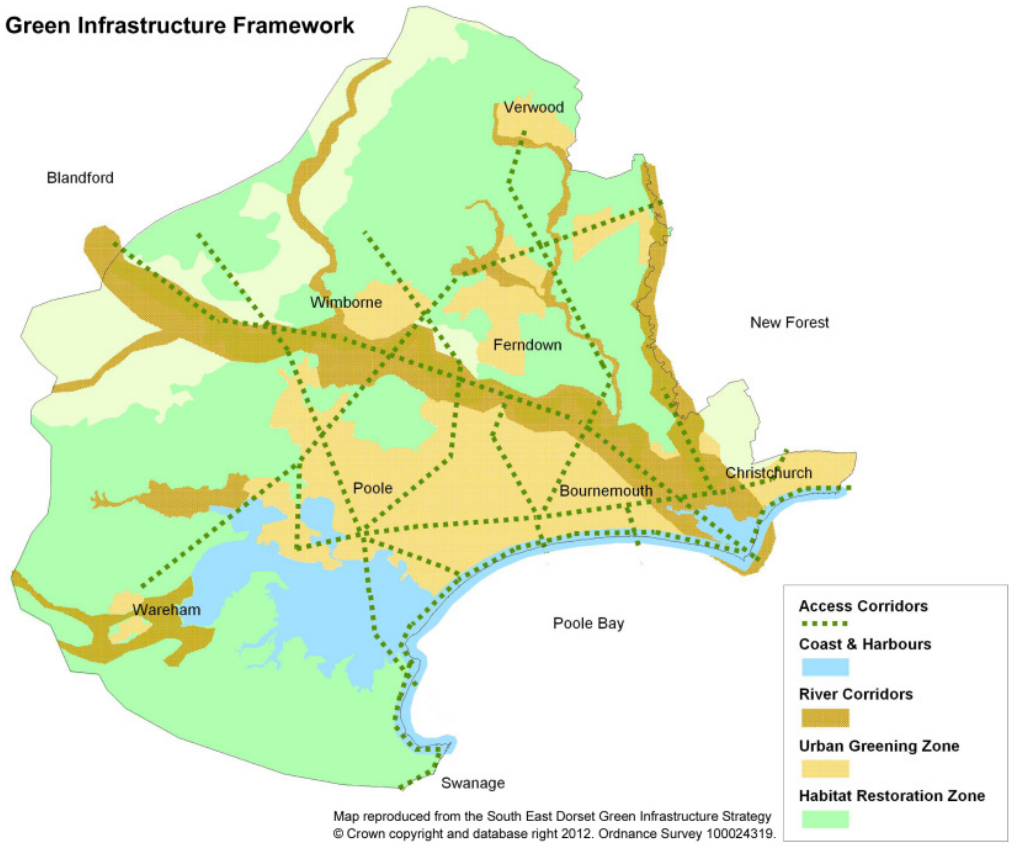
In addition, and in recognition of the function of the New Forest National Park, the Core Strategy will carefully consider any adverse impacts on the New Forest as a result of development.



Map 13.1 International and National Nature Conservation sites in Christchurch and East Dorset



Map 13.2 Dorset Nature Map extract for Christchurch and East Dorset



Map 13.3 South East Dorset Green Infrastructure Framework

Delivery and Monitoring

13.11 The general protection of designated sites from development will be carried out through the Development Management process, through assessment of applications, and through operation of the tariff of developer contributions toward heathland mitigation projects as part of the Heathland Mitigation Development Plan Document.

13.12 Monitoring of the condition of nature conservation habitats generally will be carried out through Annual Monitoring reports, in liaison with Natural England, the Dorset Wildlife Trust and Dorset County Council.

The Dorset Heathlands

13.13 There is strong evidence to support the conclusion that the Dorset Heaths are under significant pressure from urban development across South East Dorset. It is the view of Natural England that further residential development should not be permitted within 400m of a designated Heathland, and that between 400m and 5km, residential development would still have a significant effect such that it should be required to mitigate its impact.

13.14 A detailed strategy for mitigation has been operated for some years as part of the Heathland Interim Planning Framework (currently being revised as a Supplementary Planning Document), and will eventually be incorporated into a Development Plan Document.

Policy ME2

Protection of the Dorset Heathlands

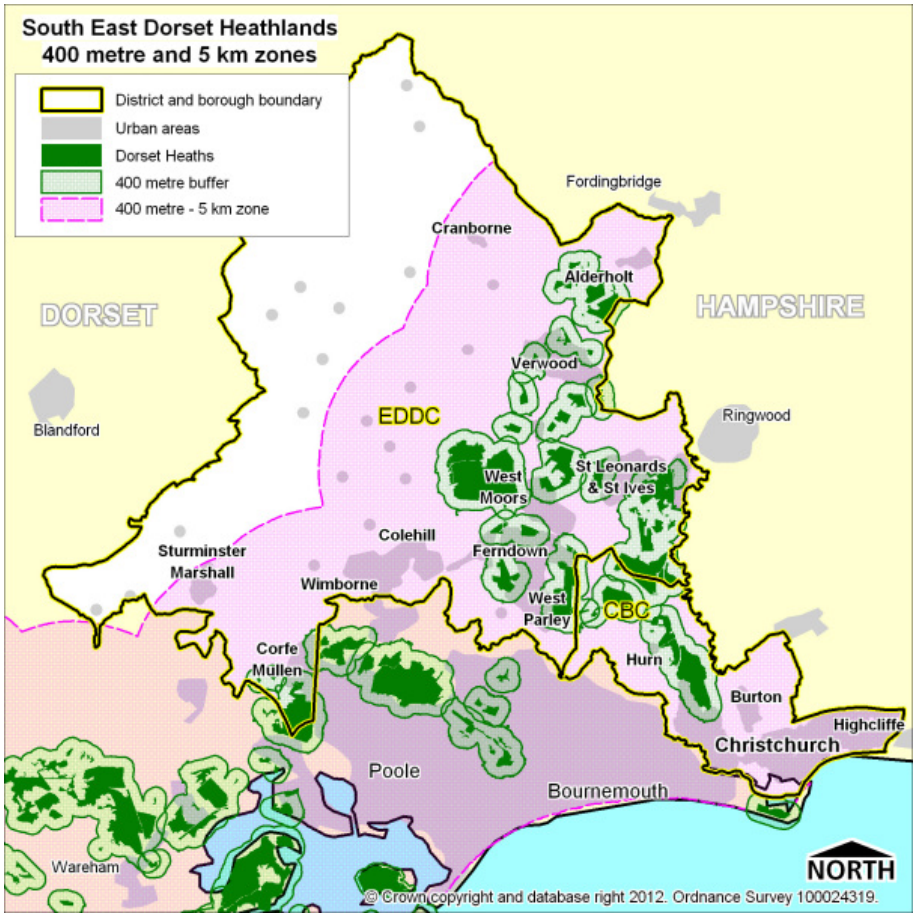
In accordance with the advice from Natural England, no residential development will be permitted within 400m of protected heathland.

Any residential development within 400m and 5km of these areas will provide mitigation through a range of measures as set out in the Dorset Heathlands Joint Development Plan Document, including:

- Provision of on-site alternative natural greenspace. (also see Policy ME3 below).
- Contributions to off-site greenspace or recreation projects.
- Contributions to Heathland management projects.

On development proposals of up to 50 dwellings, where adequate mitigation measures cannot be provided on-site as part of the development, a financial contribution to the Councils will be required.

The Dorset Heathlands Joint Development Plan Document will set out the type of development circumstances, a list of projects which will be funded by developer contributions and the calculated contribution amounts as they apply to different types of development. Projects delivered through the Development Plan Document will include Suitable Alternative Natural Greenspace (SANG), heathland access and management, wardening, education, habitat re-creation and other appropriate measures.



Map 13.4 Dorset Heathland 400 metre and 5 km zones

13.15 The provision of Suitable Alternative Natural Greenspace (SANG) represents a significant element of the strategy to protect the Dorset Heathlands.

13.16 Nonetheless, SANGs are identified as one of a suite of mitigation measures which should be provided, particularly in respect of larger developments. The following policy sets out key standards which a SANG should provide.

Policy ME3

Suitable Alternative Natural Greenspace

Suitable Alternative Natural Greenspace (SANG) is required to mitigate the impact of developments of over 50 dwellings. The provision of SANG must meet the following standards which have been agreed by Natural England:

- 8 to 16 ha of SANG land or any standard within an adopted Heathlands Development Plan Document shall be provided in perpetuity per 1,000 new occupants through direct provision as an element of the development. The area of SANG must provide the key features set out in this policy to ensure it performs the function of attracting people away from the heaths.
- Where the planning authority is satisfied that direct provision as an element of the development is not reasonable, the planning authority will require contributions towards the provision of SANGs identified through the Heathland Supplementary Planning Document, or a replacement Heathlands Development Plan Document.
- Contributions will be required towards strategic access management and monitoring measures.
- During the phasing of development the effectiveness of SANGs will be monitored and enhancements will be required if the SANGs are not functional according to the criteria set out in this policy.

SANGs must have the features described below without their functionality being compromised by unsuitable size, shape, location, topography or other inherent characteristics and SANGs must be compatible with other planning policy.

For all sites there must be adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated numbers using the site and arriving by car. If the site is intended for local pedestrian use only, then there must be excellent access for people arriving by foot, with a range of access points directly linking housing and the SANG.

- All SANGs with car parks must have a circular walk which starts and finishes at the car park.
- It should be possible to complete a circular walk of 2.3 – 2.5km around the SANG, and for larger SANGs a variety of circular walks.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.
- Access points should have signage outlining the layout of the SANG and the routes available to visitors.
- The SANG must have a safe route of access on foot from the nearest car park and / or footpath/s.
- SANGs must be designed so that they are perceived to be safe by users; they must not have trees and scrub covering parts of the walking routes.

- Paths must be easily used and well maintained but most should remain unsurfaced to avoid becoming too urban in feel. A majority of paths should be suitable for use in all weathers.
- SANGs must be perceived as semi natural spaces without intrusive artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.
- All SANGs larger than 12ha must aim to provide a variety of habitats for users to experience (e.g. some areas of woodland, scrub, grassland, heathland, wetland, open water).
- Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGs must be free from unpleasant visual, auditory or olfactory intrusions (e.g. derelict buildings, intrusive adjoining buildings, dumped materials, loud intermittent or continuous noise from traffic, industry, flood lighting, sewage treatment works, waste disposal facilities).
- SANGs should be clearly sign-posted or advertised in some way.
- SANGs should have leaflets and or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and to be made available at entrance points to car parks.

The establishment of a SANG should be accompanied by legal agreements to secure the future protection and management of the site.

13.17 In addition to the key features set out in Policy ME3, the following SANG features are desirable, and consideration should be given to their incorporation into the layout of such greenspace:

- It is desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.
- Where possible sites should be chosen with a gently undulating topography.
- It is desirable for SANGs to provide a naturalistic space with areas of open (non wooded) countryside and areas of deciduous woodland and water features.
- Where possible it is desirable to have a focal point such as a view point, monument etc within the SANG.
- It is desirable that smaller SANGs do not have grazing stock and that on larger SANGs there are always areas free of grazing stock.

Delivery and Monitoring

13.18 As set out above, clear mechanisms have already been established to allocate funds from developer contributions to heathland mitigation projects, and this process is overseen by the Dorset Heathland Executive Group, which incorporates elected Councillors from all of the South East Dorset authorities.

13.19 Ongoing monitoring of the Dorset Heathland projects is already carried out by specialist consultants, and the data will be used to inform the selection of projects and sites for future mitigation.

Sustainable Development Standards for New Development

13.20 Although the precise nature of environmental changes is not fully understood, the impacts from climate change are likely to have significant implications for many of the existing settlements within the plan area, as well as for the location of existing development.

13.21 The remainder of this section of the Core Strategy sets out policies which will address climate change:

- By requiring new developments to make a lower impact upon the environment, in particular by reducing carbon emissions from energy use, and by using more sustainable forms of energy; and
- By reducing the impacts of climate change on new development, especially in relation to flood risk.

13.22 There is a need to provide alternative, affordable renewable sources of energy, as well as improving energy conservation methods to better manage our energy demands. All new development, whether it is for housing or employment, will need to meet higher levels of sustainable construction and renewable energy sources. Development will also have to take account of the need to reduce water consumption, as well as maintaining and improving water quality.

Explanation

Key Facts
In 2006, East Dorset consumed 24.1 GWh/1000 people, and Christchurch 21.5 GWh/1000 people from renewable sources - the Dorset average being 22.5GWh/1000 people.
Although an outwardly affluent area, pockets of deprivation and high elderly populations mean that fuel poverty is an issue across the area.
Residents in Christchurch emitted an average of 6.4 tonnes of CO2 per capita, and 6.8 tonnes in East Dorset, lower than the regional and national averages.
Less than 10% of dwellings in either area have a Standard Assessment Procedure (SAP) rating of below 35.
Approximately 80% of the area's water supply comes from river extraction, with the remaining 20% from groundwater sources.
Daily water consumption rates (156 litres per person per day) are higher than the national average, and far exceed Government targets for water use of 130 litres per person per day.

Relevant Evidence

- The Climate Change Act 2008 sets the Government's national targets for carbon reduction - 80% reduction by 2050, 34-42% reduction by 2020.
- PPS1 and PPS22 require local authorities to adopt policies for renewable, low carbon and decentralised energy, and that these should apply to both residential and commercial development. In doing so, the Statements require local authorities to consider the impact of such policies on development viability.
- The Bournemouth, Dorset & Poole Energy Efficiency Strategy proposes a 20% CO2 reduction by 2020, based on 1990 levels. It also aims to reduce fuel poverty, and sets energy efficiency targets for new and existing dwellings.
- The Council's Strategic Housing Land Availability Assessments show that the majority of new housing will come from very small sites of less than 5 dwellings.
- Master planning studies for the Christchurch Urban Extension, and new neighbourhoods in East Dorset have examined the potential for renewable energy in these developments.
- Studies from the Centre for Sustainable Energy, and Regen South West advise that District Heating and power facilities could provide renewable energy to new and existing developments on an area-wide basis, although the locations of the new greenfield developments proposed in the Core Strategy may make this difficult to achieve.

13.23 The approach taken in the policies below is therefore a flexible one, rather than setting prescriptive standards, or requiring particular forms of renewable energy or efficiency measures to be provided.

13.24 To reflect the nature of housing development coming forward across Christchurch and East Dorset, the provision of renewable energy will only be required from residential developments of more than 10 dwellings (or 0.5 hectares), and from commercial developments of more than 1,000m2 floorspace (or 1 hectare).

Policy ME4

Sustainable development standards for new development

Residential and non residential development including new homes, and the extension of existing homes will be expected to meet national sustainable development standards. Schemes that meet higher standards will be considered more favourably. Developments will be required to incorporate carbon reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options. The most appropriate range and type of measures for each development should be informed by the code for Sustainable Homes Design Categories. These will include:

- Water and energy efficiency.
- Orientation and solar gain (natural lighting and heating).
- Use of renewable and low impact materials.
- Minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible.

Developments involving the conversion or alteration of historic buildings will be expected to demonstrate that they have explored a range of sustainable and low carbon options for construction and energy use and incorporated them into the design where practically possible, provided that this does not harm the character of the building or increase the risk of long-term deterioration to fabric or fittings.

Policy ME5

Renewable energy provision for residential and non-residential developments

The provision of renewable, decentralised, and low carbon energy will be encouraged in residential development of 10 or more dwellings (or sites of 0.5 hectares or greater), and non residential development of 1,000m2 gross floorspace (or 1 hectare or greater). This will include new development, and the extension and refurbishment of existing homes or premises.

The expectation will be that 15% of the total energy used in these types of development will be from such energy sources (unless having regard to the type of development involved and its location and design, this is not feasible or viable - in which case the highest levels of this type of energy generation possible will be sought). If applicable national standards call for a higher percentage of such energy, the national standards will be applied.

The Councils will require all schemes or phases with a development to meet a set overall site pre-development target for sustainable energy generation rather than allowing a piecemeal approach. Where new national standards increase the requirement then such standards will be required to be integrated into any further ongoing development on the site.

Within larger developments and new neighbourhoods/urban extensions, the Councils will require the investigation of options for district heating and/or power facilities. Developments may be required to connect to district heating and/or power facilities where appropriate, feasible and viable. Developers will be expected to assess a range of suitable options including district wide and/or micro generation in respect of their sites, with the suitability of the chosen technology being judged on a site-specific basis.

Energy provision should normally be provided on-site, particularly on larger developments, or if not viable, through the Community Infrastructure Levy.

Delivery and Monitoring

13.25 These policies rely on private sector delivery through the planning application and development management process. Monitoring of applications, will be reported through the Annual Monitoring Report. Regen SW also currently monitors renewable energy used at District and County level and publish annual reports.

13.26 The contribution of more efficient development toward carbon reduction, and the use of renewable energy, will also be monitored through review and monitoring of targets within the Bournemouth, Dorset & Poole Energy Efficiency Strategy.

Development within Areas at Risk of Flooding

13.27 One aspect of climate change which is particularly relevant to the area, is the increase risk of flooding.

13.28 Christchurch is significantly affected, given the impacts of two major rivers, the Stour and Avon, and potential for sea level rise along its coastline. The two main rivers are also tidal throughout much of their length within Christchurch. As a result significant parts of the town centre, Purewell, Stanpit, and more limited parts of West Christchurch and Somerford lie within flood zones 2, 3a or 3b, areas of moderate to high risk.

13.29 There are more limited parts of East Dorset affected by flooding from rivers which flow through the area, but, as in Christchurch, this has an impact on the future location of new development.

Key Facts
The rivers Stour, Avon, Allen, Uddens, Moors and Bure Brook flow through the area and all are liable to flood.
Christchurch has 10.3 km of coastline, and this, together with the two main rivers, means that substantial areas of the Borough are subject to tidal or fluvial flood risk.
A large part of East Dorset is designated as a Groundwater Source Protection Zone.
The amount of water used by households in the area has increased over the last decade, as has the abstraction of water from the local rivers.

13.30 The National Planning Policy Framework (NPPF), when supported by the Christchurch and East Dorset Strategic Flood Risk Assessments (SFRA), will inform decisions regarding the suitability of all forms of development within flood zones. Only when development proposals satisfy the requirements of the NPPF will development be permitted.

13.31 The extent of each flood zone and ground water source protection zones in Christchurch and East Dorset will be defined on the Core Strategy proposals maps and the Councils will provide additional information through the SFRAs to inform applications. In their determination of planning applications, the Councils will make reference to all available information on flood risk from all sources of flooding at the time of the application, and will consult with the Environment Agency.

13.32 The Councils will prepare a Supplementary Planning Document on flood risk and Sustainable Urban Drainage Systems which will provide further guidance to developers on how Core Strategy policy will be implemented, and how to interpret the results of the SFRA to determine the degree of risk to a particular site, as well as providing advice on how to apply the Sequential and Exception tests locally.

Relevant Evidence

13.33 PPS25 makes specific recommendations that development should be located away from flood zones. It also requires that development within flood zones should be flood resistant (keeping water out) and resilient (to recover quickly following a flood). Development is also recommended to incorporate Sustainable Urban Drainage Systems to manage surface water runoff.

13.34 The Councils have both completed Strategic Flood Risk Assessments, including a detailed Level 2 assessment in Christchurch which incorporated modelling of certain watercourses for the first time. This work has been taken into account in planning for new development, particularly in terms of housing potential in the Strategic Housing Land Availability Assessment.

13.35 The Poole and Christchurch Bays Shoreline Management Plan has adopted a policy of "holding the line" including managed realignment of Mudeford Spit and Hengistbury Head. This results in no significant change to the shoreline during the 100 year period covered by the Plan.

Policy ME6

Flood management, mitigation, and defence.

When assessing new development, the local authorities will apply the sequential and exception tests set out in PPS25.

All developments (including redevelopments and extensions which require planning permission) within areas at risk of flooding will be required to incorporate appropriate flood resistance and resilience measures as a means of "future proofing" against the effects of climate change. Historic buildings and sites may be exempt from this Policy where measures would harm their character or increase the risk of long-term deterioration to fabric or fittings.

All developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Post-development surface water run-off must not exceed pre-development levels and options should have been sought to reduce levels of run-off overall. This will primarily be through the use of Sustainable Urban Drainage Systems (SUDS) and a range of flood resistance and resilience measures. Space for such measures should be set aside within larger developments.

The design, construction, operation and maintenance of SUDS must meet national standards. Plans for new drainage systems will need to be approved by Dorset County Council (as SUDS approval body) before construction can start.

Strategic flood defences are identified in the Core Strategy Infrastructure Delivery Plan, and delivery of these schemes will be supported by a range of funding sources including the Community Infrastructure Levy (CIL). Section 106 planning obligations will continue for implementation of site specific flood defence improvements where required. Where development is of a sufficient scale to fund flood alleviation works to make that development safe throughout its design life, works in kind will be considered where appropriate.

For developments within a flood risk area which pass the sequential test, but where risk can not be adequately mitigated on site, a flood management strategy and delivery plan will be required prior to the grant of consent. The strategy will identify the measures required to reduce flood risk and surface water run-off at the site for the duration of its design life, making it safe (including unaided access/egress during flood events) and ensuring that flood risk does not increase elsewhere as a result. The delivery plan will identify the level and source of funding required for such measures and set out a realistic and achievable timetable for implementation. For very large schemes, area wide flood attenuation measures may be required.

Policy ME7

Protection of Groundwater

Groundwater Source Protection Zones will be identified on the proposals map. Where development is proposed in a location likely to affect a Groundwater Source Protection Zone, an assessment of the impact and any mitigation measures proposed must be provided.

This assessment should cover the following:

- The nature of the development, and its anticipated impact on groundwater in terms of contaminants both during construction, and upon completion.
- The need for the development to be in a location affecting Groundwater Source Protection Zones.
- Proximity and impact on licenced and unlicenced water supply.
- Impact on underground aquifers.

The assessment should reflect advice contained in the Environment Agency's document 'Groundwater Protection: Policy & Practice' (GP3).

Delivery and Monitoring

13.36 Delivery of these policies will primarily be through the Development Management process and the assessment of individual applications.

13.37 Monitoring of new applications in respect of flood risk will be undertaken within the Annual Monitoring report, and particular note will be taken of advice received from the Environment Agency on these applications.